



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

June 19, 2017

8:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

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

III. ROLL CALL OF MEMBERS

IV. APPROVAL OF MINUTES

- A. Committee of the Whole 05/22/2017
- B. Committee of the Whole 06/05/2017
- C. Village Board 06/05/2017

V. APPROVAL OF ACCOUNTS PAYABLE

- A. Warrant Register 06/15/2017

VI. RECOGNITIONS AND PRESENTATIONS

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

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 12, 2017
Review of the 12-Month period ending December 31, 2016

Comprehensive Annual Financial Report (CAFR)

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

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

Proposed Parking Fee Adjustments

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

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

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

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

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

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

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

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

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

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

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

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. Metropolis Theatre Seating Repair
- B. Police Station excavation, concrete, waterproofing, and underground plumbing. Bid Package #3C
- C. Stryker Power-Pro Hydraulic Ambulance Cots

CONSENT NEW BUSINESS

- A. Cash Contribution in Lieu of Land Dedication

CONSENT LEGAL

- A. An Ordinance Amending Chapter 28 of the Arlington Heights Municipal Code
(Amendment to sections of Chapter 28, Zoning Regulations)
- B. An Ordinance Amending Chapter 13 of the Arlington Heights Municipal Code
(Surrender of a Class "B" and a Class "T" liquor license)
- C. An Ordinance Establishing the Speed Limit on a Certain Street in the Village of Arlington Heights
(25 mph on Appletree Lane between Arlington Heights Road and Chestnut Avenue)
- D. A Resolution Approving Certain Property to Participate in the Cook County Class 6b Assessment Incentive Program
(Bormont LLC, 525 W. University Drive)

CONSENT PETITIONS AND COMMUNICATIONS

- A. Bond Waiver - Arlington Heights Senior Center

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

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

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: Presentation of the Colors

Department: Village Manager's Office

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

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: cow 5 22 17

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

cow 5 22 17

Type

Minutes

**MINUTES
COMMITTEE-OF-THE-WHOLE
PRESIDENT AND BOARD OF TRUSTEES
VILLAGE OF ARLINGTON HEIGHTS
BOARD ROOM
MONDAY, MAY 22, 2017 7:30 P.M.**

BOARD MEMBERS PRESENT: President Hayes; Trustees: Tinaglia, Glasgow, LaBedz, Sidor and Baldino

BOARD MEMBERS ABSENT: Trustees Rosenberg, Scaletta and Blackwood

STAFF MEMBERS PRESENT: Randy Recklaus, Village Manager; Diana Mikula, Assistant Village Manager; Nancy Kluz, Community Relations Coordinator; Robert Taraszka, IT Manager; James McCalister, Health & Human Services Director; Karen Hansen, Senior Center Manager; Mary Sterrenberg, Supervising Nurse; Steven Touloumis, Building Services Director; Scott Shirley, Public Works Director; Chris Papierniak, Public Works Assistant Director; Jeff Musinski, Superintendent of Utilities; Steve Mullany, Services Coordinator; Chester Gorecki, Management Analyst; Kim Peterson, Recording Secretary

SUBJECTS:

- A. Departmental Status Reports – Integrated Services
- B. Departmental Status Reports – Health & Human Services
- C. Departmental Status Reports – Building
- D. Departmental Status Reports – Public Works

Other Business

Adjournment

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

A. Departmental Status Reports – Integrated Services

Assistant Village Manager, Diana Mikula, provided a brief overview of the Integrated Services Department and highlighted some of their accomplishments over the last year, as well as what they are working on moving forward. Ms. Mikula introduced two Integrated Services Department staff members who have joined her this

evening, Nancy Kluz, Community Relations Coordinator and Robert Taraszka, IT Manager. In June of 2015, the Integrated Services Department (ISD) was formed. The Integrated Services Department has 11 staff members, including the Manager's Office Administrative Staff, Community Relations and the IT Department. Their goal is to exercise administrative and operational oversight over all departments to help improve the quality and value of services that are offered to not only the residents, but to the employees as well.

ISD has three primary focus areas: Utilization of Information Technology, Community and Public Relations and Customer Service. Ms. Mikula discussed the organizational structure of ISD, noting the two work units, the Village Manager's Administrative Staff, which is comprised of five employees, and the IT Division, which is comprised of six employees. The Manager's Office has three work units that provide the following municipal functions: Administration, Legislative Support and Communications. The IT Division performs the following services: Enterprise Computing Services, Application Services, GIS Services, Network and Wi-Fi maintenance and project management and technical consulting.

Ms. Mikula referred to the Workload and Performance Data Chart she provided, specifically noting how the Administrative Unit has experienced a significant increase in both the Conference Rooms Used by Outside Groups and the Civic Event Signs Posts. In the Legislative Unit, Ms. Mikula discussed the ongoing activity with the members of the Village Boards & Commissions, as well as the reduction in Village Board Meetings and increase in Committee of the Whole Meetings. In the Communications Unit, Ms. Mikula discussed the consistent activity on the Village's website, noting the increase in Public Inquiries, as well as Postings. The number of the Sounds of Summer concerts has also increased to 16 this year. In regards to our social media followers, there has been a significant increase in the number of our Village Facebook, Discover Facebook and Village Twitter followers. The Village participates in approximately 20 Social Media Engagements (Facebook & Twitter) per month. The IT Division supports the Village's eight locations and experienced an increase in the number of support calls from 2015, with a total of 1833 calls received, to 2016, with a total of 1980 calls received. In May 2016, the IT Division had the highest number of support calls, totaling 200. This is a very high number of support calls with such a small unit, according to Ms. Mikula. The GIS is a huge system to maintain, which involves the collaboration of other Departments.

The Village Manager's Office accomplished some key initiatives in 2016, which Ms. Mikula highlighted. The motto "One Village Voice, which encourages Village employees to communicate in a clear, consistent and courteous matter, was introduced and various efforts were made to strengthen this motto; the creation of an e-newsletter called "Bits & Bytes"; and the implementation of a new website, which is taking longer than expected. This will be an entirely new website and one that is citizen-centric focused, instead of department focused, like the current website. The expected launch date is in late June. Another key accomplishment for 2016 focuses on our social media expectations, whereby anyone who messages the Village via social media, will receive an automatic response letting them know that their message was received, and that someone will follow-up with them. The ISD

has also worked collaboratively with other Departments and featured three online surveys on the Village's social media platforms as a tool to gather feedback and input from the public. A new staff workgroup was created called the Downtown Events Group. This interdepartmental workgroup is working to create new, recurring events in the Downtown area. ISD also created two new liquor classifications, including Class K and Class L. The Dryden Place Apartment Workgroup, which is an interdepartmental work group consisting of representatives from the Fire Department, Police Department, Health & Human Services and the Building Department, was created in an effort to improve conditions at the Dryden Place Apartments.

The IT Division accomplished several Key Initiatives despite the Department experiencing two vacancies. One major accomplishment was transitioning the Police Department to its temporary location. The IT Division provided leadership and technical expertise during the Police Department's transition to its temporary location. The IT Division has worked closely with the Police Department to ensure all necessary secure network connections were available at the temporary location and systems were migrated with minimal downtime. This project also involved preparing the current Police station for decommissioning. Village-wide systems located at the current Police station were relocated or replacement solutions were implemented, including relocating the fiber connection between Village Hall and Fire Station 1, relocating the communication connection to the Civic Event Sign and relocation of the communication connection to the Train Station. Other accomplishments included Employee Training in Technology and implementing Cyber Security software.

The Integrated Services Department is anticipating some challenges, including the continued building of the new website, which continues to be a very labor intensive project as it includes over 350 web pages, 223 navigation sections and 2,631 assets (PDF's, forms and reports), evaluating staffing needs and levels, streamlining business processes and addressing the downtown parking needs.

Some key initiatives now underway in the Integrated Services Department include the exploration of the Village's GIS needs and the possibility of joining an existing intergovernmental GIS consortium with other area communities, updating the Village's liquor codes, exploring the use of a Citizen Request Form, which allows Departments to receive electronic requests from the public and enhancing the SunGuard HTE reporting system to make it more user friendly.

The Integrated Services Department's new initiatives consist of implementing a new commuter mobile payment system, exploring whether an updated parking study is needed, exploring parking automation solutions, reintroducing a Village Newsletter online, partnering with Hersey High School's Graphics and Media Tech students, expand the use of the document management system, migrate the village email server to the Microsoft Government Cloud environment, assist Police and Fire with the implementation of a new CAD/Mobile/RMS software, upgrade Microsoft Office Applications, form an interdepartmental website user's group and expand employee training, communication and customer service.

Mayor Hayes commended Ms. Mikula for her comprehensive report and expressed how much he likes the “One Village Voice” motto and would like all village employees to be on the same page with this motto. Ms. Mikula discussed how the Integrated Services Department has used various methods to communicate this motto to all Village employees and will continue its efforts to further the message.

Trustee Tinaglia praised Ms. Mikula for her excellent report and thanked her for all of her hard work. Trustee Tinaglia believes the downtown parking situation needs to be re-evaluated, as the parking requirements have increased over the years. Trustee Tinaglia is concerned with the amount of parking space we provide to those commuting, as he would like to see more parking space dedicated to the downtown businesses and to those who are spending money patronizing said businesses. Ms. Mikula appreciates the suggestion and will certainly look into it. Trustee Tinaglia inquired about the Village Hall meeting rooms and who is allowed to use these rooms. Ms. Mikula advised that the only criteria for using these rooms is that the person or business must reside in Arlington Heights. Ms. Mikula gave some examples of the groups that meet in these rooms. Trustee Tinaglia is concerned with some of the groups that meet in these rooms; in particular, there are a couple of groups that meet often and who are in direct competition with the Arlington Heights Park District.

Trustee Glasgow is very pleased with the efforts Ms. Mikula and her staff have taken to improve the living conditions at the Dryden Apartments. Trustee Glasgow also inquired about the Friday packets and if there is some way they can receive them earlier, as he would like more time to review the information before the meeting. Mr. Recklaus acknowledges this dilemma and discussed the challenges associated with getting this information to the Board sooner. Mr. Recklaus will continue to look for a solution to this problem, which may involve sending out portions of the packet as they become available. Trustee Glasgow is pleased with what is being done with the website and commended Ms. Mikula for a job well done.

Trustee LaBedz is amazed with what the Integrated Services Department has accomplished with such a small staff. Trustee LaBedz is very excited about the impending collaboration with Hersey High School and likes the idea of all of these different groups using the various meeting rooms within Village Hall.

Trustee Sidor thanked Ms. Mikula for all of her efforts and inquired about the Customer Service Enhancement Initiative Ms. Mikula discussed during her presentation. Ms. Mikula explained the importance of providing excellent customer service and having all Village employees interact with the public, and each other, in a professional and courteous way. Trustee Sidor asked about our website and what is most often being looked at. Ms. Mikula deferred to Nancy Kluz who explained that the most popular page is the Home page, with the second most popular page being the Employment page. Other popular searches include the Staff Directory and the Forms & Documents page. Trustee Sidor asked about our cable channel being out for two days and what is being done to ensure this does not happen again. Ms.

Mikula acknowledged this issue and explained how old the existing equipment is and how she is looking to replace it. Trustee Sidor inquired about the surveys that are being conducted and how much data needs to be collected in order to make it valid. Mr. Recklaus explained that the purpose of these surveys is not really about the statistical information that is collected, but that they are really meant to illicit a response and engage the public. Trustee Sidor concurred with Trustee Tinaglia regarding the Downtown parking issues and discussed his willingness to sit on a committee, if one is formed, to address this dilemma. Lastly, Trustee Sidor asked about the new Village website and how all of the existing information is being entered. Ms. Mikula explained that it is a combination of cutting and pasting from the current website, as well as physically typing the information in. The Website Team that is responsible for this enormous project consists of Nancy Kluz, Chester Gorecki and Bev Davis.

Trustee Baldino thanked Ms. Mikula for her fine presentation and asked if the number of our social media followers is growing or remaining stagnant. Ms. Mikula believes we are seeing more engagement with the community, but would like to see more, which is why her Department is developing these new outreach initiatives.

B. Departmental Status Report – Health & Human Services

Health & Human Services Director, James McCalister, provided a brief overview of Health & Human Services Department. Mr. McCalister began by first introducing two of his staff members that have joined him this evening, Karen Hansen, Senior Center Manager and Mary Sterrenberg, Supervising Nurse. Mr. McCalister explained how the Health & Human Services Department consists of the Health Department and the Senior Center. The Health & Human Services responds to the physical, environmental and social needs of the community, which is done through Environmental Health Services, Nursing Services, Social Services and Senior Services. The Health & Human Services exists to help protect the health and welfare of the residents, with much of their work being done behind the scenes.

The Environmental Health Practitioners are responsible for performing property maintenance inspections, temporary food event inspections, restaurant inspections, new construction inspections, swimming pool inspections and making sure the garbage gets collected.

The Nurses provide clinics for our residents, as well as conduct home visits so our residents can age in place. The Nurses also often make themselves available to the residents and employees for health related questions.

The Social Services Division includes a Disability Services Coordinator and a Human Services Coordinator. Mr. McCalister, through his tenure here at the Village, has seen many lives impacted by the Social Services Division.

The Arlington Heights Senior Center offers many programs and services to our seniors. The Center is fortunate enough to have hundreds of volunteers who give

countless hours serving in many capacities, which help make the Senior Center what it is today.

The Health & Human Services Department provides staff liaison support to the Board of Health, Environmental Commission, Commission for Citizens with Disabilities, Youth Commission, Senior Commission, Senior Advisory Council, Arlington Cares and Arlington Heights Senior Center Inc.

The performance measure statistics have held relatively constant overall during 2016. The one area that has seen an increase is the Temporary Entertainment Events Food Inspections, with 186 inspections in 2016. There were over 400 complaints received in 2016, which required over 1200 inspections to get those resolved. Approximately 500 pool inspections were conducted in 2016 and 40 daycare inspections were conducted in 2016. There was an increase in Nursing Services at special events and a decrease in Home Visits, with 1,608 visits in 2016. There is approximately \$170,000 in the Human Services Emergency Assistance Fund, which is the most it has ever been. The Senior Center hosted approximately 140,000 patrons in 2016 and they continue to average 500 patrons a day.

In regards to the Health & Human Services Department key accomplishments, Mr. McCalister acknowledged his Department's ability to consistently collaborate with other organizations when it comes to providing the best possible service, especially while the State still lacks a balanced budget and the uncertainty of future funding exists. Other accomplishments include, the increase in recycling containers downtown, the document destruction program outgrew the Senior Center's parking lot; therefore it was moved to Arlington Park's parking lot, and the continued success of the battery and sharps disposal programs.

Current and anticipated challenges include, the twice a week garbage pick-up service provided by Groot. The Health & Human Services Department will be reviewing this service, as Groot no longer believes it's necessary, due to the low number of homes that participate. A new health food Code has been established, which will provide better uniformity with other states requirements, as it's an FDA food code. There are significant changes to the Code; therefore, all of the Health Officers will need training. The new Code goes into effect, July 1, 2018. The Counseling Subsidy Program is currently under review to ensure that the best services are being provided to those participating in the program. The Senior Center is now 20 years old; therefore, maintenance issues are starting to arise. Public Works has done a fantastic job helping maintain the building thus far. The staffing levels at the Senior Center are also being reviewed and an intern is scheduled to assist the Center this summer.

Key initiatives now underway in Environmental Health are the addition of informational displays throughout Village Hall to help educate the public about the Village's recycling and yard waste programs. An inventory of recycling containers in Village Hall was conducted and it was determined there were some deficiencies. Therefore, new recycling bins are being purchased for Village Hall and the Senior Center. In May, the Health Code violation adjudication hearings transitioned from the Third Municipal District Court to Village Hall.

The Emergency Preparedness program is also being reviewed, as well as the Pharmaceutical Distribution Plan. The Senior Center is seeking reaccreditation, as they were once accredited in 2008, but it has since lapsed. All of the Boards and Commissions are still very active.

Mr. McCalister discussed some of the potential new initiatives the Health & Human Services Department is looking to explore, which include reviewing other municipality and County websites to evaluate best practices and new initiatives, conduct site visits to other municipalities to evaluate their service models, evaluate how they are promoting their programs to the public as social media continues to change, possibly become involved with the Alliance for Healthy and Active Communities and possibly participate on the CCDPH 2020 WePlan Implementation Collaborative, consider posting Food Service inspection results on-line as the Environmental Health Division transitions to a digital inspection database, analyze professional databases in the social service field to improve data tracking and possibly plan for a 20th anniversary celebration for the Senior Center.

Mayor Hayes thanked Mr. McCalister for all of his hard work and commended him for his excellent report. Mayor Hayes asked Mr. McCalister about the emergency assistance fund and if the requests for these monies has increased or stayed the same. Mr. McCalister stated that the requests have remained the same; however, the amount of money in that fund has increased dramatically due to the contributions made by Arlington Cares and other donors.

Trustee Tinaglia inquired about the total number of households in the Village, along with the number of households that still receive twice a week garbage collection. Mr. McCalister stated that there are approximately 18,200 households in the Village and approximately 1,800 receive twice a week garbage collection. Trustee Tinaglia asked Mr. McCalister why these 1,800 households still have the second collection and Mr. McCalister believes it could be variety of reasons, including the day of the week their pickup falls on, holidays, vacations, those households with larger families, or it could just simply be a convenience issue. Mr. Recklaus stated that the Village will meeting with Groot this summer to discuss the possible elimination of the twice a week pickup service. Trustee Tinaglia asked about the possibility of those who do not want to give up the twice a week pickup service, and it is ultimately eliminated, is there anywhere residents can go to dump their garbage. Mr. McCalister does not know of any such options, but it is certainly an idea worth exploring. Trustee Tinaglia also asked about the new food inspection forms and when the Health Inspectors will begin using them. Mr. McCalister advised Trustee Tinaglia that the Health Inspectors are currently being trained in the new Codes and are required to start using the new forms beginning July 1, 2018.

Trustee LaBedz thanked Mr. McCalister and his staff for all of their hard work and went on to say how much of their work is done behind the scenes, yet it has a real impact on the health of our community. Trustee LaBedz asked about the Food News Newsletter and if business owners are responsive to it. Mr. McCalister believes the Newsletter is well received and then went on further to discuss the many changes to the food codes and the great deal of training the Health Inspectors will need.

Trustee Baldino inquired about Radon testing and if residents utilize the program. Mr. McCalister stated that there are residents who use program, but not very many. Trustee Baldino also asked about the possibility of the Village hosting a household hazardous waste recycling event. Mr. McCalister explained how the Village used to host these type of events in conjunction with the EPA, but the program became too costly for the EPA to continue funding. At the present time, the Village does not have any plans on bringing the program back.

Trustee Sidor asked about the Meals on Wheels program and why the Senior Center delivers meals to Wheeling and Maine Township. Karen Hansen explained that the meals are federally funded and these two Townships were linked together by the funding source, which is why meals are delivered to residents of both Townships. Trustee Sidor also inquired about the reason for the decline in home visits by the Village Nurses. Mr. McCalister explained how the number of home health care agencies has increased; therefore, there are less clients to serve. Trustee Sidor inquired about the immunization clinics and why we no longer offer vaccines to adults for free. Supervising Nurse Mary Sterrenberg advised that we could no longer get the vaccine for adults for free; therefore, the adult immunization clinic was cancelled. Lastly, Trustee Sidor asked if inspections of food establishments are ever conducted during peak business times. Mr. McCalister stated that the inspections are not performed during peak business hours, but are done close enough to the peak hours, to feel confident in their inspection process. Mr. McCalister believes the business owners of these food establishments would be completely overwhelmed if the inspections were conducted during peak business hours.

C. Departmental Status Reports - Building

Steven Touloumis, Director of Building Services, provided a brief overview of the Building Services Department. Mr. Touloumis began by describing 2016 as the year of transition for Building Services. Mr. Touloumis was hired as the Department's new Director after Building Services separated from Health & Human Services. Six new positions were created following this separation and some internal restructuring occurred. Mr. Touloumis provided an organizational chart and explained how the Building Department enforces the construction standards for buildings and structures on private property. The Building Department uses Codes from International Code Council and enforces these Codes.

The Building Department is responsible for the following: Construction Permitting process, which involves application submittal, processing, permit issuance, and for some projects the issuance of a certificate of occupancy; Annual & Business License Inspections/Vacant Building Inspections, which involves making sure all the fire life safety elements are in place and working in all of the businesses and multi-family buildings; Fire Systems Testing Program, which includes fire sprinklers, cooking fire suppression, fire alarms and fire pumps that are required to be tested periodically; Elevator Annual Inspection Program, which is performed through a third party to ensure that all elevators and similar types of equipment such as escalators, lifts, etc., are inspected annually; and Public Education of Codes and Processes. Mr.

Touloumis explained why these inspections are performed, which is to protect our most precious resources; our homes, our buildings, our water, our fuel and us. The number of inspections increased 6.5% in 2016, and even with this increase, the Department still maintained next business day inspections. Looking at 2014 numbers, the number of inspections increased by 20%, which is very significant increase in the Department's workload. Plan review counts increased over 25% in 2016 from 2015 and 30% from 2014. In correlation with the workloads increasing, revenue was up by 28% from last year.

Mr. Touloumis discussed some of the Building Department's accomplishments, including how annual fire inspections are conducted. The Building Department has implemented the FireHouse software program, which has significantly improved the way annual fire inspections are performed. The process is now more efficient and the data collection and follow-up procedures have improved. The Building Department has also implemented the Compliance Engine, which is a web-based system that is being used to manage the fire system-testing program. There is no cost to the Village for this service as it is covered through a fee paid by the testing company submitting test results through the system. Another web-based program that the Building Department is now using to make their workload more efficient is Cognos Business Intelligence and Analytics, which is often referred to as "reporting software," but is so much more than that. The system works in conjunction with the existing HTE database. In addition to all of these technological advancements in the Building Department, staff has taken it upon themselves to attend numerous training programs and have engaged in cross training initiatives.

The Building Department is enduring several significant challenges, including increases in construction related workload while bringing new staff up to speed on existing processes, trying to make changes to department structure, introducing new technology, workflow techniques and improving collaboration with the Chamber of Commerce, all while maintaining high levels of customer service.

Key initiatives underway include the implementation of new technology to help improve workflow and make things run more efficiently. Using this new technology, some potential new initiatives include online permitting, field tablets for Inspectors to track/manage field data and transitioning all archive records to Laserfiche. In addition to these technological initiatives, the Department is considering creating some type of 'code' training for contractors, design professionals and developers, as well as a follow-up session for feedback. In addition, updates to the Building Codes will begin later this year after the 2018 version of the ICC codes become available.

Mayor Hayes congratulated Mr. Touloumis on the fine job he and his team have done this past year. Mayor Hayes inquired about the significant increase in permit revenue last year and attributes the trend to a better economy and the permitting process being less painful. Mayor Hayes asked Mr. Touloumis if he believes this is a fair assessment and although Mr. Touloumis does agree with fact that the economy is doing better, he cannot say for sure what the reasons are for the permit revenue

increase. However, Mr. Touloumis does believe that residents want to reinvest in their homes and community.

Trustee Sidor asked what HTE stands for and Mr. Touloumis stated he did not know, but that HTE is the software the Village uses for many of its applications. Trustee Sidor commented on the live seminars the Building Department is considering hosting for developers and contractors and was wondering if they ever considered hosting web based seminars instead, due to the Department's lack of time. Mr. Touloumis is considering this option. Trustee Sidor asked Mr. Touloumis if he has enough staff and Mr. Touloumis replied by saying no, but added that before he jumps ahead and requests more staff, he would like to see how much he can improve the efficiency in the Department with the use of new technology. Trustee Sidor would like to make sure Mr. Touloumis has the support in the budget to implement the technological advances he is planning. Mr. Touloumis is also looking into the use of third party services to help supplement his staff during their busy season. Trustee Sidor expressed his delight with the good working relationship the Building Department shares with the Chamber of Commerce.

Trustee Tinaglia believes Mr. Touloumis has made significant progress in the Building Department and is very encouraged by his enthusiasm and determination. Trustee Tinaglia, speaking for both himself and his colleagues in the industry, believes the Arlington Heights Building Department has an uncomfortable and difficult reputation. The front desk staff, the plan review process and the inspections in the field are where the problems exist. Trustee Tinaglia suggested that Mr. Touloumis simplify things as best as he can and avoid outside consultants. Trustee Tinaglia also suggested that Mr. Touloumis adopt a good current code and make few amendments, to no amendments.

Mr. Recklaus commended Mr. McCalister for stepping up during the recession and running both the Building Department and Health Department. Mr. Recklaus is pleased with how Mr. Touloumis is making things more efficient in the Building Department. Mr. Recklaus agrees with Trustee Tinaglia to a certain extent, when it comes to using third party help, but does believe there are certain situations when outside assistance is beneficial. Mr. Touloumis does have experience with 3rd party companies and would be able to use this knowledge in choosing the best individuals to supplement his staff, if the opportunity ever arises.

D. Departmental Status Reports – Public Works

Scott Shirley, Director of Public Works, provided a brief overview of the Public Works Department. The Public Works Department has 92 full time employees who operate and maintain the Village's roadways, sidewalks, traffic signals, trees, parking garages, street lights, buildings, water system, sewer system, vehicles and equipment. The Village receives treated water from the Northwest Water Commission, with Public Works maintaining the distribution of this water.

Mr. Shirley referred to an organizational chart of the Public Works Department and introduced the staff members who joined him this evening, including Chris

Papierniak, Assistant Director, Chester Gorecki, Management Analyst, Jeff Musinski, Superintendent of Utilities and Steve Mullany, Services Coordinator.

Mr. Shirley briefly discussed the Department's maintenance programs and legal and operational responsibilities to the community/organization. The Public Works Department is responsible for compliance reporting requirements to various public agencies, safety guidelines for the Illinois Department of Labor and OSHA, State of Illinois compliance for CDL vehicle inspections, maintenance of the Wheeling Township busses and manages the federal guidelines for street signs, pavement markings and construction.

In the absence of major weather events, there are numerous maintenance activities that the Foreman and line staff perform, including: Building Maintenance, which entails the overall maintenance, cleaning and repair of the 28 Village-owned buildings totaling more than 521,560 square feet of building space; Fleet Services, which entails the acquisition, fueling, maintenance, repair, and disposal of 340 Village-owned vehicles and equipment, including the maintenance of 10 Wheeling Township buses; Forestry, which entails the care and planting of 36,000 parkway trees and approximately 75 acres of maintained public property; Meter Services, which entails the accuracy, maintenance and repair of 21,038 water meters and 1,500 backflow devices; Sewer, which entails the maintenance, repair and replacement of 254 miles of sanitary main, 212 miles of storm main, and associated structures, Street, which entails the maintenance and repair of 240 miles of roadway and sidewalk, four municipal garages and 20 parking lots; Traffic, which entails the repair, maintenance and replacement of 3,000 streetlights, 320 traffic signals, 13,000 street signs and all municipal pavement marking on Village roadways; Water Distribution, which entails the maintenance, repair and replacement of 232 miles of water main, 4,350 fire hydrants, 3,400 main line valves and associated structures; Water Production, which entails maintaining the water quality serving a daily population of 79,000 people, responsible for the operation, water testing, maintenance, repair and replacement of 24 generators, 5 pumping stations, 16 storm and sanitary lift stations, 11 elevated and ground storage tanks and 6 deep wells.

Some of the 2016 Public Works Department key accomplishments include, the continued focus on safety awareness, the enhancement of customer service and community outreach, the five-year water main replacement program, the completion of the first year of the storm sewer assessment program and the near completion of the Emerald Ash Borer program, which came in significantly under budget.

The Public Works Department has identified several current and anticipated challenges, some of which include proactive maintenance of the public infrastructure, completion of the new police station, implementing some storm water improvements, implement an asset based work management software program, which will improve the follow through on work requests from residents, and comply with the more stringent and newly established sampling and reporting requirements on drinking water and storm water standards and regulations. Mr.

Shirley also briefly discussed some of the 2017 key initiatives and projects, as well as some of the potential new initiatives the Public Works Department is considering.

Mayor Hayes thanked Mr. Shirley for his thorough report and praised the Public Works Department for all of their successes last year, including the Emerald Ash Borer program. Mayor Hayes directed Mr. Shirley's attention to the Performance Cost Measurements on page seven of his report and asked why the cost per mile/per event increased in 2016 for Snow and Ice Control. Mr. Shirley explained this cost increase by stating how the cost of labor increased by 2 ½ percent and the three big snowfalls we experienced in 2016, occurred on the weekends, which means those who were working, received double time.

Trustee Sidor asked what RPZ stands for and Mr. Shirley indicated that it stands for Reduced Pressure Zone, which is a backflow control device that's put on a water system, so that if there is water on a property, such as well water, the RPZ will not allow that water, that is possibly contaminated, to back siphon into our system and contaminate another households water.

Trustee Tinaglia praised the Public Works Department for a job well done.

Mr. Recklaus echoed Trustee Tinaglia's comments about the great job our Public Works Department does.

Other Business

None

Adjournment

Trustee Sidor moved, seconded by Trustee Tinaglia to adjourn the meeting at 10:23 p.m. Upon a voice vote, the motion passed unanimously.



Item: COW 6 5 17

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

cow 6 5 17

Type

Minutes

**MINUTES OF THE COMMITTEE OF THE WHOLE MEETING OF THE PRESIDENT AND
BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS
33 S. ARLINGTON HEIGHTS ROAD – COMMUNITY ROOM
MONDAY JUNE 5, 2017 AT 7:30 P.M.**

Call to Order: President Pro Tem Blackwood called the meeting to order at 7:32 p.m.

Roll: President Pro-Tem Blackwood and the following Trustees were present:
Baldino, Rosenberg, Scaletta, Sidor, Tinaglia and LaBedz.

President Hayes and Trustee Glasgow were absent.

Others Present: Randy Recklaus, Diana Mikula, Charles Perkins, Bill Enright and Becky Hume.

New Business

Mr. Perkins and Mr. Enright presented the information regarding the proposals for the corner property of Arlington Heights Road and Golf Road. Mr. Enright summarized the three proposals individually which are outlined in Exhibit A. In reviewing the proposals, the first proposal has staff's support because it has two certain users of the property and one is a new outlet for business in the Village. The McDonald's proposal's drawback is that it would create a vacancy in their existing location on Golf road. The third proposal does not have tenants signed up so presents the most risk.

Mr. Perkins said that the goal of the Redevelopment Plan is to reenergize this corner. Developing the corner will not preclude long term development of the area. The three proposals are all good ones.

Trustee Rosenberg asked if TIF dollars will be used and if so how much. Mr. Perkins said TIF monies may be used for remediation costs which would be explored further. Mr. Enright said there is a preapproved plan allowing for the adoption a groundwater ordinance and there may be some additional soil that needs to be removed. It was disclosed that there could be some further remediation. Trustee Rosenberg asked if the commercial project went in, who the tenants would be. Mr. Enright said the proposal listed numerous possible tenants which include fast food type restaurants. Trustee Rosenberg said he was not enamored with fast food on that corner as it is less aesthetically pleasing. Mr. Perkins said no matter what proposal comes forward, it will most likely have a drive thru component.

Trustee Scaletta said there are retail vacancies on the south side already. He said there would be more vacancies with the third proposal. He said he was leaning toward staff's position as the Taco Bell will go to Rolling Meadows if it doesn't relocate here and McDonald's is already doing business in the Village. The other McDonald's site which was vacated sat empty for many years

on Northwest Highway. He said the Board imagined the plans for this corner would be something grander.

Trustee LaBedz said she had concerns with the commercial site in relation to adding potential vacancies. She said even though it is not near One Arlington, they are struggling to develop their commercial site. She said she had concerns with the ins and outs and how the traffic plans will work with such large roads to navigate. The traffic flow will be important. She said she was leaning toward staff's recommendation.

Trustee Sidor said he concurred and the recommended proposal is a bird in the hand. He said he didn't know what the perfect development was for that corner. He said he saw steady revenue with Wendy's and Taco Bell.

Trustee Tinaglia said the Trustees are correct in their thinking on the retail space. The Village has enough retail space. These are two good tried and true facilities that are not relocating from somewhere else in town. He asked if it is certain the Taco Bell would close. Mr. Enright said yes, it is the same owner. The franchisees of the Wendy's and Taco Bell are different. Trustee Tinaglia said that when this comes back to the Board, he wants the designs must be of high quality, not like something on the highway, or in a town not as substantial as Arlington Heights. He said he wants it to look great as it is an important corner.

Trustee Sidor asked if these outlets have to stay within corporate design guidelines. Trustee Tinaglia said corporations will elevate where they have to. He said he wants something that looks like Lake Forest's outlets. They saved \$200,000 in the land price, so he wants it back in the architecture.

Trustee LaBedz said she wanted to make sure Wendy's was stable as she has seen some Wendy's close.

Trustee Baldino questioned how the current Taco Bell will be redeveloped. Mr. Enright said the existing Taco Bell land is not owned by the franchisee. There is a concept plan for that corner of New Wilke and Algonquin for a Taco Bell and Dunkin Donuts. This plan has not moved forward. The current owner is looking to redevelop the Algonquin Road site. It is not known what will happen without the Taco Bell there.

Trustee Scaletta said Wendy's is similar to Panera, in that they are rebranding and finding new locations. He saw a new design in Schaumburg and in Park Ridge. He asked if the plan put forward has been fully vetted. Mr. Enright said no, but they have already made one adjustment already for the outlet to be on Golf Terrace.

Mr. Recklaus said staff is looking for permission to commence negotiations with whichever developer the Board chooses. Trustee Scaletta said he wanted to make sure this wasn't the final site plan. Mr. Perkins said the new owner will have to work out a cross access easement with the property owner to the east. The Village is not part of that process and it would be a private agreement. This has been done on many sites.

President Pro-Tem Blackwood said she wants this to be something special so the area will attract more visitors. Anything that goes into this area should be on the cutting edge and an upscale prototype.

Trustee Tinaglia moved to authorize staff to commence negotiations with the Taco Bell/Wendy's developers for a contract /development agreement for the corner of Golf and Arlington Heights Roads in TIF IV. Trustee LaBedz seconded the motion.

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

Nays: Rosenberg

The motion carried.

Adjourn

Trustee LaBedz moved to adjourn at 8:00 p.m. Trustee Sidor seconded the motion. The motion carried.

Memorandum

To: Randy Recklaus, Village Manager

From: Bill Enright, Deputy Director Planning and Community Development

Date: May 30, 2017

Subject: Village Board:- TIF 4 Request for Proposals – Corner Property

The following report summarizes the three proposals received by the Village for redevelopment of the 1.4 acre northeast corner of Golf Road and Arlington Heights Road in TIF 4. The RFP was due March 31, 2017 and the sealed bids were opened by the Clerk and read aloud at the Board's April 3, 2017 meeting.

Proposals

Three proposals submitted include the following:

Taco Bell / Wendy's – Submitted by Taco Bell franchisee owner John Kallergis and Nicholas Kallergis, who are teaming with Wendy's franchisee owner Michael Hamra. Taco Bell would be relocating from their existing location on Algonquin Road east of New Wilke Road in Arlington Heights. The developer has offered \$1,000,000 for the land. Each restaurant is projected to generate \$1.5 million in sales for \$3.0 million total.

McDonald's – Submitted by Eric Dams and Jim Troutman of Troutman Dams. McDonald's would relocate from their existing location in Arlington Heights on Golf Road just east of this site. The developer has offered \$1,200,000 for the land. The dual drive through is projected to generate \$3.25 million in sales.

Retail Center – Submitted by Steve Leonard of Strategic Real Estate Services and Tom Williams of Paragon Real Estate. The proposal includes 9,780 square feet of commercial space. It is the developer's intent that if selected, they will approach various commercial businesses who may be interested in this site. The developer has offered \$1,200,000 for the land. Depending on tenants, the developer projects that the development will generate \$1.95 million in sales.

Goals of the TIF 4 Redevelopment Plan

The development of the corner will help to facilitate the following goals of the TIF 4 area:

- *Establish a Focal Point and provide future cross access easement.
- *Integration with future development.
- *Would not preclude long term options.

Process of Evaluation / Selection of Developer

Staff has evaluated the submitted proposals and had follow up questions of each. Those questions and the developer's responses are attached. Village Manager Randy Recklaus, Charles Witherington Perkins and Bill Enright met to discuss the proposals and follow up responses from the developers, and discussed the attributes and concerns with each proposal. The following summarizes the discussions points.

Taco Bell / Wendy's

Positives:

Allows for expansion of an existing Taco Bell (increasing sales to \$1.5 million) and brings in new sales of \$1.5 million for Wendy's, which is not currently located in the Village.

Wendy's franchisee has provided letter of intent to acquire the site pad and construct the Wendy's with Taco Bell franchisee building their building.

Nice architecture for both buildings. Developer agreed to modify site plan to provide more green space and relocate a driveway (plan attached).

Concerns:

\$1.0 million offer is \$200,000 less than the other two bids.

Taco Bell may end up building a new facility as part of redevelopment of their current site at Algonquin and New Wilke if they are not selected for this site.

McDonald's

Positives:

\$1.2 million for land is \$200,000 more than one bid and the same offer as the other bid.

Increase sales to \$3.25 million with two drive- through lanes.

Ample perimeter landscaping; good site plan.

Letter of Intent to build from McDonald's.

Concerns:

Already have McDonald's in close proximity so this would be a relocation which limits net gain to Village and would create a vacancy at the existing site.

McDonald's typically would have a non compete for their existing site, therefore the site very well may not be sold for another restaurant. May be difficult to get a new tenant with the non compete.

Commercial Center

Positives:

Developer bid \$1.2 million, which is same as one developer and \$200,000 more than the other.

Allows for opportunity to attract new tenants to the market versus relocation of existing restaurants. Sales projected at \$1.95 million, which could possibly include new businesses to the Village/market.

Nice perimeter landscaping; opportunity for good architecture.

Concerns:

Developer does not have any tenants lined up, so there is a degree of uncertainty on which tenants would locate here.

Sales harder to project as tenants unknown at this time.

Staff Ranking

Each proposal was assigned a point total 1 to 5 with 5 being the highest for each of four categories as follows:

	<u>Taco Bell/Wendy's</u>	<u>Commercial Center</u>	<u>McDonalds</u>
Site Plan	4	5	5
Tenants	5	3	3
Sales Volume	5	3	2
Acquisition Offer	4	5	5

Staff ranks the proposals in the following order:

#1. Taco Bell / Wendy's (18 points)

This proposal includes two businesses with letters of intent, including expansion of an existing Arlington Heights business and a new business locating to Arlington Heights. Overall new sales volume and thus sales and food and beverage taxes highest with this proposal. The offer is \$200,000 less than the other proposals but the other factors outweigh this relatively small margin in the offers.

#2. Commercial Center (16 points)

Proposal has possibly the largest up side depending on which businesses lease from the developer. Has potential for attracting new businesses to the Village however it is not known for sure at this point which tenants would sign leases. If the Board were to select this proposal the Village could give the developer a certain time frame to obtain letters of intent.

#3. McDonalds (15 points)

Expansion of an existing business is a positive however it will result in a vacancy at the current McDonalds. McDonalds typically would have a non compete for the current site therefore it's unlikely that a fast food restaurant would re-occupy the current building.

Next Steps

- *Upon selection of a developer commence negotiations on a contract / development agreement.

- *Continue to evaluate long term options for TIF 4.

Recommendation

It is recommended that the Board select their preferred development proposal and authorize staff to commence negotiations on a contract / development agreement.

C: Charles Witherington Perkins, Director Planning and Community Development



Item: vb minutes 6 5 17

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
vb minutes 6/5/17	Minutes



MINUTES

President and Board of Trustees
Village of Arlington Heights
Board Room

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005

June 5, 2017

8:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

President Pro-Tem Blackwood and the following Trustees Responded to roll: Tinaglia, Rosenberg, LaBedz, Scaletta, Baldino and Sidor.

President Hayes and Trustee Glasgow were absent.

Also in attendance were: Randy Recklaus, Scott Shirley, Bill Enright, Mark Burkland, Charles Perkins, Robin Ward, Diana Mikula and Becky Hume.

IV. APPROVAL OF MINUTES

A. Committee of the Whole 05/01/2017 Approved

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

The Motion: Passed

Ayes: Blackwood, LaBedz, Rosenberg, Sidor, Tinaglia

Abstain: Baldino, Scaletta

Absent: Glasgow, Hayes

B. Committee of the Whole 05/15/2017 Approved

Trustee Bert Rosenberg moved to approve. Trustee Mike Sidor Seconded the Motion.

The Motion: Passed

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

Absent: Glasgow, Hayes

C. Village Board 05/15/2017

Approved

Trustee Mike Sidor moved to approve. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

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

Abstain: Blackwood

Absent: Glasgow, Hayes

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 05/30/2017

Approved

Trustee Bert Rosenberg moved to approve the Warrant Register dated 5/30/2017 in the amount of \$2,900,053.37. Trustee John Scaletta Seconded the Motion.

The Motion: Passed

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

Absent: Glasgow, Hayes

VI. RECOGNITIONS AND PRESENTATIONS

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

Andrea Johnson spoke in reference to the President of the United States' decision to exit the Paris Climate Agreement. She said this Environmental issue has landed on our doorstep. She cited the statistics regarding global warming and the negative effects of toxins, pesticides, oil spills and underground storage tank seepage into the environment. She said residents need clean air and water including drinking water, surface water and beaches. She said 211 mayors are adopting the commitments of the Paris Climate and she would like the Village to do the same.

Eva Trawicki lives in a Condo on Vail and Campbell. She said there have been changes in the noise level from the restaurants and is a problem for those who live there. Even though outside service is not allowed after 11 pm, businesses are keeping their windows open and the noise comes directly into her building. A new restaurant has the speakers outside. One of the little restaurants had a band which was loud from 12 – 2 a.m. and the noise carried. Residents should be allowed peace at night. The noise

has increased in the last three years, if restaurants are given special permission for noisy activities; residents have a right to have noise protection. Another issue is that the restaurants are allowed to have tables on the street so now pedestrians have trouble getting around because the seating is encroaching on the sidewalks. She asked for the Village to please enforce what restrictions are there.

IX. OLD BUSINESS

- A. Report of the Committee-of-the-Whole Meeting Approved
of June 5, 2017

TIF 4 Selection of Developer - Corner Property

Trustee Rosenberg said he would be voting no as he thinks the corner should be redeveloped with something other than a fast food franchise as a gateway to the Village. He said he would like a different look.

Trustee Jim Tinaglia moved to authorize staff to commence negotiations with the Taco Bell/Wendy's developers for a contract /development agreement for the corner of Golf and Arlington Heights Road in TIF IV. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

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

Nays: Rosenberg

Absent: Glasgow, Hayes

X. CONSENT AGENDA

CONSENT OLD BUSINESS

CONSENT APPROVAL OF BIDS

- A. ComEd supply of electricity service fee for the Approved
new Police Station 200 E. Sigwalt St.

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

The Motion: Passed

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

Absent: Glasgow, Hayes

- B. Senior Center Roof Replacement Bid Award Approved

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

The Motion: Passed

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

Absent: Glasgow, Hayes

CONSENT LEGAL

- A. A Resolution Approving an Intergovernmental Agreement with the Village of Wheeling (Use of Wheeling's jail facility during construction of police building) Approved

Trustee Bert Rosenberg moved to approve R17-040/A17-040. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

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

Absent: Glasgow, Hayes

- B. An Ordinance Amending Chapters 3 and 23 of the Arlington Heights Municipal Code (Code section amendments affected by department name change from Building Services to Building and Life Safety Department) Approved

Trustee Bert Rosenberg moved to approve 17-023. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

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

Absent: Glasgow, Hayes

- C. An Ordinance Amending the Zoning Ordinance of the Village of Arlington Heights, Approving a Preliminary Plat of Subdivision and Granting Certain Variations from the Arlington Heights Municipal Code (2214 E. Palatine Road) Approved

Trustee Bert Rosenberg moved to approve 17-024. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

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

Absent: Glasgow, Hayes

- D. A Resolution Establishing Prevailing Wages Approved

(Illinois Department of Labor prevailing rate for laborers, mechanics and other workers employed in Public Works)

Trustee Bert Rosenberg moved to approve R17-041. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

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

Absent: Glasgow, Hayes

CONSENT REPORT OF THE VILLAGE MANAGER

CONSENT PETITIONS AND COMMUNICATIONS

A. Bond Waiver - Dr. Peter Geittman Foundation Approved

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

The Motion: Passed

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

Absent: Glasgow, Hayes

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

A. Building Code Review Board: Proposed variance request from Chapter 23, Section R305.1 Approved

Trustee Scaletta said that the Building Code Review Board (BCRB) met on May 11th to consider a request from a resident with a detached garage, who wants to convert into an office. The BCRB, with the concurrence of the Fire Department, agreed to grant their request.

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

The Motion: Passed

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

Absent: Glasgow, Hayes

B. BCRB - Proposed variance request from Chapter 23, Section 203-402 Approved

Trustee Scaletta said Northwest Metalcraft came before the Village Board a year ago to make changes their PUD. They are cleaning up the back area, improving the parking lot and adding storage unit. A Fire Safety Supervisor at the time if the initial petition said that if Northwest Metalcraft does what they say they are going to do, the Village would not stand in the way. The BCRB was assured that they would not use combustible materials and nothing would be stored there that would exacerbate a fire if there was one. The BCRB approved the petition.

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

The Motion: Passed

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

Absent: Glasgow, Hayes

- C. BCRB - Proposed variance request from Chapter Approved
23, Section R305.1 for 610 E. Maude Ave.

Trustee Tinaglia said the petitioners brought plans to finish their basement which is in an older home. They would like to put a bedroom in the basement, but the ceiling height is several inches lower as what the Village Code and the International Building Code call for. It is the difference of inches in an existing situation. The petitioner agreed to some fire protection trade-offs so the BCRB voted in favor of the variance.

Trustee Mike Sidor moved to approved. Trustee John Scaletta Seconded the Motion.

The Motion: Passed

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

Absent: Glasgow, Hayes

- D. Chapter 28 Text Amendments - PC#17-005 Approved

Mr. Recklaus said that as a result of the Village Board's 2016 priorities and Staff's Business Plan, staff has been reviewing the Zoning Code over the past few months. This is the first round of recommendations for potential changes. Most of the changes streamline process or are housekeeping to make a process more clear. The goal is for the Code to be more clear and consistent. These proposed changes were reviewed by the Ordinance Committee and the Plan Commission. They were originally proposed at Village Board meeting in April.

Mr. Enright said this phase amends the PUD, Special Use, Definitions, Permitted Use Table and Miscellaneous sections. The next phase will address Non-Conforming Uses, Hardship Criteria, Use Districts and the Parking Code.

The proposed PUD process combines the Preliminary PUD with the Final

PUD which will save 2-3 months for petitioners. This combination defers final engineering, bonds, and letters of credit to building permit phase. The Village still gets the information, but the process is expedited.

The Special Use section will now have a waiver up to 4,000 square feet for restaurants versus the current 1,500 square feet. This will be useful for expediting small restaurants. 80% of restaurants would not have to go through the 4 month Public Hearing process if this change is made. There will still be a waiver process and review checklist for issues like parking. This change makes the Code business friendly and allows staff to evaluate important information at the same time. Drive through operations would still need a Special Use. If a restaurant serves alcohol, staff is recommending that it not have to go through the Special Use process as the Board grants liquor licenses separately anyway.

Mr. Enright said they have updated the antiquated definitions in the Code. It is now more logical and user friendly.

The Permitted Use Table is re-organized into Use categories, with the number of listed Uses reduced from 215 to 145. It is now it is alphabetical and types of businesses that don't exist anymore have been eliminated.

Miscellaneous sections 15, 16, 17, 19, 20, 21 have been eliminated as these are covered in other sections of the Municipal Code.

The Plan Commission recommended approval.

Trustee Tinaglia said this is as great improvement.

Trustee Scaletta said it is the Board's goal is to streamline process, this helps accomplish that.

Trustee LaBedz asked if 4,000 square feet was chosen to reach 80% of applicants. Mr. Enright said yes.

Trustee Rosenberg asked if a restaurant will ever come to the Board that is less than 4,000 sq. feet. Mr. Enright said if parking or any other issue did not make Code the project would come before the Board under the full Special Use process. Mr. Recklaus said the Code would be the determining factor. If a project meets Code it would be approved internally. Code enforcement is a separate issue. If problems occur, then the Code would have to be reevaluated.

Trustee Sidor asked if there is a seating limitation, Mr. Enright said no. A lot of restaurants that get a Special Use have their approval tied to seats and square footage.

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

The Motion: Passed

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

Absent: Glasgow, Hayes

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

- A. Request for Closed Session per 5 ILCS 120/2(c) (21): Discussion of minutes lawfully closed, whether for purposes of approval of the minutes or the semi-annual review of the minutes

-and -

5 ILCS 120/2(c)(11): Litigation, when an action against, affecting or on behalf of the Village has been filed and is pending before a court or administrative tribunal, or when the Board finds that an action is probable or imminent

XVII. ADJOURNMENT

Trustee Jim Tinaglia moved to adjourn to Closed Session at 8:39 p.m.

Trustee John Scaletta Seconded the Motion.

The Motion: Passed

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

Absent: Glasgow, Hayes



Item: Warrant Register 06/15/2017

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

Warrant Register 6/15/2017

Type

Warrant Register



VILLAGE OF ARLINGTON HEIGHTS

**WARRANT REGISTER FOR
CHECK DATE: 6 - 15 - 2017**

Fund	Fund Description	Total Transaction Amount
101	General Fund	\$382,823.18
211	Motor Fuel Tax Fund	\$329,590.87
227	Foreign Fire Ins Tax Fund	\$13,280.56
231	Criminal Investigation Fd	\$4,271.58
235	Municipal Parkg Opr Fund	\$10,947.86
266	Hickory Kensington TIF	\$3,975.00
401	Capital Projects Fund	\$193,268.85
426	Storm Water Control Fund	\$5,602.18
431	Public Building Fund	\$105,706.68
435	EAB Fund	\$26,274.00
505	Water and Sewer Fund	\$184,295.38
511	Solid Waste Fund SWANCC	\$90,263.99
515	Arts,Entert & Events Fund	\$20,162.64
605	Health Insurance Fund	\$335,865.53
611	General Liability Ins Fnd	\$186,091.49
615	Workers Compensation Ins	\$526,959.38
621	Fleet Operations Fund	\$159,273.46
625	Technology Fund	\$7,759.52
715	Guaranty Deposits Fund	\$7,450.00
TOTAL ALL FUNDS		\$2,593,862.15

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 0					
Division: 0					
206422	715-0000-220.93-00	A - 1 CONTRACTORS 162321	REFUND BOND	\$150.00	\$150.00
206436	505-0000-140.10-00	AMERICAN PRINTING TECHNOLOGIES	POSTAGE	\$1,819.81	\$1,819.81
206449	101-0000-489.85-00	ARMOR SYSTEMS	COLLECTION SERVICE FEES	\$27.50	\$27.50
206457	505-0000-452.42-00	ATN PROPERTIES LLC	REFUND O/P WATER FINAL	\$12.50	\$12.50
206466	715-0000-220.93-00	BRIAR, JOHN	REFUND BOND	\$200.00	\$200.00
206470	715-0000-220.93-00	CAFFARELLI, JAMES A	REFUND BOND	\$200.00	\$200.00
206509	715-0000-220.93-00	D & A PAVING INC 151349	REFUND BOND	\$200.00	\$200.00
206510	715-0000-220.93-00	DANLEYS GARAGE WORLD 163096	REFUND BOND	\$200.00	\$200.00
206524	715-0000-220.93-00	FORTIS CONCRETE	REFUND BOND	\$200.00	\$200.00
206525	715-0000-220.93-00	FORTIS CONCRETE 17642	REFUND BOND	\$200.00	\$200.00
206526	715-0000-220.93-00	FORTIS CONCRETE 163019	REFUND BOND	\$200.00	\$200.00
206529	715-0000-220.93-00	FREEMAN, KERRY	REFUND BOND	\$200.00	\$200.00
206530	715-0000-220.93-00	FREIMAN, ALLAN M 131913	REFUND BOND	\$200.00	\$200.00
206531	715-0000-220.93-00	FRETT, JAMES 171213	REFUND BOND	\$200.00	\$200.00
206532	101-0000-421.99-00	G M SLOAN MOSAIC & TILE CO	REFUND BUSINESS LICENSE	\$60.00	\$60.00
206543	715-0000-220.93-00	HAMMOND, AARON 164684	REFUND BOND	\$150.00	\$150.00
206550	505-0000-120.80-00	HERTRICH, JAMES P	REFUND WATER	\$75.14	\$75.14
206552	715-0000-220.93-00	HOCHSHIRE, DAVID 164158	REFUND BOND	\$150.00	\$150.00
206560	715-0000-220.93-00	ILLINI SUBURBAN ASPHALT 152315	REFUND BOND	\$450.00	\$450.00
206565	715-0000-220.93-00	J & J PAVEMENT REPAIRS 161107	REFUND BOND	\$200.00	\$200.00
206566	505-0000-452.42-00	JANE KREFF & ASSOCIATES	REFUND O/P WATER FINAL	\$61.20	\$61.20
206574	715-0000-220.93-00	K HOVNANIAN HOMES 162009	REFUND BOND	\$300.00	\$300.00
206578	715-0000-220.93-00	KEARNEY, JAMES 163832	REFUND BOND	\$200.00	\$200.00
206581	715-0000-220.93-00	KOZELLA, JACQUELINE 161234	REFUND BOND	\$200.00	\$200.00
206586	715-0000-220.93-00	LEONEL VACA	REFUND BOND	\$200.00	\$200.00
206587	715-0000-220.93-00	LINDAY, JAMES 162058	REFUND BOND	\$200.00	\$200.00
206588	715-0000-220.93-00	LOVE, JEFF	REFUND BOND	\$200.00	\$200.00
206591	715-0000-220.93-00	MACH 1, INC 164356	REFUND BOND	\$150.00	\$150.00
206597	715-0000-220.93-00	MEEK, KRISTIN 163509	REFUND BOND	\$200.00	\$200.00
206604	505-0000-452.42-00	PETER MEYER	FINAL WATER REFUND	\$63.60	\$63.60

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
206609	715-0000-220.93-00	MITA, CHERYL 163108	REFUND BOND	\$200.00	\$200.00
206612	235-0000-435.65-03	GUENARA MURADOVA	REFUND PARKING PERMIT	\$30.00	\$30.00
206631	715-0000-220.93-00	PACURSA, WINDELYN 162928	REFUND BOND	\$100.00	\$100.00
206649	505-0000-120.80-00	RIKLIN INVESTMENTS INC	REFUND WATER	\$12.86	\$12.86
206651	101-0000-432.06-00	RIZE PROPERTIES LLC	REPLACE CK 190671	\$200.00	\$200.00
	715-0000-220.93-00		REPLACE CHECKS	\$800.00	\$800.00
206655	715-0000-220.93-00	ROBINSON, REBECCA 163781	REFUND BOND	\$200.00	\$200.00
206656	101-0000-421.05-00	RAUL RODRIGUEZ	REFUND VEHICLE STICKER	\$40.00	\$40.00
206658	715-0000-220.93-00	ROSARIO GAMBINO 162670	REFUND BOND	\$200.00	\$200.00
206660	505-0000-120.80-00	RYLANCE, ALEX	REFUND WATER	\$51.54	\$51.54
206662	715-0000-220.93-00	SCARAVALLE COMPANY	REFUND BOND	\$200.00	\$200.00
206672	715-0000-220.93-00	SIMPSON, JEAN 163110	REFUND BOND	\$200.00	\$200.00
206674	235-0000-435.65-03	SVETLANA SMOLGOVSKAYA	REFUND PARKING PERMIT	\$90.00	\$90.00
206697	715-0000-220.93-00	TORRES, ISAAC	REFUND BOND	\$200.00	\$200.00
206709	715-0000-220.93-00	US SHELTER LLC 162950	REFUND BOND	\$200.00	\$200.00
206733	715-0000-220.93-00	WARDYNSKI, THERESA	REFUND BOND	\$200.00	\$200.00
206739	101-0000-421.99-00	WILLOW YOGA INC (RETAIL)	REFUND BUSINESS LICENSE	\$22.00	\$22.00
206741	715-0000-220.93-00	WITRON, INC 162239	REFUND BOND	\$200.00	\$200.00
206750	505-0000-452.42-00	1968 BENEFICIARY HTB	REFUND OVERPAID FINAL	\$114.70	\$114.70
901243	101-0000-210.91-00	EMPLOYEE BENEFITS CORP	CLAIMS - 5/22/17	\$4,278.93	\$4,278.93
901245	611-0000-140.14-00	INTERGOVERNMENTAL RISK MGMT AGENCY	IRMA RESERVE	\$189,013.30	\$189,013.30
	615-0000-140.14-00		IRMA RESERVE	\$351,024.70	\$351,024.70
901249	101-0000-210.91-00	EMPLOYEE BENEFITS CORP	FSA CLAIMS 6/5/17	\$1,937.13	\$1,937.13
901250	101-0000-210.91-00	EMPLOYEE BENEFITS CORP	CLAIMS - 5/15/17	\$5,906.20	\$5,906.20
Total Division:				\$562,291.11	
Total Department:				\$562,291.11	

Check Date: 2017 - 6 - 15

WARRANT REGISTER - GM0002

Date: Wednesday, June 14, 2017
Page 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 1 Board of Trustees					
Division: 1					
206433	515-0101-525.40-55	AMDUR PRODUCTIONS	PROMENADE OF ART	\$4,000.00	\$4,000.00
206472	101-0101-501.21-65	CAPTION FIRST INC	CLOSED CAPTIONING OF MAY	\$750.00	\$750.00
206645	101-0101-501.30-05	IPROMOTEU	PARADE SHIRTS FOR NEW TRU	\$94.19	\$94.19
206689	101-0101-501.30-05	SUMMIT PRINT SOLUTIONS	IMPRINTING OF MAYOR'S LET	\$98.50	\$146.50
			BUSINESS CARDS FOR TRUSTE	\$48.00	
206690	101-0101-501.21-65	SYLVIA'S FLOWERS INC	MEMORIAL DAY WREATH	\$40.00	\$40.00
901246	101-0101-501.22-05	CITIBANK	POSTAGE	\$10.43	\$10.43
Total Division:				\$5,041.12	
Total Department:				\$5,041.12	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 2 Integrated Services					
Division: 1					
206512	515-0201-525.40-55	DIXIE CRUSH LLC	DIXIE CRUSH PERFORMANCE 7	\$1,000.00	\$1,000.00
206516	515-0201-525.40-55	EDGE ENTERTAINMENT LTD	JUNE 29 SOS BAND BRITBEAT	\$2,500.00	\$2,500.00
206556	101-0201-502.22-02	ICMA MEMBERSHIP RENEWALS	DUES FOR VILLAGE MANAGER	\$1,556.21	\$1,556.21
206557	101-0201-502.22-02	IL CITY/COUNTY MGMT ASSOC	DUES R. RECKLAUS	\$462.92	\$462.92
206614	515-0201-525.40-55	MURRAY, JAMES	SKIP TOWN & THE GREYHOUND	\$1,400.00	\$1,400.00
206628	101-0201-502.30-05	OFFICE DEPOT	MESSAGE BOOKS	\$65.56	\$65.56
206639	101-0201-502.30-05	PETTY CASH	COFFEE SUPPLIES	\$42.74	\$42.74
206668	515-0201-525.40-55	DAVID SHAMROCK	7/6/17 ENTERTAINMENT ROCK	\$800.00	\$800.00
206678	515-0201-525.40-55	SPEARS, REID	7-28-17 CONCERT - BILLY E	\$1,500.00	\$1,500.00
206681	101-0201-502.21-65	SPRINT	456761884	\$100.00	\$100.00
206690	101-0201-502.30-05	SYLVIA'S FLOWERS INC	SYMPATHY FLOWERS - KLUZ	\$97.95	\$97.95
206721	101-0201-502.21-65	VERIZON WIRELESS	INV 9786546108	\$127.10	\$127.10
206725	101-0201-502.21-65	VERIZON WIRELESS	456761884	\$100.00	\$100.00
901246	101-0201-502.22-05	CITIBANK	POSTAGE	\$8.74	\$8.74
Total Division:				\$9,761.22	
Total Department:				\$9,761.22	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 3 Human Resources					
Division: 1					
2104	615-0301-552.20-50	HARPER COLLEGE CORP SERVICES	MS EXCEL CLASSES	\$5,000.00	\$5,000.00
2105	615-0301-552.20-50	RADELET, FRANCZEK	HARASSMENT AWARENESS	\$7,750.00	\$7,750.00
206533	615-0301-552.20-70	GALLAGHER ARTHUR J & CO	WC AUDIT	\$752.00	\$752.00
206535	615-0301-552.42-75	GALLAGHER BASSETT SERVICES INC	CLAIMS - MEDICAL LOSS	\$16,268.33	\$141,492.33
			CLAIMS - MEDICAL LOSS	\$89,863.21	
			CLAIMS - MEDICAL LOSS	\$13,616.56	
	615-0301-552.42-80		CLAIMS - W/C	\$21,744.23	
			CLAIMS - W/C	\$12,469.66	\$20,855.55
			CLAIMS - W/C	\$8,385.89	
206545	101-0301-503.40-70	HARRIS TRUST & SAVINGS BANK	MARIANOS FRESH00085019	\$7.99	\$2,577.86
			JEWEL #3422	\$2.99	
			INT*IN *TASTY CATERING	\$891.88	
			BEST BUY 00003038	\$415.00	
			DICKS CLOTHING&SPORTING	\$1,260.00	
	615-0301-552.20-50		JIMMY JOHNS	\$58.80	\$58.80
206625	605-0301-552.20-50	NORTHWEST COMMUNITY HOSPITAL	SERVICE HEALTH TESTING	\$4,213.00	\$8,509.00
			SERVICE HEALTH TESTING	\$864.00	
			SERVICE HEALTH TESTING	\$1,010.00	
			SERVICE HEALTH TESTING	\$2,422.00	
206639	101-0301-503.22-03	PETTY CASH	TRAINING	\$23.01	\$23.01
	101-0301-503.30-05		COFFEE SUPPLIES	\$9.99	\$9.99
	101-0301-503.40-70		EMPLOYEE RECOGNITION	\$40.00	\$40.00
	615-0301-552.20-50		WELLNESS PROGRAM	\$6.00	\$26.00
			SAFETY RECOGNITION	\$20.00	
206719	101-0301-503.21-65	VERIZON WIRELESS	INV 9786094206	\$124.37	\$124.37
206730	605-0301-552.20-58	VISION SERVICE PLAN	BASIC VISION JUNE 2017	\$1,028.02	\$3,166.17
			PREMIUM VISION JUNE 2017	\$2,138.15	
206743	101-0301-503.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$85.00	\$85.00
901241	605-0301-552.20-65	PRUDENTIAL INSURANCE CO OF AMERICA	APRIL 2017 REG LIFE	\$5,619.50	\$5,619.50
	605-0301-552.20-66		APRIL 2017 OPT LIFE	\$2,702.50	\$2,702.50

Check Date: 2017 - 6 - 15

WARRANT REGISTER - GM0002

Date: Wednesday, June 14, 2017
Page 6

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
901246	101-0301-503.22-05	CITIBANK	POSTAGE	\$8.62	\$8.62
901247	605-0301-552.20-65	PRUDENTIAL INSURANCE CO OF AMERICA	LIFE INS PREM 6/17	\$5,662.98	\$5,662.98
	605-0301-552.20-66		OPT LIFE INS PREM 6/17	\$2,704.50	\$2,704.50
901248	605-0301-552.20-60	HMO ILLINOIS	JUNE HEALTH INS PREM	\$307,500.88	\$307,500.88
901250	101-0301-503.21-65	EMPLOYEE BENEFITS CORP	FEE - MAY 2017	\$682.00	\$682.00
Total Division:				\$515,351.06	
Total Department:				\$515,351.06	

Check Date: 2017 - 6 - 15

WARRANT REGISTER - GM0002Date: Wednesday, June 14, 2017
Page 7

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 4 Legal Department					
Division: 1					
206463	101-0401-503.22-15	BHFX LLC	SERVICE PRINTING	\$7.50	\$7.50
206502	101-0401-503.21-65	COOK COUNTY RECORDER OF DEEDS	RECORDING	\$120.00	\$120.00
206519	101-0401-503.20-15	ERNEST R BLOMQUIST PC	RETAINER	\$4,170.00	\$4,170.00
	101-0401-503.20-20		LEGAL SERVICES	\$6,427.50	\$6,427.50
206545	101-0401-503.22-02	HARRIS TRUST & SAVINGS BANK	AMERICAN BAR ASSOCIATION	\$366.00	\$366.00
206639	101-0401-503.21-65	PETTY CASH	TAX SEARCH	\$50.00	\$100.00
			TAX SEARCH	\$50.00	
206659	101-0401-503.21-65	ROSE MARY JURINEK	COURT REPORTER	\$595.00	\$595.00
206694	101-0401-503.20-20	THOMSON REUTERS-WEST	REPLACE LOST CK 205290	\$292.22	\$292.22
206695	101-0401-503.33-05	THOMSON REUTERS-WEST	REPLACE LOST CK 205190	\$292.22	\$292.22
206726	101-0401-503.21-65	VERIZON WIRELESS	INV 9786357922	\$91.09	\$91.09
206743	101-0401-503.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$140.90	\$140.90
901246	101-0401-503.22-05	CITIBANK	POSTAGE	\$5.06	\$5.06
Total Division:				\$12,607.49	
Total Department:				\$12,607.49	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 5 Finance					
Division: 1					
2102	101-0501-503.22-03	THOMAS KUEHNE	GFOA ANNUAL CONFERENCE	\$1,430.94	\$1,430.94
206436	505-0501-503.22-10	AMERICAN PRINTING TECHNOLOGIES	SERVICE MISCELLANEOUS	\$720.35	\$720.35
206534	611-0501-552.20-45	GALLAGHER BASSETT SERVICES	TRUE UP ACTUAL CLAIM	\$1,125.00	\$1,125.00
206535	611-0501-552.42-53	GALLAGHER BASSETT SERVICES INC	CLAIMS - VEHICLE LOSS	\$159.27	\$159.27
	611-0501-552.42-60		CLAIMS - LIABILITY LOSS	(\$5,147.41)	\$-5,147.41
206545	101-0501-503.22-02	HARRIS TRUST & SAVINGS BANK	ILLINOIS CPA SOCIETY	\$315.00	\$315.00
	101-0501-503.22-03		ILLINOIS GOVERNMENT FIN	\$15.00	\$15.00
	101-0501-503.30-05		TRANSACT TECHNOLOGIES	(\$285.16)	\$978.84
			AMAZON MKTPLACE PMTS	\$1,264.00	
206639	101-0501-503.22-03	PETTY CASH	TRAINING	\$30.00	\$93.26
			TRAINING	\$28.31	
			IGFOA MILEAGE	\$34.95	
	101-0501-503.30-05		RETIREMENT CAKE	\$57.50	\$57.50
206642	505-0501-503.22-05	POSTMASTER ARLINGTON HEIGHTS	WATER REPORT MAILING	\$361.82	\$361.82
206682	611-0501-552.42-53	CATHY STAFFA	VEHICLE REPAIR	\$941.33	\$941.33
206715	101-0501-503.21-65	VERIZON WIRELESS	INV 9786311996	\$55.08	\$55.08
206743	101-0501-503.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$85.00	\$85.00
901246	101-0501-503.22-05	CITIBANK	POSTAGE	\$653.48	\$653.48
	505-0501-503.22-05		POSTAGE	\$1,464.33	\$1,464.33
Total Division:				\$3,308.79	
Total Department:				\$3,308.79	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 6 Information Technology					
Division: 1					
206437	625-0601-553.20-39	AMERICANEAGLE INC	WEBSITE MAINTENANCE & HOS	\$180.00	\$180.00
206545	625-0601-553.30-05	HARRIS TRUST & SAVINGS BANK	AMAZON MKTPLACE PMTS	\$21.47	\$21.47
	625-0601-553.33-05		NAGIOSENTER	\$995.00	\$995.00
	625-0601-572.50-10		AMAZON MKTPLACE PMTS	\$104.47	\$527.87
			AMAZON.COM	\$89.85	
			AMAZON MKTPLACE PMTS	\$111.00	
			MONOPRICE	\$92.08	
			AMAZON MKTPLACE PMTS	\$11.82	
			AMAZON MKTPLACE PMTS	\$61.30	
			AMAZON.COM	\$57.35	
206549	625-0601-553.33-05	HELPSYSTEMS	SOFTWARE RENEWAL	\$2,023.00	\$2,023.00
206677	625-0601-572.50-10	SOUTHERN COMPUTER WAREHOUSE	BACKUP TAPES	\$1,021.06	\$1,021.06
206716	625-0601-553.21-65	VERIZON WIRELESS	INV 9786405624	\$464.92	\$464.92
206718	625-0601-553.21-65	VERIZON WIRELESS	INV 9786357921	\$1,368.60	\$1,368.60
801641	625-0601-553.21-65	AT & T	83100002604	\$578.80	\$1,157.60
			8310002604	\$578.80	
Total Division:				\$7,759.52	
Total Department:				\$7,759.52	

Check Date: 2017 - 6 - 15

WARRANT REGISTER - GM0002Date: Wednesday, June 14, 2017
Page 10

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 10 Boards & Commissions					
Division: 8					
206499	101-1008-502.20-75	CONRAD POLYGRAPH INC	INDIVIDUAL EXAM (1) PD	\$160.00	\$160.00
206686	101-1008-502.20-75	STEPHEN LASER & ASSOCIATES	INDIVIDUAL ASSESSMENTS (2	\$1,650.00	\$1,650.00
Total Division:				\$1,810.00	
Division: 22					
206448	101-1022-502.33-05	ARLINGTON SIGNS & BANNERS	ARTS COMMISSION	\$380.00	\$380.00
206521	101-1022-502.22-15	FASTSIGNS	ARTS COMMISSION	\$18.00	\$18.00
206603	101-1022-502.33-05	METROPOLIS PERFORMING ARTS CENTRE	ARTS COMMISSION	\$150.00	\$200.00
			ARTS COMMISSION AWARDS	\$50.00	
206635	101-1022-502.33-05	PARAGON ARLINGTON HEIGHTS	ARTS COMMISSION AWARDS	\$180.00	\$180.00
901246	101-1022-502.22-05	CITIBANK	POSTAGE	\$144.50	\$144.50
Total Division:				\$922.50	
Total Department:				\$2,732.50	

Check Date: 2017 - 6 - 15

WARRANT REGISTER - GM0002

Date: Wednesday, June 14, 2017
Page 11

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 20 Special Events					
Division: 5					
206735	515-2005-525.50-55	WENGER CORP	FURNITURE, OFFICE	\$1,516.00	\$1,790.00
			SHIPPING/DELIVERY SERVICE	\$274.00	
Total Division:				\$1,790.00	
Total Department:				\$1,790.00	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 30 Police Department					
Division: 1					
206421	101-3001-511.30-05	A & E RUBBER STAMP CORP	STAMP	\$33.00	\$33.00
206428	101-3001-511.30-35	JEFFREY C AIELLO	CLOTHING REIMBURSEMENT	\$13.18	\$13.18
206447	101-3001-511.21-02	ARLINGTON SECURITY CO LLC	SERVICE EQUIPMENT	\$377.50	\$377.50
206467	101-3001-511.22-03	BUCZYNSKI CHARLES	CONFERENCE	\$100.00	\$100.00
206468	101-3001-511.22-03	BUTLER MICHAEL	TUITION REIMBURSEMENT	\$1,500.00	\$1,500.00
206471	101-3001-511.21-65	CAMIC JOHNSON LTD	PROFESSIONAL SERVICES	\$350.00	\$350.00
206483	101-3001-511.22-03	BRIAN CLARKE	TRAINING	\$111.00	\$111.00
206498	101-3001-511.22-03	CONIGLIO ROBERT	TRAINING	\$150.57	\$150.57
206501	101-3001-511.22-03	COOK CNTY STATE'S ATTORNEY'S OFFICE	REGISTRATION	\$1,350.00	\$1,350.00
206506	101-3001-511.30-35	THOMAS CROON	CLOTHING REIMBURSEMENT	\$70.40	\$70.40
206520	101-3001-511.22-03	ANFINY ESHOO	TRAINING	\$30.00	\$30.00
206536	101-3001-511.21-65	GOLF ROSE PET LODGE	SERVICE MISCELLANEOUS	\$1,168.30	\$1,168.30
206537	101-3001-511.22-03	TARYN GOMBAR	TRAINING	\$30.00	\$90.00
			TRAINING	\$60.00	
206545	101-3001-511.21-65	HARRIS TRUST & SAVINGS BANK	ROUTE 12 TOOLS	\$586.00	\$586.00
	101-3001-511.22-02		PAYPAL CITINTERNAT	\$25.00	\$25.00
	101-3001-511.22-03		HILTON HOTEL AMERICAS	\$157.95	\$2,365.90
			HILTON HOTEL AMERICAS	\$157.95	
			SAFE KIDS WORLDWIDE	\$50.00	
			ASU CONFERENCES CONT E	\$2,000.00	
	101-3001-511.30-05		AMAZON.COM	\$116.64	\$760.06
			AMAZON MARKETPLACE PMTS	\$643.42	
	101-3001-511.33-05		TIF AMLINGS FLOWERLAND	\$80.85	\$3,516.90
			WALGRENS	\$205.95	
			DOUBLETREE HOTEL	\$2,000.00	
			DOUBLE TREE HOTEL	\$790.12	
			JEWEL #3478	\$39.98	
			GRAND FRAME INC.	\$400.00	
	101-3001-511.33-25		PANERA BREAD	\$59.75	\$909.64
			WALMART.COM	\$57.78	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
206545...	101-3001-511.33-25...	HARRIS TRUST & SAVINGS BANK...	TOWER SELF PARK	\$30.00	\$909.64...
			JEWEL	\$24.45	
			JIMMY JOHNS	\$144.97	
			TORTORICE' PIZZA	\$215.60	
			TPRTORICE'S PIZZA	\$19.00	
			HARBOR FREIGHT TOOLS	\$170.14	
			DD/BR #341408 Q35	\$106.24	
			SUBWAY 00577494	\$81.71	
206551	101-3001-511.30-35	HESS ROBERT	CLOTHING REIMBURSEMENT	\$10.00	\$10.00
206558	101-3001-511.22-02	IL POLICE ACCREDITATION COALITION	DUES	\$50.00	\$50.00
206568	101-3001-511.30-35	JG UNIFORMS	UNIFORM CLOTHING	\$187.95	\$1,101.80
			HONOR GUARD CLOTHING	\$533.85	
			CLOTHING	\$195.00	
			CLOTHING	\$185.00	
206575	101-3001-511.30-35	KALTER TIMOTHY	CLOTHING REIMBURSEMENT	\$160.00	\$160.00
206580	101-3001-511.22-15	KONICA MINOLTA BUSINESS USA	OFFICE MACHINES & ACCESS	\$59.35	\$615.94
			OFFICE MACHINES & ACCESS	\$72.75	
			OFFICE MACHINES & ACCESS	\$160.00	
			OFFICE MACHINES & ACCESS	\$245.68	
			OFFICE MACHINES & ACCESS	\$78.16	
206589	101-3001-511.33-25	LOWES COMMERCIAL SERVICES	POLICE EQUIPMENT & SUPPLY	\$455.76	\$569.70
			POLICE EQUIPMENT & SUPPLY	\$113.94	
206592	101-3001-511.22-03	MANDEL, RUSSELL	CONFERENCE	\$483.74	\$1,126.38
			TRAINING	\$15.00	
			TRAINING	\$627.64	
206595	101-3001-511.30-35	MC GUIRE BRIAN	CLOTHING REIMBURSEMENT	\$45.00	\$45.00
206601	101-3001-511.21-65	METRO-WESTERN COOK CREDIT	SERVICE MISCELLANEOUS	\$56.00	\$56.00
206610	101-3001-511.33-25	MOORE MEDICAL LLC	SUPPLIES	\$136.30	\$136.30
206613	101-3001-511.22-03	JOSEPH MURPHY	TRAINING	\$15.00	\$15.00
206618	101-3001-511.22-03	NE MULTI REGIONAL TRAINING INC	TRAINING MEMBERSHIP FEES	\$10,925.00	\$10,925.00
206619	101-3001-511.22-03	NE MULTI REGIONAL TRAINING INC	REGISTRATION	\$250.00	\$375.00
			REGISTRATION	\$125.00	
206621	101-3001-511.21-65	NORTHERN IL FUNERAL SERVICES INC	SERVICE MISCELLANEOUS	\$1,385.00	\$1,810.00
			SERVICE MISCELLANEOUS	\$425.00	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
206622	101-3001-511.21-65	NORTHERN IL POLICE ALARM SYSTEM	SERVICE PROFESSIONAL	\$38.00	\$38.00
206623	101-3001-511.20-37	NORTHWEST CENTRAL DISPATCH SYS	JULY 2017 ASSESSMENT	\$69,129.18	\$69,129.18
206628	101-3001-511.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$517.96	\$3,653.25
			OFFICE SUPPLIES	\$1,281.84	
			OFFICE SUPPLIES	\$43.96	
			OFFICE SUPPLIES	\$595.95	
			OFFICE SUPPLIES	\$401.94	
			OFFICE SUPPLIES	\$15.11	
			OFFICE SUPPLIES	\$34.29	
			OFFICE SUPPLIES	\$44.99	
			OFFICE SUPPLIES	\$99.98	
			OFFICE SUPPLIES	\$117.99	
			OFFICE SUPPLIES	\$453.00	
			OFFICE SUPPLIES	\$61.98	
			OVERPAID 885731865001	(\$15.74)	
206632	101-3001-511.22-03	RYAN PACYGA	TRAINING	\$30.00	\$30.00
206633	101-3001-511.30-35	ANTHONY PADIYARA	CLOTHING REIMBURSEMENT	\$152.27	\$152.27
206640	101-3001-511.33-25	PETTY CASH/POLICE	SUPPLIES	\$71.91	\$71.91
206647	101-3001-511.30-35	RAY O'HERRON	UNIFORM CLOTHING	\$225.00	\$1,625.14
			UNIFORM CLOTHING	\$207.00	
			UNIFORM CLOTHING	\$377.85	
			UNIFORM CLOTHING	\$138.00	
			UNIFORM CLOTHING	\$90.00	
			UNIFORM CLOTHING	\$21.50	
			UNIFORM CLOTHING	\$74.95	
			UNIFORM CLOTHING	\$75.39	
			UNIFORM CLOTHING	\$37.95	
			UNIFORM CLOTHING	\$134.00	
			UNIFORM CLOTHING	\$4.50	
			UNIFORM CLOTHING	\$62.00	
			UNIFORM CLOTHING	\$138.00	
			UNIFORM CLOTHING	\$39.00	
	235-3001-532.30-35		UNIFORM CLOTHING	\$69.00	\$177.00
			UNIFORM CLOTHING	\$108.00	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
206657	101-3001-511.30-35	BRANDI ROMAG	CLOTHING REIMBURSEMENT	\$175.95	\$175.95
	101-3001-511.33-30		REIMBURSEMENT	\$116.53	\$116.53
206664	101-3001-511.33-25	SECOND CHANCE CARDIAC SOLUTIONS	SUPPLIES	\$239.70	\$239.70
206665	101-3001-511.21-65	SECRETARY OF STATE	RENEWAL FEE	\$101.00	\$101.00
206669	101-3001-511.33-25	SHERWIN ACE HARDWARE	POLICE EQUIPMENT & SUPPLY	\$4.59	\$4.59
206673	101-3001-511.22-03	SJODIN ALF	TRAINING	\$15.00	\$15.00
206688	101-3001-511.33-25	SUBURBAN ACCENTS INC	SIGN	\$20.00	\$20.00
206689	101-3001-511.22-10	SUMMIT PRINT SOLUTIONS	SERVICE PRINTING	\$48.00	\$48.00
206690	101-3001-511.33-25	SYLVIA'S FLOWERS INC	PARADE WREATH	\$40.00	\$40.00
206694	101-3001-511.21-65	THOMSON REUTERS-WEST	REPLACE LOST CK 205290	\$321.60	\$321.60
206696	101-3001-511.21-65	THOMSON REUTERS-WEST	REPLACE LOST CK 205290	\$321.60	\$321.60
206699	101-3001-511.22-10	TOTAL PRINT SOLUTIONS	SERVICE PRINTING	\$205.00	\$205.00
206702	101-3001-511.33-25	TRI-TECH FORENSICS INC	ET SUPPLIES	\$185.52	\$185.52
206704	101-3001-511.22-03	MICHAEL TURANO	TRAINING	\$60.00	\$60.00
206706	401-3001-572.50-15	ULTRA STROBE COMMUNICATIONS INC	EQUIPMENT SQUAD 3111	\$6,591.85	\$6,591.85
206707	101-3001-511.22-05	UPS STORE #4073	SHIPPING CHARGE	\$112.59	\$112.59
206712	101-3001-511.30-35	VCG UNIFORM LTD	MCAT UNIFORM CLOTHING	\$53.90	\$165.25
			MCAT UNIFORM CLOTHING	\$111.35	
206713	101-3001-511.22-03	VEENSTRA RICK	TRAINING	\$30.00	\$30.00
206724	101-3001-511.21-65	VERIZON WIRELESS	INV 9786359159	\$2,567.29	\$2,567.29
206728	101-3001-511.30-35	VILLA PARK POLICE DEPARTMENT	REIMB - L.FERGUSON	\$1,467.18	\$1,467.18
206729	101-3001-511.33-25	VILLAGE CYCLESPORT	ACCESSORIES	\$49.98	\$49.98
206731	101-3001-511.22-03	VYNE EDUCATION	REGISTRATION	\$189.99	\$189.99
206732	101-3001-511.21-65	WALGREEN COMPANY	SERVICE PROFESSIONAL	\$40.97	\$40.97
901246	101-3001-511.22-05	CITIBANK	POSTAGE	\$516.08	\$516.08
Total Division:				\$118,965.99	
Division:	3				
206436	231-3003-511.40-11	AMERICAN PRINTING TECHNOLOGIES	SERVICE PRINTING	\$660.58	\$660.58
206442	231-3003-511.40-01	ARLINGTON HEIGHTS ANIMAL HOSPITAL	VETERINARY SERVICES	\$98.50	\$98.50
206484	231-3003-511.40-11	CMS ACCOUNTING	POLICE EQUIPMENT & SUPPLY	\$132.81	\$132.81
206680	231-3003-511.40-11	SPERANDO, RICHARD	TRAINING	\$150.00	\$150.00
206727	231-3003-511.40-02	VETERINARY SPECIALTY CENTER	MEDICAL - YARA	\$3,229.69	\$3,229.69

Check Date: 2017 - 6 - 15

WARRANT REGISTER - GM0002

Date: Wednesday, June 14, 2017
Page 16

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Total Division:				\$4,271.58	
Total Department:				\$123,237.57	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 35 Fire					
Division: 1					
206429	101-3501-512.30-35	AIR ONE EQUIPMENT	SAFETY & FIRST AID EQUIP.	\$578.40	\$1,871.64
			SAFETY & FIRST AID EQUIP.	\$140.79	
			SAFETY & FIRST AID EQUIP.	\$203.95	
			SHOES AND BOOTS	\$948.50	
206430	101-3501-512.33-05	MARK ALECKSON	SUPPLIES REIMBURSEMENT	\$59.30	\$59.30
206450	101-3501-512.33-50	ARMSTRONG MEDICAL INDUSTRIES	MEDICAL SUPPLIES	\$253.34	\$253.34
206464	101-3501-512.33-50	BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	\$272.70	\$1,969.90
			MEDICAL SUPPLIES	\$1,697.20	
206511	101-3501-512.33-05	BILJANA DAVITKOV	EMS WEEK SUPPLIES	\$256.34	\$256.34
206522	101-3501-512.30-35	FIRESERVICE MANAGEMENT	TURN OUT GEAR REPAIR	\$49.06	\$49.06
206545	101-3501-512.22-02	HARRIS TRUST & SAVINGS BANK	4TE*RMT BASIC INITIAL F	\$1.00	\$194.53
			4TE*IDPH EMS HWYSAFETY	\$150.00	
			4TE*ISPH EMS HWYSAFETY	\$40.00	
			4TE*EMT BASIC INITIAL F	\$3.53	
	101-3501-512.22-03		JW MARRIOTT INDIANAPOLIS	(\$293.67)	\$-293.67
	101-3501-512.30-05		AMAZON MKTPLACE PMTS	\$22.10	\$434.28
			AMAZON MKTPLACE PMTS	\$105.83	
			AMAZON MKTPLACE PMTS	\$47.78	
			AMAZON MKTPLACE PMTS	\$173.09	
			AMAZON MKTPLACE PMTS	\$159.99	
			AMAZON MKTPLACE PMTS	\$31.32	
			AMAZON MKTPLACE PMTS	(\$105.83)	
	101-3501-512.30-35		BULWARK ONLINE.COM	\$100.21	\$100.21
206562	101-3501-512.22-10	INNERWORKINGS LLC	BUSINESS CARDS	\$190.00	\$190.00
206568	101-3501-512.30-35	JG UNIFORMS	CLOTHING & APPAREL	\$70.00	\$430.00
			CLOTHING & APPAREL	\$145.00	
			CLOTHING & APPAREL	\$145.00	
			SHOES AND BOOTS	\$70.00	
206590	101-3501-512.22-03	LYONS, BERNIE	TUITION REIMBURSEMENT	\$1,500.00	\$1,500.00
206600	101-3501-512.31-85	MES	PRESSURE SWITCH	\$210.00	\$210.00

Check Date: 2017 - 6 - 15

WARRANT REGISTER - GM0002Date: Wednesday, June 14, 2017
Page 18

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
206616	101-3501-512.22-02	NATL FIRE PROTECTION ASSOC	MEMBERSHIP DUES	\$175.00	\$175.00
206623	101-3501-512.20-37	NORTHWEST CENTRAL DISPATCH SYS	JULY 2017 ASSESSMENT	\$23,043.07	\$23,043.07
206624	101-3501-512.22-03	NORTHWEST COMMUNITY HOSP	TRAINING	\$150.00	\$150.00
206628	101-3501-512.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$152.42	\$204.32
			OFFICE SUPPLIES	\$51.90	
206648	101-3501-512.30-35	RED WING SHOE STORE	UNIFORM SHOES	\$130.49	\$130.49
206653	101-3501-512.22-03	DAVID ROBERTS	TUITION REIMBURSEMENT	\$660.00	\$660.00
206698	101-3501-512.31-60	TOTAL FIRE & SFETY INC	FIRE EXTINGUISHER RECHARG	\$565.00	\$565.00
206703	101-3501-512.31-65	TRUE VALUE	PLUNGERS	\$9.98	\$9.98
	101-3501-512.31-85		RIVETS	\$8.98	\$54.96
			FIRE EXTINGUISHER	\$45.98	
206725	101-3501-512.21-65	VERIZON WIRELESS	INV 9786320142	\$740.83	\$740.83
206742	101-3501-512.31-85	WS DARLEY & CO	TOOLS	\$249.90	\$249.90
206743	101-3501-512.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$26.00	\$189.00
			OFFICE MACHINES & ACCESS	\$85.00	
			OFFICE MACHINES & ACCESS	\$26.00	
			OFFICE MACHINES & ACCESS	\$26.00	
			OFFICE MACHINES & ACCESS	\$26.00	
206748	101-3501-512.22-03	ZERFASS TOM	TRAINING	\$110.00	\$110.00
901246	101-3501-512.22-05	CITIBANK	POSTAGE	\$26.76	\$26.76
Total Division:				\$33,534.24	
Total Department:				\$33,534.24	

Check Date: 2017 - 6 - 15

WARRANT REGISTER - GM0002

Date: Wednesday, June 14, 2017
Page 19

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 37 Foreign Fire Insurance					
Division: 1					
206590	227-3701-512.22-03	LYONS, BERNIE	TUITION REIMBURSEMENT	\$1,500.00	\$1,500.00
206671	227-3701-512.22-03	ADAM SIELIG	TRAINING	\$457.19	\$457.19
206708	227-3701-512.50-15	US DIGITAL DESIGNS INC	FIRE PROTECTION EQUIP/SUP	\$11,323.37	\$11,323.37
Total Division:				\$13,280.56	
Total Department:				\$13,280.56	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 40 Planning					
Division: 1					
206545	101-4001-521.22-03	HARRIS TRUST & SAVINGS BANK	QUEENS MEDALLION ENTE	\$55.87	\$411.68
			BUDGET CAR AND TRUCK RENTAL	\$355.81	
	101-4001-521.40-40		ICSC	\$135.00	\$135.00
206576	266-4001-571.20-05	KANE MC KENNA & ASSOCIATES	SERVICE CONSULTING	\$3,975.00	\$3,975.00
206599	101-4001-521.40-40	MICHAEL MERTES	ICSC TRADE SHOW	\$827.95	\$827.95
206628	101-4001-521.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$351.83	\$404.34
			OFFICE SUPPLIES	\$33.64	
			OFFICE SUPPLIES	\$18.87	
206637	101-4001-521.40-40	PERKINS CHARLES WITHERINGTON	TRAINING	\$1,372.62	\$1,372.62
206676	101-4001-521.40-40	SOUND STRUCTURES INC	SERVICE CONSULTING	\$1,800.00	\$1,800.00
206689	101-4001-521.22-10	SUMMIT PRINT SOLUTIONS	SERVICE PRINTING	\$48.00	\$48.00
206717	101-4001-521.21-65	VERIZON WIRELESS	INV 9786430888	\$101.94	\$101.94
901246	101-4001-521.22-05	CITIBANK	POSTAGE	\$45.01	\$45.01
Total Division:				\$9,121.54	
Total Department:				\$9,121.54	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 45 Building					
Division: 1					
206542	101-4501-523.20-35	GRIVAS KRAUSE ASSOCIATES LTD	ENG. REVIEW	\$460.00	\$805.00
			ENG. REVIEW	\$345.00	
206545	101-4501-523.30-05	HARRIS TRUST & SAVINGS BANK	AMAZON MKTPLACE PMTS	\$14.90	\$52.89
			AMAZON MKTPLACE PMTS	\$37.99	
	101-4501-523.33-05		SHUBEES	\$216.24	\$216.24
206561	101-4501-523.21-02	IMAGING OFFICE SYSTEMS INC	MICROFICHE REPAIR	\$450.00	\$450.00
206563	101-4501-523.22-03	INTL CODE COUNCIL INC	TRAINING MATERIAL MBOYLE	\$84.50	\$84.50
206628	101-4501-523.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$619.88	\$619.88
206639	101-4501-523.22-03	PETTY CASH	TRAINING	\$10.00	\$10.00
206693	101-4501-523.21-65	THOMPSON ELEVATOR INSPECTION	SERVICE BLDG MAINT	\$76.00	\$266.00
			SERVICE BLDG MAINT	\$76.00	
			SERVICE BLDG MAINT	\$114.00	
206700	101-4501-523.20-05	TPI	PLUMBING INSPECTIONS	\$800.00	\$800.00
206722	101-4501-523.21-65	VERIZON WIRELESS	INV 9786337498	\$522.08	\$522.08
206723	101-4501-523.21-65	VERIZON WIRELESS	INV 9786337499	\$144.04	\$144.04
206743	101-4501-523.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$85.00	\$111.00
			OFFICE MACHINES & ACCESS	\$26.00	
901246	101-4501-523.22-05	CITIBANK	POSTAGE	\$128.09	\$128.09
Total Division:				\$4,209.72	
Division: 2					
206426	101-4502-523.20-25	AFFILIATED CLINICIANS CS	COUNSELING	\$100.00	\$100.00
206441	101-4502-523.20-25	ARLINGTON CENTER	COUNSELING	\$111.00	\$111.00
206444	101-4502-523.41-16	ARLINGTON HTS PARK DISTRICT	CAP CHILDREN AT PLAY	\$74.00	\$74.00
206503	101-4502-523.21-10	CORELOGIC SOLUTIONS LLC	PROPERTY SEARCH	\$220.00	\$220.00
206523	101-4502-523.21-10	FLECKS LANDSCAPING	PROPERTY MAINTENANCE	\$215.00	\$1,155.00
			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 Amt
206523...	101-4502-523.21-10...	FLECKS LANDSCAPING...	PROPERTY MAINTENANCE	\$130.00	\$1,155.00...
			PROPERTY MAINTENANCE	\$70.00	
			PROPERTY MAINTENANCE	\$330.00	
			PROPERTY MAINTENANCE	\$70.00	
			PROPERTY MAINTENANCE	\$85.00	
206538	101-4502-523.21-02	GORDON STOWE	VISION/HEARING MACHINE MA	\$504.00	\$504.00
206545	101-4502-523.40-53	HARRIS TRUST & SAVINGS BANK	COMED PAYMENT	\$267.52	\$503.51
			NICOR GAS BILL	\$102.95	
			RED ROOF INN	\$133.04	
206559	101-4502-523.22-02	IL PUBLIC HEALTH ASSOCIATION	DUES	\$436.10	\$436.10
206572	101-4502-523.20-25	JOURNEYS COUNSELING CENTER LLC	COUNSELING	\$1,095.00	\$1,510.00
			COUNSELING	\$415.00	
206577	101-4502-523.20-25	KATOR LCSW, ANNE	COUNSELING	\$180.00	\$360.00
			COUNSELING	\$180.00	
206585	101-4502-523.20-25	SHERRY LEMKE	COUNSELING	\$225.00	\$525.00
			COUNSELING	\$300.00	
206617	101-4502-523.40-60	NATL HOME RENTALS	RENT/HOUSING ASSISTANCE	\$300.00	\$300.00
206639	101-4502-523.22-03	PETTY CASH	TRAINING	\$39.00	\$90.44
			CAB FARE	\$20.00	
			TRAVEL TO NATL REST. SHOW	\$31.44	
	101-4502-523.33-10		TRAINING	\$45.00	\$45.00
206687	101-4502-523.33-10	STERICYCLE	MEDICAL WASTE DISPOSAL	\$1,430.88	\$1,430.88
206699	101-4502-523.22-10	TOTAL PRINT SOLUTIONS	HANDWASHING LABELS	\$348.25	\$348.25
206720	101-4502-523.21-65	VERIZON WIRELESS	9786546225	\$177.18	\$177.18
206743	101-4502-523.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$85.00	\$85.00
901246	101-4502-523.22-05	CITIBANK	POSTAGE	\$167.38	\$167.38
Total Division:				\$8,142.74	
Division:	3				
206434	101-4503-523.22-40	AMERICAN CHARGE SERVICE	TAXI PROGRAM	\$18.00	\$18.00
206476	101-4503-523.21-65	CELESTE MAGERS	PRESENTATION	\$100.00	\$100.00
206545	101-4503-523.21-65	HARRIS TRUST & SAVINGS BANK	VOLGISTICS INC	\$61.00	\$61.00
	101-4503-523.31-65		WALMART	\$43.74	\$517.74

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
206545...	101-4503-523.31-65...	HARRIS TRUST & SAVINGS BANK...	JEWEL	\$33.97	\$517.74...
			GFS STORE	\$52.72	
			WW GRAINGER	\$312.00	
			HOMEGOODS #229	\$75.31	
206628	101-4503-523.30-05	OFFICE DEPOT	OVERPAID 917142751001	(\$0.08)	\$-0.08
	101-4503-523.31-65		CAFE SUPPLIES	\$249.92	\$661.11
			CAFE SUPPLIES	\$359.80	
			CAFE SUPPLIES & OFFICE SU	\$51.39	
206641	101-4503-523.22-03	PETTY CASH/SENIOR CENTER	TRAINING	\$7.99	\$7.99
	101-4503-523.30-05		OFFICE SUPPLIES	\$30.00	\$30.00
	101-4503-523.31-65		PROGRAM SUPPLIES	\$178.79	\$178.79
206711	101-4503-523.31-65	KARIE VAN GRINSVEN	PROGRAM SUPPLIES	\$325.52	\$325.52
901246	101-4503-523.22-05	CITIBANK	POSTAGE	\$31.60	\$31.60
Total Division:				\$1,931.67	
Total Department:				\$14,284.13	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 50 Engineering					
Division: 1					
2106	211-5001-571.50-40	JOHNSON PAVING CO	SERVICE CONSULTING	\$52,390.35	\$52,390.35
2107	401-5001-571.50-30	ARROW ROAD CONSTRUCTION CO	SERVICE CONSTRUCTION	\$45,045.00	\$45,045.00
206452	401-5001-571.50-30	ARROW ROAD CONSTRUCTION CO	SERVICE CONSTRUCTION	\$80,017.25	\$80,017.25
206500	401-5001-571.50-30	CONSTRUCTION & GEOTECHNICAL	SERVICE PROFESSIONAL	\$5,880.00	\$5,880.00
206540	101-5001-524.20-05	GOVTEMPSUSA LLC	TEMP PLAN REVIEWER	\$1,330.00	\$3,444.00
			TEMP PLAN REVIEWER	\$2,114.00	
206545	101-5001-524.22-03	HARRIS TRUST & SAVINGS BANK	AMERICAN PUBLIC WORKS	\$75.00	\$75.00
206570	211-5001-571.50-40	JOHNSON PAVING CO	SERVICE CONSTRUCTION	\$277,200.52	\$277,200.52
206582	101-5001-524.22-10	KWIK BUSINESS PRINTING	INSPECTION STICKERS	\$207.34	\$207.34
206593	101-5001-524.22-03	MASSARELLI JAMES	APWA CONFERENCE	\$450.00	\$450.00
206628	101-5001-524.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$977.56	\$977.56
206639	101-5001-524.30-35	PETTY CASH	SAFETY SHOE REIMB	\$50.00	\$50.00
206643	101-5001-524.21-65	PRECISION REPRODUCTION INC	PLAN SETS - MFT 2017	\$123.20	\$204.00
			MFT2017 PLAN COPIES	\$80.80	
206714	101-5001-524.21-65	VERIZON WIRELESS	INV 9786016899	\$483.96	\$483.96
206743	101-5001-524.22-15	XEROX CORPORATION	RENTAL/LEASE EQUIPMENT	\$85.00	\$85.00
206745	101-5001-524.22-03	DIMOS ZAHAROPOULOS	P.E. TESTING FEES	\$373.00	\$373.00
206747	401-5001-571.50-30	MIKE ZAWACKE	SIDEWALK REIMBURSEMENT	\$575.00	\$575.00
901246	101-5001-524.22-05	CITIBANK	POSTAGE	\$265.38	\$265.38
Total Division:				\$467,723.36	
Total Department:				\$467,723.36	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 71 Public Works					
Division: 1					
206423	401-7101-571.50-20	ABT ELECTRONICS	FIRE STA 2 STOVE REP	\$2,227.26	\$2,227.26
206424	101-7101-531.31-55	ACTIVE ELECTRICAL SUPPLY CO	STREET LIGHT SUPP	\$25.73	\$25.73
	101-7101-531.31-75		STREET LIGHT SUPP	\$2,339.20	\$2,339.20
206425	101-7101-531.31-55	ADDISON BUILDING MATERIAL CO	BUILDING SUPPLIES	\$28.76	\$28.76
206427	101-7101-531.21-02	AFFILIATED CUSTOMER SERVICE INC	PW SPRINKLER EMERG REP	\$320.00	\$320.00
206429	101-7101-531.31-65	AIR ONE EQUIPMENT	HOSES	\$399.60	\$399.60
206432	101-7101-531.21-11	ALPHA BUILDING MAINTENANCE SRVS	SERVICE BLDG MAINT	\$3,987.50	\$3,987.50
206435	101-7101-531.21-11	AMERICAN DOOR & DOCK	FLEET GARGAE DOOR REP	\$325.82	\$325.82
	401-7101-571.50-20		FLEET GARAGE DOOR REP	\$2,590.00	\$2,590.00
206438	101-7101-531.31-55	ANDERSON LOCK	FIRE STA 2 LOCK SUPP	\$414.00	\$444.90
			FIRE STA 2 DOOR HINGES	\$30.90	
206439	101-7101-531.22-03	APWA	PW-M REGISTRATION	\$1,008.00	\$1,008.00
206445	101-7101-531.31-65	ARLINGTON POWER EQUIPMENT	FORESTRY TOOL SUPP	\$73.08	\$93.96
			FORESTRY TOOL SUPP	\$20.88	
206446	515-7101-525.33-05	ARLINGTON RENTAL INC	FOLDING CHAIRS	\$196.20	\$196.20
206453	401-7101-571.50-20	ASTORIA CONSTRUCTION	SERVICE BLDG MAINT	\$41,349.99	\$41,349.99
206454	101-7101-531.22-70	AT & T	CLF/CFA/CIRCUIT	\$1,755.17	\$1,755.17
206455	101-7101-531.22-70	AT & T	CLF/CFA/CIRCUIT	\$1,507.50	\$1,507.50
206456	101-7101-531.22-70	AT & T LONG DISTANCE	ID 2147713	\$9,500.45	\$9,500.45
206459	101-7101-531.31-55	AUTOMATIC APPLIANCE	FRIDGE FILTER	\$91.90	\$91.90
			FRIDGE FILTER	\$91.90	
			SUPPLIES	(\$91.90)	
206465	101-7101-531.30-39	BP	GAS	\$94.32	\$94.32
206469	101-7101-531.21-36	C C CARTAGE INC	RENTAL/LEASE EQUIPMENT	\$5,535.86	\$6,039.12
			RENTAL/LEASE EQUIPMENT	\$503.26	
	101-7101-531.21-62		SERVICE DISPOSAL	\$2,665.00	\$2,665.00
206474	426-7101-571.50-25	CARDNO INC	SERVICE CONSULTING	\$5,602.18	\$5,602.18
206480	101-7101-531.21-55	CHRISTOPHER B BURKE LTD	MONITOR REPORT	\$764.09	\$764.09
206481	101-7101-531.21-11	CINTAS CORP	PW MATS	\$87.01	\$168.60
			MATS	\$26.42	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
206481...	101-7101-531.21-11...	CINTAS CORP...	MATS	\$55.17	\$168.60...
	101-7101-531.30-35		PW UNIFORM	\$52.28	\$98.09
			UNIFORM	\$52.28	
			UNIFORM	\$52.28	
			STEVE MADAY CREDIT	(\$58.75)	
206492	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	2985063029	\$76.84	\$76.84
206496	101-7101-531.31-90	COMPASS MINERALS AMERICA	STREET/SIDEWALK SUPPLIES	\$4,608.53	\$4,608.53
206497	101-7101-531.21-11	COMPLETE CLEANING CO INC	SERVICE BLDG MAINT	\$4,438.00	\$4,438.00
206507	101-7101-531.21-11	CRYSTAL MAINTENANCE & MGMT SRVS	SERVICE BLDG MAINT	\$9,745.00	\$9,745.00
206515	101-7101-531.21-50	DYNEGY ENERGY SERVICES	1627055057	\$769.81	\$769.81
206518	101-7101-531.31-90	ENECON CORP	STREET/SIDEWALK SUPPLIES	\$5,495.00	\$5,495.00
206523	435-7101-571.50-55	FLECKS LANDSCAPING	SERVICE TREES	\$2,500.00	\$7,748.00
			SERVICE TREES	\$5,248.00	
206528	101-7101-531.21-02	FOUNTAIN TECHNOLOGIES LTD	FOUNTAIN MAINT	\$85.00	\$85.00
206539	101-7101-531.31-65	CHESTER GORECKI	MEMORIAL DAY EVENT SUPP	\$829.68	\$829.68
206541	101-7101-531.31-55	GRAINGER W W INC	SUPPLIES	\$152.17	\$152.17
	101-7101-531.31-65		FIRE STA 2 HOSE PARTS	\$14.36	\$660.91
			FIRE STA 3 AIR COMP	\$646.55	
206546	101-7101-531.21-02	HAYES MECHANICAL	VH VAV BOX LEAK REPAIR	\$1,682.38	\$12,361.76
			SR CENT PREVEN MAINT	\$505.00	
			VH HVAC PREVEN MAINT	\$793.00	
			FIRE 1 HVAC PREVEN MAIN	\$273.00	
			FIRE 2 HVAC PREVEN MAIN	\$435.00	
			PW HVAC PREVEN MAINT	\$842.00	
			PD AC START UP	\$2,180.00	
			VH BOILER REP	\$2,575.60	
			FIRE STA 2 A/C IT ROOM	\$1,167.45	
			PD BOILER PUMP REP	\$503.00	
			PW GAR HEATER REP	\$1,405.33	
206553	101-7101-531.21-50	HOMEFIELD ENERGY	3291084013	\$8,487.00	\$8,487.00
206555	101-7101-531.31-45	HP PRODUCTS CORP	JANITORIAL SUPPLIES	\$15,148.04	\$15,148.04
206564	101-7101-531.21-11	INTL EXTERMINATORS INC	PEST CONTROL	\$246.00	\$994.00
			PEST CONTROL	\$196.00	
			PEST CONTROL	\$432.00	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
206564...	101-7101-531.21-11...	INTL EXTERMINATORS INC...	PEST CONTROL	\$60.00	\$994.00...
			PEST CONTROL	\$60.00	
206567	101-7101-531.31-55	JC LICHT	PAINT SUPPLIES	\$51.84	\$499.24
			PAINT SUPPLIES	\$447.40	
206569	101-7101-531.21-02	JOHNSON CONTROLS	SERVICE BLDG MAINT	\$4,940.00	\$4,940.00
206571	101-7101-531.21-15	MARK JOHNSON	CURB REIMBURSEMENT	\$448.70	\$448.70
206573	101-7101-531.31-55	JUST FAUCETS	PLUMBING SUPPLIES	\$50.00	\$206.56
			PLUMBING SUPPLIES	\$156.56	
206589	101-7101-531.30-05	LOWES COMMERCIAL SERVICES	OFFICE SUPPLIES, GENERAL	\$152.25	\$152.25
	101-7101-531.31-40		AGRICULTURAL SUPPLIES	\$60.99	\$60.99
	101-7101-531.31-55		HARDWARE SUPPLIES	(\$19.60)	\$90.50
			HARDWARE SUPPLIES	(\$7.97)	
			PAINT & EQUIPMENT	\$19.94	
			HARDWARE SUPPLIES	\$27.90	
			PLUMBING EQUIP FIXT,SUPP	\$11.21	
			HARDWARE SUPPLIES	\$52.20	
			STREET/SIDEWALK SUPPLIES	\$22.08	
			HARDWARE SUPPLIES	(\$19.03)	
			HARDWARE SUPPLIES	\$3.77	
	101-7101-531.31-65		HAND TOOLS-POWER/NON POW	\$37.00	\$393.50
			HAND TOOLS-POWER/NON POW	\$73.98	
			STREET/SIDEWALK SUPPLIES	\$98.83	
			STREET/SIDEWALK SUPPLIES	\$85.32	
			HARDWARE SUPPLIES	\$46.13	
			STREET/SIDEWALK SUPPLIES	\$52.24	
	101-7101-531.31-75		STREET LIGHT SUPPLIES	\$54.46	\$54.46
	101-7101-531.31-80		STREET/SIDEWALK SUPPLIES	\$10.94	\$10.94
	101-7101-531.31-85		HAND TOOLS-POWER/NON POW	\$263.29	\$398.99
			HARDWARE SUPPLIES	\$2.28	
			AGRICULTURAL EQUIP&IMPLEM	\$16.14	
			AGRICULTURAL SUPPLIES	\$11.96	
			HAND TOOLS-POWER/NON POW	\$85.42	
			HAND TOOLS-POWER/NON POW	\$19.90	
	101-7101-531.33-05		AGRICULTURAL EQUIP&IMPLEM	\$87.69	\$108.81

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
206589...	101-7101-531.33-05...	LOWES COMMERCIAL SERVICES...	STREET/SIDEWALK SUPPLIES	\$21.12	\$108.81...
206605	101-7101-531.21-02	MID AMERICAN ELEVATOR CO INC	VH LOAD TESTING	\$1,032.50	\$1,540.75
			VILL HALL SERVICE	\$508.25	
206606	101-7101-531.31-40	MIDWEST GROUNDCOVERS	EUCLID ROWLING PLANTING	\$391.12	\$609.12
			PLANTING DUNDEE 52 GATE	\$308.75	
			REF INV I524263	(\$90.75)	
206607	101-7101-531.21-62	MIDWEST MATERIAL MANAGEMENT	SERVICE DISPOSAL	\$1,858.27	\$1,858.27
206608	101-7101-531.21-55	MILIEU DESIGN LLC	SERVICE MISCELLANEOUS	\$1,596.96	\$5,496.35
			SERVICE MISCELLANEOUS	\$1,905.93	
			SERVICE MISCELLANEOUS	\$1,993.46	
206620	101-7101-531.22-03	NORTHEASTERN IL PUBLIC SAFETY	HAZ MAT TRAINING	\$330.00	\$480.00
			TRAINING	\$150.00	
206626	101-7101-531.31-55	NORTHWEST ELECTRICAL SUPPLY CO	TEEN CENTER ELEC REP	\$72.77	\$72.77
206627	101-7101-531.30-35	OCCUPATIONAL TRAINING & SUPPLY	GLOVES	\$675.90	\$675.90
206628	101-7101-531.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$41.99	\$172.50
			OFFICE SUPPLIES	\$39.43	
			OFFICE SUPPLIES	\$51.89	
			OFFICE SUPPLIES	\$39.19	
206629	101-7101-531.31-90	ORANGE CRUSH LLC	STREET/SIDEWALK SUPPLIES	\$5,326.97	\$5,326.97
206634	101-7101-531.31-65	CRIS PAPIERNIAK	EVENT SUPPLIES	\$99.57	\$99.57
206638	101-7101-531.31-40	PESCHES FLOWER SHOP	FLOWERS	\$561.51	\$1,655.27
			FLOWERS	\$105.54	
			FLOWERS	\$834.72	
			FLOWERS	\$153.50	
	101-7101-531.33-05		FLAGS AND DECO	\$137.46	\$137.46
206645	101-7101-531.30-35	IPROMOTEU	CLOTHING & APPAREL	\$2,256.00	\$2,256.00
206650	401-7101-572.50-10	RITTER GIS	SERVICE CONSULTING	\$8,992.50	\$8,992.50
206652	101-7101-531.30-39	RKA PETROLEUM COMPANIES INC	FUEL,OIL,GREASE, & LUBES	\$16,119.08	\$16,119.08
206661	101-7101-531.30-35	SAF T GUARD INTL INC	T SHIRTS	\$521.43	\$521.43
206666	101-7101-531.21-36	SERVICE SANITATION	MEMORIAL DAY RESTROOM	\$1,332.00	\$1,332.00
206669	101-7101-531.31-45	SHERWIN ACE HARDWARE	JANITORIAL SUPPLIES	\$21.56	\$21.56
	101-7101-531.31-55		HARDWARE SUPPLIES	\$18.86	\$174.54
			VEH MAINTENANCE SUPPLY	\$23.13	
			HARDWARE SUPPLIES	\$122.57	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
206669...	101-7101-531.31-55...	SHERWIN ACE HARDWARE...	ELECTRICAL EQUIP & SUPPLY	\$9.98	\$174.54...
	101-7101-531.31-65		BATTERIES	\$13.99	\$13.99
206670	101-7101-531.31-55	SHERWIN WILLIAMS PAINT CO #3408	PAINT SUPPLIES	\$40.27	\$40.27
206675	101-7101-531.22-70	SOUND INCORPORATED	SEN CENTER IT WORK	\$337.50	\$410.23
			SEN CENTER PHN WARRENTY	\$72.73	
206679	101-7101-531.30-39	SPEEDWAY LLC	GAS	\$39.82	\$39.82
206684	101-7101-531.31-55	STANDARD PIPE & SUPPLY INC	BUILDING MAINTENANCE	\$14.42	\$233.05
			BUILDING MAINTENANCE	\$5.47	
			BUILDING MAINTENANCE	\$213.16	
206685	235-7101-572.50-15	STEINER ELECTRIC	GENERATOR TRANS SWITCH	\$1,595.00	\$1,595.00
206701	101-7101-531.21-36	TRAFFIC CONTROL & PROTECTION	EVENT BARRICADES	\$890.00	\$890.00
206737	435-7101-571.50-55	WEST CENTRAL MUNICIPAL CONF	AGRICULTURAL SUPPLIES	\$18,526.00	\$18,526.00
206740	101-7101-531.20-05	WILSON CONSULTING	SERVICE CONSULTING	\$2,700.00	\$2,700.00
801639	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	3183115007	\$10.66	\$3,820.82
			4643388009	\$99.83	
			5492508009	\$78.43	
			8572043011	\$56.08	
			4321662000	\$1,485.62	
			5492508009	\$74.07	
			0002031003	\$31.55	
			4286290000	\$610.08	
			4321662000	\$1,374.50	
801640	101-7101-531.21-50	NICOR	19426400008	\$92.21	\$5,931.04
			38096400007	\$948.75	
			94830700004	\$444.49	
			06802945268	\$24.42	
			28178600004	\$336.56	
			38178600003	\$323.71	
			40178600009	\$136.51	
			58401600000	\$563.16	
			97034457784	\$1,052.15	
			25422686599	\$1,474.87	
			15839647334	\$534.21	
801641	101-7101-531.22-70	AT & T	5775795	\$244.10	\$16,873.35

Check Date: 2017 - 6 - 15

WARRANT REGISTER - GM0002

Date: Wednesday, June 14, 2017
Page 30

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
801641...	101-7101-531.22-70...	AT & T...	5775453	\$69.91	\$16,873.35...
			R160519	\$2,246.27	
			Z972784	\$647.92	
			4397868	\$82.06	
			3920866	\$67.26	
			7971321	\$41.06	
			5906000	\$859.37	
			2553505	\$2,459.11	
			3421536	\$41.00	
			3944368	\$41.00	
			3942062	\$41.02	
			R190289	\$461.63	
			2533438	\$85.82	
			2533120	\$8,919.65	
			3989336	\$424.09	
			5775453	\$72.21	
			3920866	\$69.87	
901246	101-7101-531.22-05	CITIBANK	POSTAGE	\$20.35	\$20.35
Total Division:				\$261,223.98	
Total Department:				\$261,223.98	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 72 Water and Sewer					
Division: 1					
206439	505-7201-561.22-03	APWA	PW-U REGISTRATION	\$924.00	\$924.00
206451	505-7201-561.50-15	ARROW MASONRY MAINTENANCE INC	SERVICE BLDG MAINT	\$3,980.00	\$3,980.00
206462	505-7201-561.31-55	BENJAMIN MOORE MT PROSPECT PAINT	LOST CREEK PAINT	\$21.17	\$21.17
206469	505-7201-561.21-36	C C CARTAGE INC	RENTAL/LEASE EQUIPMENT	\$10,316.83	\$33,466.79
			RENTAL/LEASE EQUIPMENT	\$23,149.96	
	505-7201-561.21-62		SERVICE DISPOSAL	\$5,980.00	\$5,980.00
	505-7201-561.31-90		STREET/SIDEWALK SUPPLIES	\$7,881.05	\$13,544.14
			STREET/SIDEWALK SUPPLIES	\$5,663.09	
206486	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0789016039	\$917.13	\$917.13
206487	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0111076085	\$309.52	\$309.52
206488	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0405097038	\$3,800.11	\$3,800.11
206489	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0522082015	\$1,270.17	\$1,270.17
206490	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0684023014	\$120.00	\$120.00
206493	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0159027139	\$2,471.20	\$2,471.20
206495	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0705092066	\$104.27	\$104.27
206505	505-7201-561.22-20	CREEKSIDE PRINTING	WATER REPORT	\$1,775.45	\$1,775.45
206514	505-7201-561.21-50	DYNEGY ENERGY SERVICES	01297160055	\$433.68	\$433.68
206517	505-7201-561.31-05	EFENGEE ELECTRIC	REPLACE CHECK # 204345	\$160.00	\$160.00
206541	505-7201-561.31-85	GRAINGER W W INC	WATER TESTING SUPPLY	\$63.82	\$94.04
			WATER TESTING SUPPLY	\$30.22	
206544	505-7201-561.31-85	HARBOR FREIGHT TOOLS	WATER METERS SUPPLY	\$50.83	\$50.83
206547	505-7201-561.21-35	HBK WATER METER SERVICE INC	SERVICE METER	\$3,971.19	\$12,982.14
			SERVICE METER	\$6,544.47	
			SERVICE METER	\$2,466.48	
	505-7201-561.31-02		WATER SEWER SYSTEM SUPPLY	\$6,450.00	\$8,225.81
			METERS SUPP PARTS	\$768.41	
			METERS SUPP PARTS	\$552.00	
			METERS SUPP PARTS	\$455.40	
206548	505-7201-561.31-01	HD SUPPLY WATERWORKS LTD	COPPER TUBING	\$2,034.00	\$3,414.00
			WATER DIST SUPP	\$1,380.00	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
206554	505-7201-561.21-50	HOMEFIELD ENERGY	0528113037	\$2,313.93	\$2,313.93
206579	505-7201-561.22-02	RYAN KINDLE	CDL REIMBURSEMENT	\$50.00	\$50.00
206589	505-7201-561.31-02	LOWES COMMERCIAL SERVICES	PLUMBING EQUIP FIXT,SUPP	\$123.19	\$152.77
			HARDWARE SUPPLIES	\$29.58	
	505-7201-561.31-55		WATER SEWER SYSTEM SUPPLY	\$3.41	\$94.62
			ELECTRICAL EQUIP & SUPPLY	\$7.59	
			ELECTRICAL EQUIP & SUPPLY	\$50.51	
			PAINT & EQUIPMENT	\$33.11	
	505-7201-561.31-65		HAND TOOLS-POWER/NON POW	\$13.28	\$42.81
			PAINT & EQUIPMENT	\$29.53	
	505-7201-561.31-85		PUMPING SYSTEM SUPPLIES	\$160.55	\$160.55
206596	505-7201-561.20-05	MC HENRY ANALYTICAL WATER LAB	WATER SAMPLES	\$460.00	\$460.00
206598	505-7201-561.31-07	MENONI & MECOGNI	SEWER SUPP	\$506.68	\$3,741.28
			SEWER SUPP	\$3,234.60	
206607	505-7201-561.21-62	MIDWEST MATERIAL MANAGEMENT	SERVICE DISPOSAL	\$1,858.28	\$1,858.28
206620	505-7201-561.22-03	NORTHEASTERN IL PUBLIC SAFETY	HAZ MAT TRAINING	\$220.00	\$220.00
206626	505-7201-561.31-55	NORTHWEST ELECTRICAL SUPPLY CO	WELL 17 GLOBES	\$26.25	\$26.25
206627	505-7201-561.30-35	OCCUPATIONAL TRAINING & SUPPLY	GLOVES	\$675.90	\$675.90
206628	505-7201-561.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$48.35	\$195.99
			OFFICE SUPPLIES	\$86.18	
			OFFICE SUPPLIES	\$25.53	
			OFFICE SUPPLIES	\$35.93	
206630	505-7201-561.31-90	OZINGA READY MIX CONCRETE INC	RESTORATION CONCRETE	\$667.50	\$667.50
206644	505-7201-561.30-35	PRO SAFETY INC	CLOTHING & APPAREL	\$42.75	\$42.75
206645	505-7201-561.30-35	IPROMOTEU	CLOTHING & APPAREL	\$2,068.00	\$2,068.00
206650	505-7201-561.50-10	RITTER GIS	SERVICE CONSULTING	\$5,995.00	\$5,995.00
206661	505-7201-561.30-35	SAF T GUARD INTL INC	CLOTHING	\$521.44	\$521.44
206667	505-7201-561.22-30	SERVPRO	SERVICE BLDG MAINT	\$5,424.48	\$5,424.48
206669	505-7201-561.31-02	SHERWIN ACE HARDWARE	BATTERIES	\$58.95	\$164.16
			EQUIPMENT, NON OFFICE	\$3.99	
			HARDWARE SUPPLIES	\$26.99	
			HARDWARE SUPPLIES	\$7.30	
			TAPE, ADHESIVE	\$9.99	
			PLUMBING EQUIP FIXT,SUPP	\$52.05	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
206669...	505-7201-561.31-02...	SHERWIN ACE HARDWARE...	HARDWARE SUPPLIES	\$4.89	\$164.16...
	505-7201-561.31-65		JANITORIAL SUPPLIES	\$11.98	\$11.98
206684	505-7201-561.31-02	STANDARD PIPE & SUPPLY INC	PLUMBING SUPPLIES	\$136.43	\$136.43
206691	505-7201-561.21-35	TAYLOR PLUMBING	SERVICE METER	\$3,523.68	\$3,523.68
206692	505-7201-561.31-02	TEST GAUGE & BACKFLOW SUPPLY	METER SUPPLIES	\$119.02	\$1,195.81
			METER SUPPLIES	\$982.90	
			METER SUPPLIES	\$93.89	
206710	505-7201-561.31-85	USA BLUEBOOK	WATER DIST SUPPLIES	\$251.80	\$251.80
206734	505-7201-561.31-01	WATER PRODUCTS CO	WATER DIST SUPPLIES	\$2,034.00	\$2,034.00
206749	505-7201-561.31-01	ZIEBELL WATER SERVICE PRODUCTS	WATER DIST SUPPLIES	\$559.96	\$803.70
			WATER DIST SUPPLIES	\$243.74	
801639	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	3973144001	\$156.15	\$472.96
			1104021044	\$112.60	
			3973144001	\$173.14	
			0368380009	\$31.07	
801640	505-7201-561.21-50	NICOR	42567835683	\$26.41	\$297.04
			76830700001	\$89.10	
			90920700003	\$83.29	
			05850400002	\$54.81	
			058544400003	\$43.43	
801641	505-7201-561.22-70	AT & T	4374684	\$40.93	\$1,449.97
			5908085	\$173.60	
			4374685	\$41.05	
			4374684	\$41.05	
			5908085	\$173.86	
			5902105	\$935.92	
			2530174	\$43.56	
Total Division:				\$129,097.53	
Total Department:				\$129,097.53	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 73 Parking					
Division: 1					
206485	235-7301-532.21-50	COMMONWEALTH EDISON COMPANY	4286290000	\$611.90	\$611.90
801639	235-7301-532.21-50	COMMONWEALTH EDISON COMPANY	5231622008	\$77.06	\$77.06
Total Division:				\$688.96	
Division: 2					
206431	235-7302-532.21-11	ALL WINDOW CLEANING SERV INC	VAIL GAR WIND CLN	\$1,475.00	\$1,475.00
206494	235-7302-532.21-50	COMMONWEALTH EDISON COMPANY	4874331007	\$1,165.83	\$1,165.83
206605	235-7302-532.21-02	MID AMERICAN ELEVATOR CO INC	VAIL GAR REPAIR	\$704.00	\$968.00
			VAIL GAR SERVICE	\$264.00	
	235-7302-532.33-05		VAIL GAR CALL BUTTONS	\$650.00	\$650.00
801641	235-7302-532.21-50	AT & T	2530978	\$137.90	\$137.90
Total Division:				\$4,396.73	
Division: 3					
206431	235-7303-532.21-11	ALL WINDOW CLEANING SERV INC	EASTMAN GAR WIND CLN	\$960.00	\$960.00
206605	235-7303-532.21-02	MID AMERICAN ELEVATOR CO INC	EAST GAR NW ELEV REPAIR	\$176.00	\$528.00
			EAST PK GAR NW REPAIR	\$352.00	
206626	235-7303-532.31-65	NORTHWEST ELECTRICAL SUPPLY CO	NORTH GAR SWITCH PART	\$12.92	\$12.92
801640	235-7303-532.21-50	NICOR	12690400002	\$24.98	\$24.98
801641	235-7303-532.21-50	AT & T	6320028	\$1,198.69	\$1,198.69
Total Division:				\$2,724.59	
Division: 4					
206491	235-7304-532.21-50	COMMONWEALTH EDISON COMPANY	0983023007	\$325.27	\$325.27
206626	235-7304-532.33-05	NORTHWEST ELECTRICAL SUPPLY CO	EVERGRN GAR EMERG SUPP	\$823.86	\$823.86
801640	235-7304-532.21-50	NICOR	92296400002	\$96.45	\$96.45

Check Date: 2017 - 6 - 15

WARRANT REGISTER - GM0002

Date: Wednesday, June 14, 2017
Page 35

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Total Division:				\$1,245.58	
Total Department:				\$9,055.86	

Check Date: 2017 - 6 - 15

WARRANT REGISTER - GM0002

Date: Wednesday, June 14, 2017
Page 36

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 74 Solid Waste Dispsl SWANCC					
Division: 1					
901244	511-7401-562.21-54	SOLID WASTE AGENCY	TIPPING FEES - JULY 2017	\$90,263.99	\$90,263.99
Total Division:				\$90,263.99	
Total Department:				\$90,263.99	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 75 Municipal Fleet Services					
Division: 1					
206439	621-7501-551.22-03	APWA	PW-F REGISTRATION	\$168.00	\$168.00
206440	621-7501-551.22-03	APWA ILLINOIS PUBLIC SERVICE	SALISBURY IPSI REG.	\$100.00	\$100.00
206443	621-7501-551.21-07	ARLINGTON HTS FORD INC	VEH MAINTENANCE SUPPLY	\$346.50	\$346.50
	621-7501-551.31-51		VEH MAINTENANCE SUPPLY	\$40.90	\$767.79
			VEH MAINTENANCE SUPPLY	\$34.41	
			VEH MAINTENANCE SUPPLY	\$37.92	
			VEH MAINTENANCE SUPPLY	\$12.64	
			VEH MAINTENANCE SUPPLY	\$665.57	
			VEH MAINTENANCE SUPPLY	\$105.63	
			VEH MAINTENANCE SUPPLY	\$77.72	
			VEH MAINTENANCE SUPPLY	\$36.52	
			VEH MAINTENANCE SUPPLY	\$40.58	
			VEH MAINTENANCE SUPPLY	\$224.98	
			VEH MAINTENANCE SUPPLY	(\$50.00)	
			VEH MAINTENANCE SUPPLY	(\$126.08)	
			VEH MAINTENANCE SUPPLY	(\$333.00)	
206445	621-7501-551.31-51	ARLINGTON POWER EQUIPMENT	VEH MAINTENANCE SUPPLY	\$79.02	\$153.22
			VEH MAINTENANCE SUPPLY	\$74.20	
206458	621-7501-551.31-51	AUTO TECH CENTERS INC	VEH MAINTENANCE SUPPLY	\$1,150.86	\$1,231.60
			VEH MAINTENANCE SUPPLY	\$80.74	
206460	621-7501-551.21-02	B & K EQUIPMENT	PW FUEL PUMP REPAIR	\$607.39	\$607.39
206461	621-7501-551.31-51	BATTERIES PLUS LLC	BATTERIES	\$384.29	\$535.23
			FLEET BULBS	\$150.94	
206473	621-7501-551.31-51	CAR QUEST	VEH MAINTENANCE SUPPLY	(\$66.12)	\$186.72
			VEH MAINTENANCE SUPPLY	(\$23.99)	
			VEH MAINTENANCE SUPPLY	(\$123.94)	
			VEH MAINTENANCE SUPPLY	\$66.12	
			VEH MAINTENANCE SUPPLY	\$235.75	
			VEH MAINTENANCE SUPPLY	\$19.68	
			VEH MAINTENANCE SUPPLY	\$8.38	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
206473...	621-7501-551.31-51...	CAR QUEST...	VEH MAINTENANCE SUPPLY	\$23.91	\$186.72...
			VEH MAINTENANCE SUPPLY	\$46.93	
206475	621-7501-551.21-07	CASSIDY TIRE & SERVICE	WHEEL ALIGNMENT	\$79.99	\$159.98
			WHEEL ALIGNMENT	\$79.99	
	621-7501-551.31-51		TIRES	\$314.08	\$769.08
			TIRES	\$366.00	
			TIRES	\$89.00	
206477	621-7501-551.31-51	CERTIFIED LABORATORIES	VEH MAINTENANCE SUPPLY	\$89.70	\$89.70
206478	621-7501-551.21-02	CFA SOFTWARE INC	SOTWARE MAINT	\$1,695.00	\$1,695.00
206479	621-7501-551.31-51	CHICAGO PARTS AND SOUND	VEH MAINTENANCE SUPPLY	\$122.84	\$190.28
			VEH MAINTENANCE SUPPLY	\$67.44	
206481	621-7501-551.30-35	CINTAS CORP	UNIFORM	\$52.28	\$45.81
			UNIFORM	\$52.28	
			STEVE MADAY CREDIT	(\$58.75)	
206482	621-7501-551.21-36	CITY WELDING SALES & SERVICE	VEH MAINTENANCE SUPPLY	\$134.91	\$134.91
206504	621-7501-551.31-51	CPS INC	VEH MAINTENANCE SUPPLY	\$47.39	\$47.39
206527	621-7501-551.31-51	FOSTER COACH SALES INC	VEH MAINTENANCE SUPPLY	\$24.14	\$24.14
206541	621-7501-551.33-05	GRAINGER W W INC	VEH MAINTENANCE SUPPLY	\$150.03	\$150.03
206583	621-7501-551.31-51	LEACH ENTERPRISES INC	VEH MAINTENANCE SUPPLY	\$161.57	\$161.57
206584	621-7501-551.31-51	LEE AUTO PARTS	VEH MAINTENANCE SUPPLY	\$21.40	\$21.40
206594	621-7501-551.31-51	MASTER HITCH INC	VEH MAINTENANCE SUPPLY	\$42.95	\$42.95
			VEH MAINTENANCE SUPPLY	\$12.00	
			VEH MAINTENANCE SUPPLY	(\$12.00)	
206611	621-7501-551.31-51	MORTON GROVE AUTOMOTIVE WEST	VEH MAINTENANCE SUPPLY	\$295.00	\$295.00
206615	621-7501-551.31-51	NAPA HEIGHTS AUTOMOTIVE	VEH MAINTENANCE SUPPLY	(\$57.88)	\$411.41
			VEH MAINTENANCE SUPPLY	\$151.84	
			VEH MAINTENANCE SUPPLY	\$75.92	
			VEH MAINTENANCE SUPPLY	\$24.68	
			VEH MAINTENANCE SUPPLY	\$57.88	
			VEH MAINTENANCE SUPPLY	\$14.99	
			VEH MAINTENANCE SUPPLY	\$143.98	
206620	621-7501-551.22-03	NORTHEASTERN IL PUBLIC SAFETY	HAZ MAT TRAINING	\$220.00	\$220.00
206628	621-7501-551.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$6.53	\$6.53
206636	621-7501-551.21-08	PARKSIDE AUTO BODY INC	POLICE VEH DAMAGE REPAIR	\$1,276.35	\$1,276.35

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
206645	621-7501-551.30-35	IPROMOTEU	CLOTHING & APPAREL	\$376.00	\$376.00
206646	621-7501-551.21-07	RACEWAY CARWASH	FLEET WASHES	\$90.00	\$90.00
206663	621-7501-551.31-51	SCRUBBER CITY INC	VEH MAINTENANCE SUPPLY	\$17.53	\$17.53
206669	621-7501-551.31-51	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$3.20	\$3.20
206683	621-7501-551.31-51	STANDARD EQUIPMENT CO	VEH MAINTENANCE SUPPLY	\$216.14	\$594.39
			VEH MAINTENANCE SUPPLY	\$378.25	
206684	621-7501-551.31-51	STANDARD PIPE & SUPPLY INC	VEH MAINTENANCE SUPPLY	\$104.81	\$104.81
206705	621-7501-551.31-65	ULINE INC	LADDERS	\$599.36	\$599.36
206706	621-7501-551.21-07	ULTRA STROBE COMMUNICATIONS INC	REMOVE/INSTALL EQUIP	\$1,950.00	\$2,200.00
			REMOVE/INSTALL EQUIP 3190	\$250.00	
206736	621-7501-551.31-51	WENTWORTH TIRE SERVICE	TIRES	\$687.18	\$687.18
206738	621-7501-551.31-51	WEST SIDE TRACTOR SALES CO	VEH MAINTENANCE SUPPLY	\$447.01	\$447.01
206746	621-7501-551.31-51	ZARNOTH BRUSH WORKS INC	VEH MAINTENANCE SUPPLY	\$636.00	\$636.00
Total Division:				\$15,593.46	
Total Department:				\$15,593.46	

Check Date: 2017 - 6 - 15

WARRANT REGISTER - GM0002Date: Wednesday, June 14, 2017
Page 40

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 90 Capital					
Division: 1					
206452	505-9001-571.50-25	ARROW ROAD CONSTRUCTION CO	SERVICE CONSTRUCTION	\$40,000.00	\$40,000.00
206513	505-9001-571.50-25	DIXON ENGINEERING INC	SERVICE CONSULTING	\$6,300.00	\$6,300.00
206654	505-9001-571.50-25	ROBINSON ENGINEERING LTD	SERVICE CONSULTING	\$4,140.00	\$4,140.00
Total Division:				\$50,440.00	
Division: 3					
206508	621-9003-572.50-05	CURRIE MOTORS	VEHICLE MAJOR TRANSPORT	\$143,680.00	\$143,680.00
Total Division:				\$143,680.00	
Division: 13					
2103	431-9013-571.50-25	COMMONWEALTH EDISON	ELECTRIC SUPPLY SERVICE	\$83,758.74	\$83,758.74
206545	431-9013-571.50-25	HARRIS TRUST & SAVINGS BANK	DD/BR	\$17.78	\$17.78
206684	431-9013-571.50-25	STANDARD PIPE & SUPPLY INC	PARTS SUPPLY	\$33.28	\$33.28
206744	431-9013-571.50-25	YPI ARLINGTON LLC	RENTAL/LEASE EQUIPMENT	\$21,896.88	\$21,896.88
Total Division:				\$105,706.68	
Total Department:				\$299,826.68	

Check Date: 2017 - 6 - 15

WARRANT REGISTER - GM0002

Date: Wednesday, June 14, 2017
Page 41

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 99 Non Operating					
Division: 1					
206602	515-9901-525.40-83	METROPOLIS COMMERCIAL CONDO ASSN	CAM CHARGE	\$5,776.54	\$5,776.54
	515-9901-525.40-92		BUILDING RESERVE CHARGE	\$1,199.90	\$1,199.90
Total Division:				\$6,976.44	
Total Department:				\$6,976.44	
TOTAL ALL FUNDS:				\$2,593,862.15	



Item: Recognition of Boy Scout Troop #32

Department: Village Manager's Office

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

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

Recognition of Boy Scout Troop 32

Type

Presentation

Village of Arlington Heights Proclamation Recognizing the 75th Anniversary of Boy Scout Troop 32

WHEREAS, June 20, 2017 marks the 75th anniversary of Boy Scout Troop 32, which began in 1942 when the East Park School Parent Teachers Association filed an application for a new Boy Scout Troop and the Northwest Suburban Council granted a charter to the PTA on June 20, 1942; and

WHEREAS, initially the troop met in the Field House of East Park and in 1946 the meeting place was changed to the First Presbyterian Church. In 1955 the Church's Men's Club agreed to sponsor the troop and to this day, the Men's Club is a loyal supporter of Troop 32 and the traditional values of the Boy Scouts of America; and

WHEREAS, Troop 32 has brought Scouting's ideals of character development, promotion of citizenship and physical fitness, to over 1000 registered youth. Average membership over 75 years is 41 Scouts and 21 adults per year and today the troop has 40 registered Scouts and 36 registered adults; and

WHEREAS, the troop has received National BSA honors annually as a "Quality Unit" for decades since the award's inception and since the "Journey to Excellence" standards were introduced in 2012, Troop 32 has achieved the "Gold" level annually; and

WHEREAS, 86.3% of its adult leaders are "Trained," the highest percentage in the North Woods District and the troop has been voted "Top Troop" in the North Woods District several times; and

WHEREAS, for the past 15 years, Troop 32 Scouts and leaders have met at Memory Gardens to honor our deceased veterans by implanting hundreds of American flags at their gravesites; and

WHEREAS, the troop's Honor Roll lists 109 Eagle Scouts and each Eagle Scout project, benefitting our local community, averages over 200 Eagle Scout and volunteer hours.

NOW, THEREFORE, I, Thomas W. Hayes, Mayor of Arlington Heights, along with the Arlington Heights Village Board of Trustees, do hereby congratulate Boy Scout Troop 32 for their many great accomplishments and contributions to the young people in this community. I urge all citizens to join me in recognizing Troop 32 for its positive influence in our community over the past 75 years.



Thomas W. Hayes, Mayor

**Trustee Richard Baldino
Trustee Carol Blackwood
Trustee Thomas Glasgow
Trustee Robin LaBedz**

**Trustee Bert Rosenberg
Trustee John Scaletta
Trustee Michael J. Sidor
Trustee Jim Tinaglia**





Item: Report of the Committee-of-the-Whole Meeting of June 12, 2017
- CAFR

Department: Village Manager's Office

Report of the Committee-of-the-Whole Meeting of June 12, 2017

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

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

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 12, 2017
- Parking Fee Adj.

Department: Village Manager's Office

Report of the Committee-of-the-Whole Meeting of June 12, 2017

Proposed Parking Fee Adjustments

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

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 19, 2017
- Interview of Paul Balga

Department: Village Manager's Office

Report of the Committee-of-the-Whole Meeting of June 19, 2017

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

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 19, 2017
- Interview of Aaron Coon

Department: Village Manager's Office

Report of the Committee-of-the-Whole Meeting of June 19, 2017

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

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 19, 2017
- Interview of Benjamin Jaffe

Department: Village Manager's Office

Report of the Committee-of-the-Whole Meeting of June 19, 2017

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

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Report of the Committee-of-the-Whole Meeting of June 19, 2017
- Interview of Scott Mahon

Department: Village Manager's Office

Report of the Committee-of-the-Whole Meeting of June 19, 2017

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

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Report of the Committee-of-the-Whole Meeting of June 19, 2017
- Interview of Charlotte Obodzinski

Department: Village Manager's Office

Report of the Committee-of-the-Whole Meeting of June 19, 2017

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

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Metropolis Theatre Seating Repair

Department: Finance

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

Refurbishment of the theater seats will provide a quality of better service to the patrons while extending the functional life of the mechanical aspects of the seats.

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

<u>Vendor</u>	<u>Total Costs</u>
Preferred Seating	\$64,890
Davis Furniture Comp.	\$54,075
American Office Services	\$34,157

RECOMMENDATION

It is recommended that the Village Board award a contract to American Office Services of Westlake, OH for \$34,157, funds are available in account 515-2005-525-5055 BL1704. References have been checked and they have been determined to be a responsible vendor.

Bid Section

Item:

Bid Opening Date:

Account Numbers: 515-2005-525-5055 (BL1704)

Total Budget for Specific Item: \$35,000

Bid Amount: \$34,157



Item: Police Station excavation, concrete, waterproofing, and underground plumbing. Bid Package #3C

Department: Planning & Community Development

In 2016, the Village retained the services of Riley Construction as construction manager for the new Police Station. Legat Architects, Engineering Consultants and Riley have prepared plans and bid specification for Bid Package #3C for excavation, concrete, waterproofing, and underground plumbing. Riley Construction has bid out to subcontractors the components of the bid package.

In order to expeditiously proceed with construction of the new Police Station, several early bid packages have been prepared by Legat Architects and bid out by Riley Construction. Developing these early bids packages and commencing construction on long lead time items allows Riley Construction to condense the construction schedule, rather than waiting until all plans are complete and bidding the entire project at once. This early bid package allows Riley Construction to commence excavation after demolition before the final bid is awarded.

This additional early bid package will allow the project to continue with excavation prior to acceptance of a Guaranteed Maximum Price (GMP). The target date currently to present a GMP for the construction of the Police Station and potential alternate bids is July 10.

As the plans were being developed, the design team had some concerns regarding the water table and the original geotechnical (soil boring report) from March 2015. As a result, additional soil borings and geotechnical report was commissioned in April, to more accurately measure soil conditions especially after a significant amount of rain had occurred this spring. The additional soil borings indicated a water level of 12 feet in one of the borings. As a result of this higher water table reading from the most recent soil boring, an alternate has been developed to add waterproofing under the entire basement floor slab. This alternate is currently bid by Riley Construction at \$78,300. Once excavation takes place, and the property is excavated to the level of footings and foundations, the design team would make a decision whether to move forward with this alternate for waterproofing under the entire basement floor slab based upon field conditions. The Value of having a Construction Manager involved in the process is to be pro-active on issues such as this. Obtaining additional soil borings and designing and bidding the under slab waterproofing is often more

cost effective then a change order during construction. It is not believed that FGM would have included under slab waterproofing in their 2015 estimate.

The Village has already approved early Bid Package #1 for the Police Annex and 4th Floor Village Hall, Bid Package #2 for the Temporary Police Station build out, bid package #3A for abatement, demolition, site utilities and electrical utilities and bid package #3B precast and structural steel.

Riley Construction Bid Package #3C \$2,797,835

The bid is below Riley's budget estimate for this element of the project, and includes a 5% construction contingency.

Funds are budgeted in the account 431-9013-571-5025 (BL 16-10) for this project.

Recommendation

It is recommended that the Village Board approve the Police Station excavation, concrete, waterproofing, and underground plumbing bid package #3C, and authorize Riley Construction to proceed with the Police Station construction in the amount of \$2,797,835.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Stryker Power-Pro Hydraulic Ambulance Cots

Department: Fire

The Fire Department typically responds to approximately 7,000 emergency medical incidents per year. The majority of calls expose personnel to some form of spinal and joint loading due to activities such as lifting, lowering, carrying, and loading a patient and cot into an ambulance. Often these activities involve awkward lifting postures and hazardous conditions. While safer lifting policies have been introduced, emergency medical service (EMS) personnel still lift weights which other healthcare workers can avoid. Operating in this demanding environment over an extended period of time can lead to cumulative trauma injuries. The Village has determined that a major component of an overall solution is the adoption of power cots and lifting systems in Fire Department EMS operations. The Fire Department identified a system that meets its operational requirements and purchased one Stryker Power-Pro XT powered cot and one Stryker Power-Load lifting system in 2016. The combined system has been in operation for nearly one year in one of the Village's four front-line ambulances, with very good results.

With the successful trial use of the power load cot system, the Fire Department budgeted for three additional cots and loaders for 2017. The cots were bid out in February and we received two responses. Shortly after the bid opening, it was learned that the Village might join IRMA for insurance and IRMA offers a potential \$15,000 grant per cot under their agreement. The bid, which was only good for 90 days, was put on hold while the Board determined whether to join IRMA. The Village became a member of IRMA as of June 1, 2017. We then submitted the applications to IRMA for the grant funds to purchase the cots. There is a first-come/first-served basis for obtaining the \$15,000 grant funds, until IRMA's budgeted amount is depleted. The grant fund can only reimburse one cot per year for each member agency, with priority given to agencies that have not previously received a grant. The Village will not know whether funds are available for 2017 until we submit the invoice to IRMA. In 2018, the Village will submit the invoice again to request cot #2 grant funds of \$15,000, and again in 2019, for a total possible reimbursement of \$45,000. In addition to the \$15,000 grant, Stryker offers a discount for municipalities associated with IRMA. \$166,500 is available in account #401-3501-572.50-15 EQ95-02. Although the bids are no longer valid, for comparison purposes, the IRMA price from Stryker is lower than the price that Stryker bid in February by about \$3,000. Stryker has been determined to be responsible and has met

specifications.

Stryker EMS with IRMA discount	\$145,205.94
-----------------------------------	--------------

RECOMMENDATION

It is recommended that the Village Board award a contract to Stryker EMS of Johnsburg, IL for the purchase of three Power-Pro XT ambulance cots and loaders for a total of \$145,205.94.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Cash Contribution in Lieu of Land Dedication

Department: Finance

Two times per year, subject to availability of funds, the Village solicits requests from other governmental bodies for the release of monies collected from developers under the Village's Land Dedication Ordinance. As of April 30, 2017 the following summarizes the amounts collected and the requests from the other governmental bodies including their proposed designation for the use of these monies:

Arlington Heights School District 25 – To fund improvements to existing schools.

Total collected to date and requested: \$11,156.97

Prospect Heights Public School District 23 - To help fund the refurbishment of a courtyard for an outdoor learning classroom at McArthur Middle School.

Total collected to date and requested: \$4,761.68

Township High School District 214 – To offset costs related to improvements of existing business, technology, special education and facility improvement projects at Hersey High School.

Total collected to date and requested: \$7,892.28

Arlington Heights Park District – To fund improvements and/or additions to parks.

Total collected to date and requested: \$36,076.84

Arlington Heights Memorial Library – To help fund parking lot improvements.

Total collected to date and requested: \$2,925.38

RECOMMENDATION

It is recommended that the Village Board approve disbursement of contributions in lieu of land dedication to various local governments and approve the local

governments' designation for use of the monies totaling \$62,813.15.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

Cash in Lieu of Land Dedication
Disbursements

Type

Exhibits

[illegible]



Arlington Heights School District 25

Stacey Mallek, Assistant Superintendent for Business, CSBO

Administration Building 1200 South Dunton, Arlington Heights, IL 60005
Phone (847) 758-4880 Fax (847) 758-4908 Email SMallek@sd25.org

May 11, 2017

Ms. Pamela Wilkiel
Finance Department
Village of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, Illinois 60005

Dear Ms. Wilkiel:

We are in receipt of your notification regarding cash contributions in lieu of land dedication monies for the period November 1, 2016 through April 30, 2017.

Please be advised that we are requesting \$11,156.97 in cash contributions, and that the monies will be used for improvements to our existing schools.

Should you have any questions, please feel free to contact me.

Respectfully,

A handwritten signature in dark ink that reads 'Stacey Mallek'.

Stacey L. Mallek
Assistant Superintendent for Business, CSBO



Prospect Heights School District 23

700 N. SCHOENBECK ROAD, PROSPECT HEIGHTS, ILLINOIS 60070

DISTRICT OFFICE

Phone (847) 870-3850

Fax: (847) 870-3896

EISENHOWER SCHOOL

Phone (847) 870-3875

Fax: (847) 870-3877

BETSY ROSS SCHOOL

Phone (847) 870-3868

Fax: (847) 870-3898

ANNE SULLIVAN SCHOOL

Phone (847) 870-3865

Fax: (847) 870-8113

MACARTHUR MIDDLE SCHOOL

Phone (847) 870-3879

Fax: (847) 870-3881

May 15, 2017

Ms. Pamela Wilkiel
Administrative Assistant
Village of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, Illinois 60005

RE: Requested use of impact fees

Dear Ms. Wilkiel:

Thank you for your recent correspondence informing District 23 of the \$4,761.68 in cash contributions to be received by the District in lieu of land dedication for the period November 1, 2016 to April 30, 2017. District 23 has numerous areas for which these funds could be used, but I submit this request for one of those specific uses.

MacArthur Middle School has a courtyard area that the District has planned to refurbish as an "outdoor learning classroom" for its students. This area will include a hardscape area where students can gather during the day, teachers can conduct class and groups can work together on projects or listen to lectures. In addition, there will be areas of foliage, plantings and nature that our students will maintain on behalf of the District as well utilize to learn about nature and other environmental issues. Pursuant to your letter, and the law, the District is required to use these funds "for the improvement of other existing school . . . land which already serves such needs" of the residents. District 23 firmly believes that these funds will be used within the requirements and spirit of the law.

Attached is a drawing of the space. There is a second stage where additional plantings, foliage and learning spaces will be placed to benefit students and the community. With this money, District 23 may be able to expedite its overall plan.

Please let me know if this is an acceptable use of the funds. And, if so, when we can expect to receive the money.

Thank you for your consideration and anticipated approval. Your continued partnership with the District is invaluable.

Sincerely,

Dr. Deb Wilson, Superintendent

Please contact us if you would like this communication translated into your native language.
Por favor, póngase en contacto con nosotros si desea que esta comunicación traducido a su idioma nativo.
Prosimy o kontakt, jeżeli chcą Państwo by wiadomość ta została przetłumaczona na Państwa język ojczysty.

TOWNSHIP HIGH SCHOOL DISTRICT 214



RECOGNIZED FOR EXCELLENCE BY THE UNITED STATES DEPARTMENT OF EDUCATION

Forest View Educational Center
2121 S. Goebbert Road
Arlington Heights, Illinois 60005-4205
Telephone (847) 718-7600
Fax (847) 718-7645

May 19, 2017

Dr. David R. Schuler
Superintendent

Ms. Pamela Wilkiel
Finance Department
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Dear Ms. Wilkiel:

Thank you for your May 9, 2017 letter in which you indicated that the Village has collected \$7,892.28 in cash contributions in lieu of land dedication for District 214 for the period of November 1, 2016 through April 30, 2017.

Our intent is to use these funds to offset costs related to improvement of existing business, technology, special education, and facility improvement projects at the John Hersey High School site.

Thank you for your consideration of this request.

Sincerely,

A handwritten signature in cursive script that reads "Cathy Johnson".

Cathy Johnson
Associate Superintendent
for Finance & Operations
Township High School District 214

Buffalo Grove High School
Elk Grove High School
John Hersey High School
Prospect High School
Rolling Meadows High School
Wheeling High School



Forest View Alternative School
Vanguard School
Newcomer Center
Project Reclaim
Young Adult Program
Community Education



May 12, 2017

Ms. Pamela Wilkeil
Administrative Assistant, Finance Dept.
Village of Arlington Heights
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005

Dear Pam:

The Arlington Heights Park District requests \$36,076.84 in cash contributions in lieu of land dedication from November 1, 2016 through April 30, 2017. The contribution shall be considered for improvements and/or additions to the following parks:

Project	Date	Amount	Parks
1308 N. Christina Ct.	04/25/2017	\$5,392.04	Greenslopes, Hickory Meadows, Greens, Carriage Walk, Lake Arlington, Hasbrook, Olympic and Frontier
15 S. Kennicott Ave.	03/23/2017	\$5,392.04	Lake Arlington, Cronin, Volz, Olympic, Pioneer, Recreation, Westgate and Shag Parks
21 S. Kennicott Ave.	03/23/2017	\$5,392.04	Lake Arlington, Cronin, Volz, Olympic, Pioneer, Recreation, Westgate and Shag Parks
1320 N. Christina Ct.	01/26/2017	\$5,392.04	Greenslopes, Hickory Meadows, Greens, Carriage Walk, Lake Arlington, Hasbrook, Olympic and Frontier
1950 N. Walnut Ave.	12/27/2016	\$5,392.04	Frontier, Rand-Berkley, Happiness, Virginia Terrace, Camelot and Lake Arlington, Hasbrook
24 S. Kaspar Ave.	11/28/2016	\$3,724.60	Lake Arlington, Cronin, Volz, Olympic, Pioneer, Recreation, Westgate and Shag Parks
30 S. Kaspar Ave.	11/28/2016	\$5,392.04	Lake Arlington, Cronin, Volz, Olympic, Pioneer, Recreation, Westgate and Shag Parks

Should you have any questions, please feel free to call me at 847-506-7145.

Sincerely,


Ben Rea

Director of Parks and Planning



▶ adding value in your life

May 12, 2017

Ms. Pamela Wilkiel
Finance Department
Village of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, Illinois 60005

Dear Ms. Wilkiel,

Thank you for your letter of May 9 notifying the library about the contribution fees collected for the Arlington Heights Memorial Library for the period November 1, 2016 through April 30, 2017 in the amount of \$2,925.38.

This letter serves as the library's request to disburse those funds. The funds will be applied toward parking lot improvements.

I appreciate your assistance in processing this request. If you have any questions, please call me at 847-506-2612.

Best regards,

A handwritten signature in black ink, appearing to read "J. F. Kuhl". The signature is fluid and cursive, with a large loop at the end.

Jason F. Kuhl
Executive Director

c: Board of Library Trustees



Item: Ordinance - Code Amendment - Chapter 28

Department: Planning/Legal

An Ordinance Amending Chapter 28 of the Arlington Heights Municipal Code
(Amendment to sections of Chapter 28, Zoning Regulations)

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Chapter 28 Code Amendments	Ordinance

AN ORDINANCE AMENDING CHAPTER 28
OF THE ARLINGTON HEIGHTS MUNICIPAL CODE

WHEREAS, on March 22, 2017, in Petition Number 17-005, pursuant to notice, the Plan Commission of the Village of Arlington Heights conducted a public hearing concerning amendments to certain sections of Chapter 28 of the Municipal Code, Zoning Regulations, and has recommended to the Board of Trustees adoption of those amendments; and

WHEREAS, the President and Board of Trustees have determined that certain amendments to Chapter 28 of the Arlington Heights Municipal Code, Zoning Regulations, is in the best interests of the Village of Arlington Heights,

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

SECTION ONE: That Chapter 28 of the Arlington Heights Municipal Code, Zoning Regulations, is hereby amended as follows:

a. That Section 28-3, Definitions, be and is hereby amended by deleting it in its entirety and substituting in lieu thereof the following:

Section 28-3 Definitions. For the purposes of this Chapter, the following words shall have the meanings set forth in this Section.

1. Accessory Structure. An Accessory Structure is one which meets all of the following criteria:

- a. Is subordinate to and serves a principal building; and
- b. Is subordinate in area, extent, or purpose to the principal building served; and
- c. Contributes to the comfort, convenience or necessity of occupants of the principal building; and
- d. Is located in the rear yard and on the same zoning lot as the principal building served, except as otherwise indicated in this Code.

2. Acupuncture. A medical practice or procedure that treats illness or provides local anesthesia by the insertion of needles at specified sites on the body.

3. Adult Business. Any or all of the following businesses:

- a. Adult Bookstore - A business establishment having a substantial or significant portion of its stock in trade, books, magazines, films for sale, rent or other distribution, and other periodicals which are distinguished or characterized by their emphasis on matter depicting, describing or relating to "Specified Sexual Activities" or "Specified Anatomical Areas."

- b. **Adult Live Entertainment Establishment** - A nightclub, theater, or other business establishment, which permits live performances by topless and/or bottomless dancers, go-go dancers, strippers or similar entertainers, where such performances are distinguished or characterized by an emphasis on "Specified Sexual Activities" or "Specified Anatomical Areas."
- c. **Adult Theater** - A business establishment in an enclosed building that as a substantial or significant portion of its business regularly features for presentation films, motion pictures, video or audio cassettes, slides, or other visual representation or recordings of any kind that are distinguished or characterized by an emphasis on the exposure, depiction or description of "Specified Anatomical Areas" or the conduct or simulation of "Specified Sexual Activities."

4. Alley. A public or private thoroughfare not more than 30 feet wide which affords only a secondary means of access to abutting property.

5. Animal Hospital. A place where animals are given medical or surgical treatment and the boarding of animals is limited to short term care incidental to the hospital use.

6. Antenna Structure. Any structure, mast, pole, tripod or tower utilized for the purpose of either transmission or reception purposes, or both:

- a. A **Commercial Antenna** is any antenna structure that is intended for transmitting or receiving television, radio or telephone communications, excluding those used exclusively for dispatch communication.
- b. A **Non-Commercial Antenna** is any antenna that is used for private radio and/or television reception, for licensed amateur operators, citizens band facilities, and governmental and non- profit organizations.

7. Apartment. A room or suite of rooms in a multiple-family structure, which is arranged, designed, used or intended to be used as a single housekeeping unit and which includes permanently installed complete kitchen and bathroom facilities in each apartment.

8. Arcade, Amusement/Internet Computer. An establishment devoted to the use of amusement devices or Internet computers. An Arcade is considered **Large** if there are more than ten amusement devices or internet computers. An Arcade is considered **Small** if there are ten or less amusement devices or internet computers.

9. Automobile Repair.

- a. **Major Repair** is work that is of a significant nature, such as engine rebuilding or major reconditioning of worn or damaged motor vehicles or trailers; collision service, including body, frame or fender straightening or repair; and overall painting of vehicles.
- b. **Minor Repair** is work that is not of a significant nature, including incidental repairs, replacement of parts, and motor service to motor vehicles, but not including any operation specified as Major Repair in paragraph a above.

10. Automobile Service Station. Any building or premises used for dispensing, sale or offering for sale at retail to the public, gasoline stored only in underground tanks, kerosene, lubricating oil or grease for the operation of automobiles and including the sale and installation of tires, batteries and other minor accessories and service for automobiles, but not including major automobile repairs; and including washing of automobiles where no production line methods are employed.

11. Awning. A roof like shelter extended over a doorway or window, which is supported entirely from the exterior wall of the building and provides protection from the weather.

12. Basement. A story having all or part of its height below grade.

13. Block. A tract of land bounded by streets or, in lieu of streets, by public parks, cemeteries, railroad rights-of-way, lines of waterways, or a corporate boundary line of the Village.

14. Buildable Area. The space remaining on a zoning lot after the minimum open space requirements of this Code have been complied with.

15. Building. Any structure with substantial walls and roof securely affixed to the land and entirely separated on all sides from any other structure by space or by walls in which there are no communicating doors, windows or openings; and which is designed or intended for the shelter, enclosure or protection of persons, animals or chattels. Any structure with interior areas not normally accessible for human use, such as oil tanks, water tanks, and other similar structures, are not considered as buildings.

16. Building Height. The vertical distance measured from the sidewalk level or its equivalent established grade opposite the middle of the front of the building to the highest point of the roof in the case of a flat roof; to the deck line of a mansard roof; and to the mean height level between eaves and ridge of a gable, hip or gambrel roof; provided that where buildings are set back from the street line, the height of a building may be measured from the average elevation of the finished lot grade at the front of the building.

17. Building Line. The line nearest the front of and across a zoning lot, establishing the minimum open space to be provided between the front line of a building or structure and the street right-of-way line.

18. Building Lot Coverage. The area of a zoning lot occupied by the principal building or buildings and accessory buildings.

19. Bulk. The three-dimensional space within which a structure is permitted to be built on a lot and which is defined by maximum height regulations, yard setbacks, and sky exposure plane regulations.

20. Business Establishment. A separate place of business having the following three characteristics:

- a. The ownership and management of all operations conducted within such establishment are separate and distinct from the ownership and management of operations conducted within other establishments on the same or adjacent zoning lots.
- b. Direct public access to such “business establishment” is separate and distinct from direct access to any other “business establishment.”
- c. There is no direct public access from within such establishment to any other such establishment.

Where adjacent places of business lack any one of the above-listed characteristics with respect to one another, they shall then be considered as a single business establishment for the purposes of this Chapter.

21. Camper Trailer (Pop-up). A partially collapsible structure designed to provide temporary living quarters primarily for recreational use, constructed with integral wheels to make it mobile and/or towable by motor vehicle.

22. Canopy. A structure other than an awning with a frame, which is wholly or partially supported by columns, poles or braces extending from the ground.

23. Care Facility. A facility providing care to individuals. There are three primary types of care facilities:

- a. **Ambulatory** - A facility which provides care to individuals without hospitalization or other institutionalization.
- b. **Extended Care or Skilled Nursing Home** - A facility or part of a facility which is licensed or approved to provide health care under medical supervision for 24 or more consecutive hours to two or more patients.
- c. **Intermediate** - A facility which provides, on a regular basis, health-related care and services to individuals who do not require the degree of care and treatment which a hospital or skilled nursing facility is designated to provide but who, because of their mental or physical condition, require care and services which can be made available to them only through institutional facilities such as these.

24. Catering Establishments. A facility whose primary purpose is to provide food, generally in large quantities, for banquets or for special events which are held off the premises not including a carry-out restaurant or a sit-down restaurant.

25. Commercial Recreation Facilities. Physical recreation establishments such as tennis or racquet clubs or gymnasiums or fitness facilities.

26. Commercial School. A school which principally offers, for profit, specific courses of instruction in business, trade, industry or other trained skills, but does not offer academic instruction equivalent to the standards prescribed by the School Code of Illinois.

27. Community Center. A building for recreational, educational, or entertainment purposes.

28. Community Residence. A group home or specialized residential care home serving persons with disabilities which is licensed, certified, or accredited by appropriate local, state or national bodies. A Community Residence is deemed Small when the number of unrelated disabled persons living in the residence is less than five and deemed Large when the number of unrelated disabled persons living in the residence is between five and eight.

Community Residence does not include a residence which serves persons as an alternative to incarceration for a criminal offense, or persons whose primary reason is substance abuse.

29. Conference Room/Meeting Hall. A facility with space available for lease by private parties primarily for meetings.

30. Construction Yard. An establishment with space used for bulk storage of landscape and building material, heavy construction equipment and machinery, and which may include the provision of services, the fabrication of building related products, the operating of machinery, and the construction yard's business office.

31. Contractor's Design Showroom. A room or group of rooms used for conducting administrative, clerical and general office affairs, which includes a design showroom but does not include on-site storage of contractor's vehicles, equipment and materials.

32. Contractor's Office. A room or group of rooms used for conducting administrative, clerical and general office affairs but not including design showrooms or any on-site storage of contractor's vehicles, equipment and materials.

33. Contractor's Shop. An establishment used for conducting administrative, clerical and general office (business) affairs, indoor repair, maintenance and/or storage of a contractor's vehicles, equipment and materials, and may include the contractor's business office and may include a design showroom.

34. Convenience Store. A small retail establishment solely for the purpose of selling food, tobacco, periodicals, beverages, and other household items, in limited size and produce choices with the intent of quick service. Reheating and/or selling of already prepared/prepackaged food for consumption off the premises does not make a Convenience ~~Food~~ Store a restaurant.

35. Court. An open area unobstructed from the ground to the sky. An Inner Court is bounded on more than three sides by the exterior walls of one or more buildings. An Outer Court is bounded on not more than three sides by the exterior walls of one or more buildings.

36. Curb Level. The level of the established curb in front of the building measured at the center of such front. Where a building faces on more than one street, the "curb level" shall be the average of the levels of the curbs at the center of the front of each street. Where no curb elevation has been established, the mean level of the land immediately adjacent to the building shall be considered the "curb level".

37. Day Care Center. Any institution or place in which are received three or more children,

apart from their parents or guardian, under the age of six years, for care during part or all of a day between 6:00 A.M. and 9:00 P.M. The term is further construed to include similar units operating under any other name whatsoever with or without stated educational purposes.

This definition does not include “Group Care Home”, “Group Day Care Home”, “Foster Family Home”, “Centers for Mental Retarded”, licensed by the State of Illinois, bona fide kindergartens or “Day Nursery Schools”, established in connection with grade schools supervised or operated by a private or public Board of Education or approved by the State Department of Public Instruction.

38. Day Care Facility. Any facility operated for the purpose of providing care, protection and guidance to more than eight adults during only part of a 24-hour day. This term excludes public and private educational facilities or any facility offering care to individuals for a full 24-hour period.

39. Day Care Home. A facility located in a single-family detached residence which receives no more than eight children for care during the day. The maximum of eight children includes the family’s natural or adopted children under age 16 and those children who are in the home under full-time care.

40. Deck. A raised platform over 16” above grade directly attached to the principal building. The height of any deck shall not exceed the height of the first full story above grade.

41. Dormitory. A building or portion thereof, which contains living quarters for students, staff or members of an accredited college, university, boarding school, theological school, hospital, religious order or comparable organization; provided that the building is owned and managed by the organization and contains common cooking and eating areas.

42. Drive-Through Facility. A facility, establishment, or portion thereof, such as a bank or restaurant, that is designed, intended or used for transacting business with customers who remain in their vehicles.

43. Driveway. A private motor vehicle access way between the roadway and a parking area within a lot. A Shared Driveway is a private roadway providing access from a street to two or more dwellings on the same lot.

44. Dwelling. A building or portion thereof, designed or used exclusively for residential occupancy, including one-family dwelling units, two-family dwelling units, and multiple-family dwelling units, but not including hotels or motels. Kitchens and bathrooms must be permanently installed. An Attached Dwelling is one which is joined to another dwelling or dwellings at one or more sides by a party wall or walls and designed exclusively for the occupancy by one family. A Detached Dwelling is one which is entirely surrounded by open space on the same lot designed exclusively for occupancy by one family. There may be One-Family Dwellings, Two Family Dwellings or Multiple-Family Dwellings. A Multiple Family Dwelling consists of a building or portion thereof designed or altered for occupancy by three or more families living in individual apartments with separate kitchen and bath facilities for each apartment.

45. Dwelling Unit. One or more rooms in a dwelling designed for occupancy by one family for

living purposes and having its own permanently installed cooking and sanitary facilities. An Efficiency Dwelling Unit is one which consists of not more than one habitable room together with kitchen or kitchenette and sanitary facilities.

46. Earth Station. Any disc antenna with an essentially solid surface, whether flat, concave, or parabolic, which is designed for receiving television, radio, or data microwave signals from satellites. There are two kinds of Earth Stations:

- a. **Commercial Earth Station** is any earth station used in conjunction with communication facilities for use in commerce or industry.
- b. **Non-Commercial Earth Station** is any earth station used for private radio and television reception only.

47. Floor Area (For determining off-street parking and loading requirements). The sum of the gross horizontal areas of the several floors of the building, or portion thereof, devoted to such use, measured from the exterior faces of the exterior walls or from the center line of walls separating two buildings.

48. Floor Area (For determining compliance with dwelling standards). The floor area shall be measured from the interior walls, excluding utility rooms, cellars, basements, open porches, breezeways, garages, and other spaces that are not used frequently or during extended periods of living, eating or sleeping purposes. Enclosed spaces intended for habitable rooms which are to be completed within a reasonable time may be considered in computing such floor area.

49. Floor Area Ratio (F.A.R.). The total floor area of the building or buildings on that zoning lot divided by the area of such zoning lot, or in the case of planned unit developments, by the net site area. F.A.R. is measured from the exterior faces of the exterior walls or from the centerline of walls separating buildings.

For determining floor area ratio, the floor area of a building is the sum of the gross horizontal areas of the several floors of the building measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings.

The "Floor Area" of a building shall include basement floor area when more than one-half of the basement height is above the established curb level or above the finished lot grade level where curb level has not been established; that floor area of attached and/or detached garage in excess of 400 square feet for a single family residential unit; elevator shafts and stairwells at each floor; floor space used for mechanical equipment, open or enclosed, located on the roof; penthouses; attic or volume space having headroom of seven feet or more; interior balconies and mezzanines; and enclosed porches, and floor area devoted to accessory uses. However, any space, except a single-family attached or detached garage, that is devoted to off-street parking or loading shall not be included in "Floor Area."

In determining the floor area ratio for lots having detached garages, 100% of the total floor area of the detached garage shall be excluded from the FAR calculation if there are no other garages on site, if the structure is architecturally compatible with the principal dwelling unit, and if 50% or more of the existing homes that both front on the same side of the street and are contained between two adjacent streets which intersect that street also have detached garages.

50. Food Store. A place of business where food such as meats, dairy products, frozen foods, produce, and dry goods are sold for retail trade.

51. Foot Massage. A place of business which provides any method of pressure on or friction against or stroking, kneading, rubbing, tapping, pounding, vibrating or stimulating the external soft parts of the foot, ankle and lower leg below the knee only, to be performed in an open space as opposed to individual rooms.

52. Frontage. All the property on one side of a street between two intersecting streets (crossing or terminating) measured along the line of the street, or if the street is dead-ended, then all property abutting on one side between an intersecting street and the dead-end of the street.

53. Garage. A building or structure or part thereof used or intended to be used for the parking and storage of vehicles.

54. Garage, Private Customer and Employee. A structure (above or below ground) which is accessory to a commercial, institutional or manufacturing establishment, building or use utilized for the parking and storage of vehicles operated by the customers, visitors, and employees of such building.

55. Garden Center. A place of business where plants, nursery products, fertilizers, potting soil, tools, and garden utensils are sold to the customer.

56. Gazebo or Pergola. An accessory building that is a detached, covered, freestanding, open air structure.

57. Geothermal Energy System. A renewable energy system using equipment that circulates relatively constant ground temperatures throughout buildings using an underground based piping system and a heat pump.

58. Grade. The degree of rise or descent of a sloping surface.

- a. For buildings having walls adjoining one street only, the elevation of the sidewalk at the center of the wall adjoining the street.
- b. For buildings having walls adjoining more than one street, the average of the elevation of the sidewalk at the center of all walls adjoining street.
- c. For buildings having no wall adjoining the street, the average level of the finished surface of the ground adjacent to the exterior walls of the building.

Any wall approximately parallel to and not more than five feet from a street line shall be considered as adjoining the street. Where no sidewalk exists, the grade shall be established by the Village Engineer.

59. Health Clubs. A facility designed for the major purpose of physical fitness or weight reducing which includes, but is not limited to, such equipment as weight resistance machines, whirlpools, saunas, showers, and lockers. This shall not include municipal or privately owned

recreation buildings.

60. Home Occupation. A use of a dwelling unit carried on by members of the immediate family residing on the premises.

61. Hospital/Health Care Facility. An institution providing primary health services and medical or surgical care to persons, primarily as in-patients suffering from illness, disease, injury, and other physical or mental conditions and including as an integral part of the institution, related facilities such as laboratories, out-patient facilities or training facilities.

62. Hotel. A building primarily designed for transient occupancy containing lodging rooms or suites accessible from a common hall or entrance, providing living, sleeping and bathroom facilities. A central kitchen, meeting rooms, dining rooms and recreation rooms may also be provided.

63. Impervious Surface Coverage. Any hard-surfaced, man-made area that does not readily absorb or retain water, including but not limited to buildings, patios, paved parking and driveway areas, walkways, sidewalks and paved recreation areas (e.g. basketball court, tennis court, swimming pool).

64. Incidental Use. A use which is associated with and subordinate to the principal permitted use.

65. Kennel. Any lot or premises or portion thereof on which more than four dogs, cats, and other household domestic animals, over four months of age, are kept, or on which more than two such animals are boarded for compensation or kept for sale.

66. Lodging Room. A room rented in a facility having three or more rented rooms as sleeping and living quarters, but without cooking facilities and which may have individual bathrooms. In a suite of rooms without cooking facilities, each room which provides sleeping accommodations shall be counted as one “lodging room” for the purposes of this Code.

67. Lot. A designated parcel, tract or area of land established by plat, subdivision or as otherwise permitted by law, to be used, developed or built upon as a unit. The following are the different types of lots:

- a. **Corner Lot.** A parcel of land situated at the intersection of two or more streets or adjoining a curved street at the end of a block.
- b. **Reversed Corner Lot.** A corner lot, the rear of which abuts upon the side of another lot.
- c. **Double Frontage Lot.** A lot having frontage on two non-intersecting streets.
- d. **Flag Lot.** A substandard lot of record that does not have its full “frontage” abutting a street. The lot width shall be measured at the required setback line for the building.
- e. **Interior Lot.** A lot other than a corner or reversed corner lot.
- f. **Substandard Lot of Record.** Any lot lawfully existing at the time of adoption or

amendment of this Zoning Code that is not in conformance with the dimensional and/or area provisions of this Zoning Code.

- g. **Through Lot.** A lot having frontage on two parallel or approximately parallel streets but which is not a corner lot.
- h. **Zoning Lot.** A tract of land which is designated or required as a tract to be used to attain compliance with the regulations of the zoning district in which it is located, or developed or built upon as a unit, under single ownership or control. A “zoning lot” may or may not coincide with a lot of record.

68. Lot Area. The area bounded by the lot lines, the right-of-way line of any street adjoining the lot, and the centerline of the right-of-way of any private access road adjoining the lot. For the purpose of determining the lot area per dwelling unit, the total lot area shall be measured with the exclusion of land in the public or private streets right-of-way and land dedicated for park or school purposes.

69. Lot Depth. The mean horizontal distance between the front and rear lot lines measured within the lot boundaries.

70. Lot Frontage. The frontage of a lot shall be that boundary of a lot along a public street excluding lot access areas.

71. Lot Width. The horizontal distance between the side lot lines measured at right angles to the lot depth at the established front building line.

72. Manufacturing. The mechanical or chemical transformation of materials or substances into new products including the assembling of components, parts, the manufacturing of products and the blending of materials.

73. Marquee or Canopy. A roof-like structure of a permanent nature that projects from the wall of a building and overhangs the public way.

74. Massage/Accu-Pressure Establishment. A place of business which provides any method of pressure on or friction against or stroking, kneading, rubbing, tapping, pounding, vibrating, or stimulating of the external soft parts of the body with the hands or with the aid of any mechanical or electrical apparatus or appliance, with or without rubbing alcohol, liniments, antiseptics, oils, powder, creams, lotions, ointments, or other similar preparations used in this practice, under such circumstance that it is reasonably expected that the person to whom treatment is provided, or some third party on such person’s behalf, will pay money or give other consideration or any gratuity therefore.

75. Motel. A building or buildings designed for transient occupancy containing lodging rooms or suites accessible through a common hall or separate outside entrances, providing living, sleeping, and bathroom facilities. No room shall be equipped with kitchen facilities.

76. Motor Home. A portable dwelling designed and constructed as an integral part of a self-propelled vehicle.

77. Nameplate. A sign indicating the name and/or address of a building, or the name of an occupant thereof and/or the practice of a permitted occupation therein.

78. Non-Conforming Building. A building or structure, or portion thereof, lawfully existing at the time of the adoption of this Code, which was designed, erected or structurally altered for a use that does not conform to the use regulations of the district in which it is located.

79. Non-Conforming Use. A use which lawfully occupied a building or land at the time of adoption of this Code but which no longer conforms with the use regulations or the district in which it is located.

80. Nursing Home. An extended or intermediate care facility licensed or approved to provide full-time convalescent or chronic care to individuals who by reason of advanced age, chronic illness or infirmity are unable to care for themselves.

81. Medical or Dental Laboratory. A place of business devoted to the testing and analysis for the medical profession or to the preparation of dentures and similar items for dental preparation.

82. Off-Street Loading Space. An open, hard-surfaced area of land other than a street or a public way, the principal use of which is for the standing, loading and unloading of motor trucks, tractors and trailers to avoid undue interference with the public use of streets and alleys.

83. Office, Medical or Dental. The office of a member of the medical or dental profession requiring licensing by the State and maintenance of professional standards applicable to the field for which services are provided on an out-patient basis.

84. Office, Non-Medical and Non-Dental. A use or structure other than a medical use where business or professional activities are conducted and/or business or professional services are made available to the public, including, but not limited to, tax preparation, accounting, architecture, legal services, real estate and securities brokering, and professional consulting services. "Office" shall not include any use that is otherwise listed specifically in a zoning district as a permitted or special use.

85. Overlay Zoning District. An overlay-zoning district is a mapped area with restrictions beyond those in the underlying zoning. An overlay district is used to achieve planning objectives, which may not be achieved through the underlying zoning. Where conflicts arise between the overlay district and the underlying zoning, the overlay district restrictions apply.

86. Parcel Delivery and Pick-Up Service. An establishment where parcels, not exceeding 120 inches in length or girth and not exceeding 125 pounds, are being received for the shipment and delivery to other destinations or are available for pick-up after arriving from other locations.

87. Parking Area. An open or covered, hard-surfaced area, other than street, alley or public right-of-way, used for the parking of vehicles.

- a. A Private Parking Area is for private vehicles only, of occupants of the building or buildings for which the parking area is developed and is accessory.

- b. A Public Parking Area is for the storage of vehicles of occupants of the building or buildings for which the parking area is developed and is accessory.

88. Patio. A level landscaped and/or surfaced area.

89. Pawn Shop/Cash Converter Facility. A building or use, the principal purpose of which is the lending of money on deposit or pledge of personal property, or dealing in the purchase of personal property on condition of selling the same back at a stipulated price.

90. Personal Trainer. A physical fitness trainer who provides individual fitness counseling.

91. Pervious Surface. A surface that presents an opportunity for precipitation to infiltrate into the ground.

92. Pet Grooming Establishments. Any place or establishment, public or private, where animals are bathed, clipped, or combed for the purpose of enhancing their aesthetic value and/or health and for which a fee is charged.

93. Pet Shops and Supply Stores. A retail sales establishment primarily involved in the sale of domestic animals, such as dogs, cats fish, birds, reptiles, and related pet supplies, but excluding exotic animals and farm animals such as horses, goats, sheep and poultry.

94. Physical Rehabilitation Center. A facility licensed by the State of Illinois providing treatment on an out-patient basis to remove or reduce the risk of injury, impairment, functional limitation or disability, including the promotion and maintenance of fitness, health and wellness through a rehabilitation plan of therapeutic intervention.

95. Pickup Camper. A structure designed for recreational use, designed primarily to be mounted on a pickup or truck chassis and with sufficient equipment to render it suitable for use as a temporary dwelling.

96. Playhouse. A freestanding structure, with a maximum height not to exceed 12 feet in a side yard and 15 feet in a rear yard.

97. Porch. A covered protection from a wall of a building that may or may not use columns or other ground supports for structural purposes and which is primarily used to provide an extension of the living area.

98. Portico. A roofed structure projecting from the building which has no enclosures of any kind and which has an entry surfaced area that does not exceed eight feet in width and does not extend more than four feet out from the building.

99. Principal Building. A building in which the residence or permitted primary use of the lot is conducted.

100. Principal Use. The main use of land or buildings, as distinguished from a subordinate or accessory use, to which premises are devoted comprising at least 80% of the floor area and the primary purpose for the premises.

101. Private Roadway. The paved area, exclusive of sidewalks, driveways or related uses, on private property, used or intended to be used for circulation, passage or travel of motor vehicles from a street to two or more adjacent parcels.

102. Public Utility. Any person, firm, corporation or municipal department duly authorized to furnish, under public regulation, to the public, electricity, gas, steam, telephone, telegraph, transportation, cable television, water, and other data transmission services.

103. Railroad Right-of-Way. A strip of land with tracks and auxiliary facilities for track operation, but not including depots, loading platforms, stations, train sheds, warehouses, car shops, car yards, locomotive shops or water towers.

104. Research Laboratory. A place devoted to experimental study such as testing and analyzing but which does not include manufacturing, assembly or packaging of products.

105. Repair, Major. Includes any action which fixes, mends, or restores products other than motor vehicles:

- a. Major Repair is repair of products such as furniture, refrigerators, or similar products which generally require storage yards or storage area
- b. Minor Repair is repair of products such as shoes, watches, jewelry, and electronics

106. Restaurant. Any building or part thereof where food is cooked or prepared for compensation, for the general public and for immediate consumption on or off the premises.

107. Restaurant-Amusement Device Arcade. An establishment primarily devoted to the sale of food and beverage and partially devoted to the use of more than ten coin-operated amusement devices.

108. School. An institution conducting regular academic instruction at the kindergarten, elementary, middle school and high school levels.

- a. **Public School.** A public institution which offers general academic instruction equivalent to the standards prescribed by the School Code of Illinois.
- b. **Private School.** A non-public institution which offers programs accepted by the State of Illinois in lieu of public instruction.

109. Salon. Any establishment where cosmetology services are provided including hair care, nail care, and skin care on a regular basis for compensation.

110. Seating Area. Areas used to consume food or beverages on the customer side and which provide access to areas such as buffets, bars, or serving tables.

111. Sheltered Care. An establishment licensed to provide assistance, supervision or oversight to residents, usually short term. A sheltered care home may not provide skilled or intermediate nursing services nor care for those cases for which hospitalization is generally required.

112. Solar Energy System. A renewable energy system consisting of a collection of parts including any base, mounts, tower, solar collectors and accessory equipment such as utility interconnections and solar storage batteries in such a configuration as necessary to convert solar radiation into thermal or electrical energy. There are three types of Solar Energy Systems:

- a. **Roof Mounted.** A renewable energy system consisting of equipment installed on the roof of a principal or accessory building located between the eave and ridge used for the conversion of sunlight into a usable form of electrical energy or to heat water.
- b. **Wall Mounted.** A renewable energy system consisting of equipment installed on a wall of a principal or accessory building below the eave, or where there is a flat roof the space below the top of a parapet, used for the conversion of sunlight into a usable form of electrical energy or to heat water.
- c. **Ground Based.** A renewable energy system consisting of equipment used for the conversion of sunlight into a usable form of electrical energy placed on the ground of a zoning lot and which is not attached to any principal or accessory building.

113. Storage Facility. A place where goods, materials, or personal property is placed and kept for more than 24-consecutive hours.

114. Story. That portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between the floor and the ceiling next above it. Any portion of a story exceeding 14 in height shall be considered as an additional story for each 14 or fraction thereof.

115. Story, Half. That portion of a building under a gable, hip or mansard roof, the wall plates of which, on at least two opposite exterior walls, are not more than four and one-half feet above the finished floor of such story. In the case of one-family dwellings, two-family dwellings and multiple-family dwellings less than three stories in height, a half story in a sloping roof shall not be counted as a story for the purposes of this Code. In the case of multiple-family dwellings three or more stories in height, a half story shall be counted as a story.

116. Structure. Anything constructed or erected which requires location on the ground or is attached to something having location on the ground, including a fence or freestanding wall, television antenna towers, earth stations, or other devices receiving electronic signals. A sign, billboard or other advertising medium, detached or projecting, shall be construed to be a structure.

117. Structural Alterations. Any change except those required by law or ordinance, which would prolong the life of the supporting members of a building or structure, such as bearing walls, columns, beams or girders, not including openings in bearing walls as permitted by other ordinances.

118. Travel Trailer. A rigid, non-collapsible structure designed to provide temporary living quarters primarily for recreational use, constructed with integral wheels to make it mobile land/or towable by a motor vehicle.

119. Tree House. An accessory structure which utilizes one or more trees for structural support and/or incorporates the tree into the design.

120. Used Car Lot. A zoning lot on which used cars are displayed for sale or trade.

121. Vehicle. Any device in, upon or by which any person or property is or may be transported or drawn upon a highway, excepting devices moved by human power or used exclusively upon stationary rails or tracks.

- a. **Commercial Vehicle.** Any type of vehicle used or maintained for commercial purposes, primarily to transport material or operate a power attachment or tool, such as a snowplow or any vehicle containing cargo for commercial purposes. For purposes of this Chapter, any vehicle with advertising or a business designation affixed to it shall be considered a commercial vehicle.
- b. **Recreational Vehicle (RV).** An RV shall include, but not be limited to, camper trailer (pop-up), motor home, off-road vehicle, open trailer, pickup camper, snowmobile, travel trailer and water craft.

122. Trailer. Any motorized or non-motorized vehicle intended to carry or store a recreational vehicle. An open trailer or a trailer not carrying or storing an RV shall be considered an RV for the purposes of this Code.

123. Window Wells. A space maintained between a below grade window and the surrounding soil. The window well provides drainage or air or light around the window and in some cases, an egress route from the structure.

124. Yard. An open space on the same zoning lot with a principal building or group of buildings, which is unoccupied and unobstructed from its lowest level upward, except as otherwise permitted in this Code, and which extends along a lot line and at right angles thereto to a depth or width specified in the yard regulations for the district in which the zoning lot is located. The following are the specific definitions for each type of yard:

- a. **Exterior Side Yard.** That part of the yard on a corner lot, lying between the exterior side lot line and the nearest line of the principal building and extending from the front yard (or from the front lot line, if there is no required front yard) to the rear yard (or from the rear lot line, if there is no required rear yard). On a corner lot, the larger of the two lot dimensions adjacent to the street shall be considered the exterior side yard.
- b. **Front Yard.** A yard extending across the full width of the zoning lot and lying between the lot line which fronts on a street and the nearest line of the principal building. On a corner lot, the smaller of the two dimensions adjacent to a street shall be considered the front yard.
- c. **Rear Yard.** A yard extending across the full width of the zoning lot and lying between the rear line of the lot and the nearest line of the principal building.
- d. **Side Yard.** That part of the yard lying between the nearest line of the principal building

and a side lot line, and extending from the front yard (or from the front lot line, if there is no front yard) to the required rear yard (or from the rear lot line, if there is no required rear yard).

- b. That Section 28-5.5, Permitted Use Table, is hereby amended by deleting it in its entirety and substituting in lieu thereof the following:

5.5-1 Permitted Use Table.

Residential Uses	RE	R1	R2	R3	R4	R5	R6	R7	I	B1	B2	B3	B4	B5	PL
Antenna Non Commercial	p	p	p	P	p	p	p								
Community Residence, Small & Large	p	p	p	p	p	p	p	p	p						
Shelter Care Homes	s	s	s	s	s	s	s		s						
Apartment-Multi Family Buildings						p	p	p	s						
Dwelling Units and lodging rooms (if business uses for such uses occupy the ground floor										p	p	p		p	
One Family Attached Dwellings					p	p	p	p							
One Family Detached Dwellings	p	p	p	p	p	p	p	p							
Golf Course	s	s	s	s	s	p									s

Commercial Uses	B1	B2	B3	B4	B5	I	OT	PL	M1	M2
Retail Stores/Sales (not otherwise listed)	p	p	p	p	p					
Adult Business			p							
Agricultural Implement Sales and Service within wholly enclosed building			p							
Animal Hospitals		p	p							
Antenna Commercial	s	s	s	s	s	s	s	s	s	s
Arcade, Amusement/Internet Computer, Large		s	s							
Arcade, Amusement/Internet Computer, Small		p	p							
Arts and Craft Studios/Galleries	p	p	p	p	p					
Auction Rooms		p	p	p	p					
Auditorium, Stadium, Meeting Hall, Gymnasium or other similar places for public events		s	s		s					
Auto Car Wash			s							
Automobile Driving School			p	p						
Auto Service Station, with or without convenience marts		s	s							
Bakery	p	p	p		p					
Banks and Financial Institutions	p	p	p	p	p					
Banquet Halls		s	s		s					
Barber, Beauty Salon	p	p	p	p	p					
Broadcasting Station TV, Radio	p	p	p	p	p				p	
Bowling Alleys		p	p		s					
Building Material Sales		p	p							

Commercial Uses	B1	B2	B3	B4	B5	I	OT	PL	M1	M2
Carpet Cleaning and Service				p						
Catering Establishments	s	p	p	p						
Clubs and Lodges, Private		s	s		s					
Community Center, Recreation Building	s	s	s		s			s	s	
Municipal or Non Profit	s	s	s		s			s	s	
Contractor Office & Design Showroom (no vehicle storage)	p	p	p	p	p				p	p
Convenient Mart and Food Store	p	p	p	p	p					
Contractor Shops				p					p	p
Currency Exchanges	p	p	p	p						
Dance Halls		s	s							
Day Care Centers	s	s	s	s	s				s	
Drive Through when used in conjunction with uses otherwise permitted		s	s		s					
Drug Store and Pharmacy	p	p	p		p					
Electrical Equipment Sales		p	p							
Fairgrounds Kiddie Parks			s							
Food Stores	p	p	p	p	p					
Foot Massage	p	p	p	p	s					
Funeral Parlor, Mortuary		p	p	p						
Garden Center		p	p	p						
Health Club		p	p		p					
Hotel		s	s		s					
Interior Decorator Shops	p	p	p	p	p					
Kennel, Commercial			s							
Laundry Dry Cleaning up to 5,000 sf	p	p	p	p	p					
Liquor Stores, Package Goods Only	p	p	p		p					
Machinery Sales and Service			p	p						
Medical Dental Orthopedic Appliance and Instrument Supply Sales		p	p	p						
Monuments Sales			p							
Motor Vehicle Rental		s	p							p
Motor Vehicle Repair Major			p							p
Motor Vehicle Repair Minor		s	p							
Motor Vehicle Sales, including auxiliary service		s	p							
Motor Vehicle Sales Lots when contiguous to and adjoining auto sales room under same owners		s	p							
Music Conservatories or Instruction	p	p	p	p	p					
Offices, Business and Professional	p	p	p	p	p	p	p	p	p	p
Offices, Medical and Dental incl. labs	p	p	p	p	p	p	p		p	
Pawn Shop Cash Converter		p	p							
Personal Trainer (limited to 2 clients at a time per trainer; and no more than 4 personal trainers on site at one time)	p	p	p	p	p				p	p
Photographers	p	p	p	p	p		p			
Photographers, incl. photo developing processing	p	p	p	p	p					
Physical Rehabilitation Center	p	p	p	p	s	p	p			
Post Office not incl. bulk distribution		p	p							
Printing Services Retail	p	p	p	p	p					

Commercial Uses	B1	B2	B3	B4	B5	I	OT	PL	M1	M2
Private Library, Museum or Other Similar Buildings	s	s	s		s					
Railroad Passenger Stations			s		s					
Recreation Facilities Commercial incl. Health Club		p	p	p	p				p	p
Recreational Vehicles and Boats, Sales/Supplies			p							
Repair Major				p						p
Repair Minor	p	p	p	p						
Restaurant	s	s	s		s					
Restaurant Amusement Device Arcade		s	s							
School, Commercial	p	p	p	p	p				p	p
Secondhand Store		p	p	p	p					
Security and Guard Firms				p	p				p	p
Sign Painting Shop (enclosed)			p	p						
Studios Recording		p	p	p					p	p
Tailor, Dressmaking Shop	p	p	p	p	p					
Taxicab Dispatching Office			p	p						p
Theaters, Excluding Drive-Ins		p	p		p					
Ticket Agencies	p	p	p	p	p					
Tool and Die Shop			p	p					p	p
Travel Bureau and Transportation Ticket Offices	p	p	p	p	p		p		p	p

Manufacturing/Processing Uses	M1	M2	B3
Products made from fabrics and similar materials and textile mill products		p	
Bakery Products, Wholesale & Production		p	
Beverages Bottling and Distributing	p	p	
Beverages – Non Alcoholic		p	
Carpet Cleaning on Premises		p	
Canned Food Products		p	
Ceramic Products	p	p	
Computers	p	p	
Concrete Gypsum & Plaster Products		p	
Containers, Pallets and other similar products		p	
Cosmetics, Perfumes & other similar products		p	
Dairy Products		p	
Drugs	p	p	
Dwelling Unit for Caretaker located on premises	p	p	
Electronic Components and Lighting and Wiring Equipment	p	p	
Furniture/Fixtures		p	
Glass Products made of purchased glass		p	
Household Appliances		p	
Instruments and Supplies – Medical, Dental, Engineering	p	p	
Jewelry, Silverware and Plated Ware	p	p	
Leather (not including tanning) and Vinyl Products		p	
Metal Products, Fabricated – except machinery and transportation equipment		p	
Musical Instruments	p	p	
Office and Art Supplies		p	
Paper Products from converted paper-paperboard		p	
Photographic Equipment & Supplies, Developing/Processing	p	p	
Plastic Products, Fabricated		p	
Pottery and Related Products	p	p	

Manufacturing/Processing Uses	M1	M2	B3
Printing Ink		p	
Printing, Publishing	p	p	
Radio and Television/Communication Equipment	p	p	
Rubber Products, Fabricated		p	
Signs and Advertising Displays		p	
Silver Plating and Repairing	p	p	
Structural Clay Products, Cut Stone and Stone Products		p	
Sugar and Confectionary Products		p	
Tool and Die Shops	p	p	
Toys; Sporting Goods		p	
Watches, Clocks, Clockwork Operated Devices and Parts	p	p	
Storage Facility (not located along major or secondary arterial streets)	p	p	
Wholesale and Warehouse Facility	p	p	p
Wholesale Offices (including warehouses and storerooms)	p	p	p

Institutional Uses	RE	R1	R2	R3	R4	R5	R6	R7	I
Cemeteries/Mausoleums	s	s	s	s					
Places of Worship	p	p	p	p	p	p	p	p	p
Care Facility, Ambulatory									p
Care Facility, Longer, Intermediate, Extended									p
Health and Medical Institutions, Hospitals									p
Institution Residential					s	s	s	s	p
Schools	s	s	s	s	s	s	s		s

Other Uses	I	OT	B1	B2	B3	B4	B5	PL	M1	M2
Parking Garage, Private Customer/Employee	s	s	s	s	s	s	s	s	s	s
Private and Public Utility Facilities										
Heliport			s	s	s	s	s	s	s	s

c. That Section 28-8, Special Uses, is hereby amended by deleting it in its entirety and substituting in lieu thereof the following:

8.1 Purpose. The principal objective of the Zoning Code is to provide for an orderly arrangement of compatible building and land uses, and for the proper location of all types of uses required in the social and economic welfare of the Village. To accomplish this objective, each type and kind of use is classified as permitted in one or more of the various districts established by this Chapter. However, in addition to those uses specifically classified and permitted in each district, there are certain additional uses which it may be necessary to allow because of their unusual characteristics or the service they provide the public. These "Special Uses" require particular consideration as to their proper location in relation to adjacent established or intended uses, or to the planned development of the community. The conditions controlling the location and operation of such "Special Uses" are established by the following provisions of this Section 8.

8.2 Authority. The Board of Trustees of the Village of Arlington Heights shall have authority to permit the "special uses" of land or structures or both, subject to the applicable provisions of Section 8, if it finds that the proposed location and establishment of any such use will be desirable or necessary to the public convenience or welfare and will be harmonious and

compatible with other uses adjacent to and in the vicinity of the selected site or sites. For such uses, the Plan Commission may recommend and the Village Board of Trustees may authorize exceptions to the applicable bulk regulations of this Chapter and such other variations from the zoning regulations as may be required within the boundaries of such development without referring the matter to the Zoning Board of Appeals.

8.3 Conditions and Approval. The Plan Commission may recommend and the Board of Trustees may impose such restrictions upon the height and bulk and area of occupancy of any structure so approved for a "Special Use" as may be reasonable under the particular circumstances provided that such restrictions and stipulations shall not be more restrictive than the requirements established for the district in which such structure is proposed to be located, or as may be required elsewhere in the Village Code. Off-street parking facilities as well as off-street loading and unloading spaces may also be stipulated in the ordinance permitting the "Special Use."

8.4 Procedure. The procedure to be followed in considering applications for a Special Use permit shall be those outlined in applicable sections of this Chapter.

8.5 Determination. The Plan Commission then shall make its findings and recommendations to the Village Board of Trustees within 30 days following the date of public hearing on each application. No Special Use shall be recommended by the Plan Commission unless the Commission finds:

8.5-1 That the special use is deemed necessary for the public convenience at this location; and

8.5-2 That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity; and

8.5-3 That the proposed use will comply with the regulations and conditions specified in this Chapter for such use and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.

8.6 Ordinance Required. Those uses indicated in Section 5.5 as a Special Use shall not be established until the Village Board has adopted an ordinance to grant the special use.

Section 8.7 Special Use Waiver for Restaurants. The special use requirement for a restaurant may be waived if the restaurant use is

1. A sit-down/carry out restaurant that is no larger than 4,000 square feet (for purposes of this provision, any outdoor eating area in the B-5 District is not to be counted for determining the square footage);
2. A carry-out only restaurant, regardless of size;
3. An outdoor café in conjunction with a restaurant that has been legally established either through the special use permit or special use waiver process;

The Petitioner must submit detailed plans and an application to the Planning and Community Development Department for an administrative review to determine if the special use public hearing can be waived. After review by the Planning and Community Development Department, the Village reserves the right to add other restrictions if there are impacts to surrounding property owners and/or require the Applicant to pursue a Special Use through the Plan Commission process set forth in this Chapter.

d. That 28-9, Planned Unit Development, is hereby amended by deleting it in its entirety and substituting in lieu thereof the following:

Section 28-9 Planned Unit Development.

9.1 Intent. Planned Unit Developments permit site plans and designs which would not be possible under strict application of zoning district regulations. Consequently, Planned Unit Developments shall offer more benefits than a conventional development because of comprehensive design and adherence to high standards. Improved features include but are not limited to the following:

- a. efficient land utilization;
- b. innovative design;
- c. preservation of natural areas;
- d. diversified land use and architectural treatment;
- e. compatibility with adjacent and nearby land developments.

9.2 Qualifications Required for a Planned Unit Development. The following are the projects that will be considered to be a Planned Unit Development:

- a. Any development with more than one principal building on a zoning lot or lot of record.
- b. Planned Unit Developments in the following districts shall have a minimum lot size of one acre: R-E, R-1, R-2, R-3, R-4, R-5, R-6, B-1, B-2, B-3, and B-4.
- c. Any development in the B-5 Zoning District of any new building or additions of 500 square feet or more to existing buildings.
- d. Any development of four or more acres in the M-1 and M-2 Districts, .
- e. All developments in the R-7, O-T, O-R, I and P-L Districts
- f. Any residential development using private roadways or private drives to provide vehicular access on the lot

9.3 General Requirements for Planned Unit Developments. Planned Unit Development Sites shall be under single ownership and/or unified control until fully developed and shall be governed by all applicable zoning requirements of this Chapter.

9.4 Requirements for Planned Unit Developments Using Private Roadways. A Planned Unit Development for a residential development using private roadways may be approved in the

following circumstances:

- a. The size and shape of the parcel is such that strict application of public street standards would cause development of the parcel to be impractical;
- b. The proposed development is enhanced by exceptional site design features not ordinarily possible under the strict application of the Zoning Ordinance and Subdivision Control Regulations;
- c. The development will provide amenities and improvements that would be materially beneficial to the adjacent neighborhood;
- d. The developer demonstrates to the reasonable satisfaction of the Plan Commission and the Village Board that the private roadways will be adequately maintained, including the execution and recording of a covenant binding all successors in title, ensuring that the private roadways will be maintained in a condition safe for vehicular travel;
- e. Private roadways are constructed in accordance with Village construction standards for public roadways.
- f. Private roadways are not planned or expected to serve property outside the proposed development.
- g. Private roadways are not used to fill gaps in the existing thoroughfare system, connect two collector or arterial streets, or laid out to encourage through traffic.
- h. Private roadways shall provide a minimum of two 12-foot wide driving lanes, excluding curb and gutter dimensions.
- i. Only parallel parking is permitted on a private roadway provided the pavement width is increased by eight feet for each parking lane.
- j. Signs indicating building addresses and directing motorists through the development are provided, the size, number and location of such signs to be determined by the Director of Building.
- k. Unimpeded circulation and travel for emergency vehicles is provided on private roadways in the development.
- l. Curbs are provided along private roadways and driveways.
- m. Street lights and sidewalks shall be installed along all private roadways in compliance with Village standards.

9.5 Variations. In the case of any Planned Unit Development, the Plan Commission may recommend and the Village Board of Trustees may authorize variations to the applicable bulk regulations of this ordinance and such other variations from the zoning regulations as may be required within the boundaries of such development without referring the matter to the Zoning

Board of Appeals.

Such variations may be granted as long as it is demonstrated that they will not exercise a detrimental influence on the surrounding neighborhood. Variations shall be justified when other characteristics of the development exceed the minimum standards of the Municipal Code. All recommendations shall be based on the standards for appeals as stated in Section 6-201 of the Arlington Heights Municipal Code. Special consideration shall be given to:

- a. The provision for indoor and outdoor recreation facilities, which should be proportional to the size and density of the Planned Unit Development.
- b. The conservation of natural resources such as flood plains, wet lands and wooded areas.
- c. As much as possible, the preservation, of the natural drainage and floodwater retention.

9.6 Procedures for Approval of Planned Unit Development. Application shall be made on forms supplied by the Planning Department and shall be complete with all supporting data, documents, plans, maps and other documents as specified below.

The Village review and approval of the Planned Unit Development may be performed in three stages:

- a. Review of the Conceptual Plan by the Staff Development Committee and the Conceptual Plan Review Committee of the Plan Commission.
- b. Review and approval by the Plan Commission.
- c. Review and approval by the Village Board, including adoption of the Ordinance approving the Planned Unit Development.

9.7 Conceptual Planned Unit Development Submission and Review. Should a Petitioner desire, the Village will review a Conceptual Plan for a Planned Unit Development. In order for the Village to review the Conceptual Plan, the following items must be submitted:

- a. Conceptual Development Plan including the site layout of buildings, roadways, access drives, and floor plans as necessary. Conceptual architectural elevations and landscape plans may also be submitted.
- b. A brief written statement explaining the character of the development and its main features should accompany the plan.

As quickly as possible from the date of submission of the Conceptual Plan, the Village Planning Department and the Staff Development Committee will review the submitted materials, after which a meeting of the Conceptual Plan Review Committee will be set. If the Conceptual Plan Review Committee has an unfavorable recommendation, the petitioner can revise the Conceptual Plan and resubmit material for Staff and Committee review. The Petitioner can also choose to move forward to the Plan Commission with the negative recommendation from the Conceptual Plan Review Committee.

9.8 Submission for Planned Unit Development Approval. The following items are required for submission to the Plan Commission for approval of a Planned Unit Development, in the quantity set forth in the Plan Commission application:

- a. A legal description of the entire Planned Unit Development;
- b. A current plat of survey or Alta Survey of the subject property;
- c. Proof of ownership or other legal interest of the petitioner in the property;
- d. A Master Plan showing streets, lots, parcels and sites for all uses included in the Planned Unit Development, including areas proposed to be conveyed, dedicated or reserved for public uses including parks, playgrounds and parkways, as well as a brief written statement describing the Planned Unit Development;
- e. A site plan indicating exterior and interior roadways and streets, pedestrian walkways, fire lanes, parking lots including parking spaces for handicapped persons, areas reserved for landscaping and screening, all proposed structures, free standing signs, outdoor lighting, trash storage areas and loading areas, including a chart with all relevant zoning data such as FAR, land coverage ratios, density, setbacks, etc.;
- f. Architectural floor plans and building elevations;
- g. A tree preservation plan and a detailed landscaping plan with all of the planting materials common and Latin names, sizes and quantities.
- h. A preliminary engineering plan indicating storm sewer lines, sanitary sewer lines, water mains and storm water detention or retention facilities and topographic plans.
- i. A preliminary development schedule indicating:
 1. The approximate date of construction start.
 2. The number of construction phases and the date of starting each phase.
 3. The date of completion of each phase.
 4. A construction staging plan.
- j. A draft of all proposed bylaws, covenants, easements, maintenance and other agreements, wherever applicable.
- k. A traffic analysis in accordance with Section 6.12 of this Chapter.
- l. Preliminary Plat of Subdivision (if required) in accordance with Chapter 29 of the Municipal Code.

9.9 Review of the Plan Material. Once a complete Plan Commission application has been

received, Village Staff will review the submitted material, prepare written comments and submit the material to the Plan Commission for a public hearing in accordance with the requirements of this Chapter.

9.10. Public Hearing before the Plan Commission. At the public hearing, the Plan Commission may make the following findings if fully supported by specific evidence presented by the petitioner:

- a. The reasons why the departures from the Village Zoning and Subdivision regulations and the Village Comprehensive Plan proposed for the Planned Unit Development are or are not deemed to be in the public interest.
- b. The reasons why the proposed design does or does not make adequate provision for public services, public utilities and services, for vehicular and pedestrian traffic or provide for common open space and recreation.
- c. The physical and economic benefits of the proposed development to the entire community.
- d. The impact of the proposed development on the adjoining traffic network.

9.11 Approval of Planned Unit Development Ordinance. If, after review of the recommendation from the Plan Commission, the Village Board approves the Planned Unit Development, an appropriate Ordinance shall be prepared. Upon approval of the Planned Unit Development Ordinance, the ordinance and with exhibits shall be recorded by the Village Clerk with the County Recorder of Deeds. The Village Zoning Map and the Village Comprehensive Plan shall be amended to include the approved Planned Unit Development. The final approval and recording is required for the issuance of the building permit.

9.12 Enforcement of Development Schedule. The Planned Unit Development approval shall be effective for no more than 24-months from the date the ordinance was adopted granting the approval. Unless a building permit has been issued and construction commenced within this time period, all ordinances approving the Planned Unit Development, including any other conditions and approvals, shall be void. An extension of up to 12-months can be obtained by submitting a detailed request to the Planning Department. After appropriate review, the Planning Department will transmit the request and its recommendation to the Village Board for final determination.

In the event that an additional request for extension is made, that request will also be reviewed by the Plan Commission and the Plan Commission will transmit the request with its recommendation to the Village Board of Trustees.

9.13 Permit Requirements for Planned Unit Developments. The following items shall be required as part of a submittal for a building permit, in addition to all other permit requirements:

- a. Final Engineering Plans and Details for all utilities, storm water retention, and drainage;
- b. Final Construction staging plan, including a construction schedule; and

- c. Final copy of all bylaws, covenants, easements, and maintenance agreements, including bonds and escrow agreements, as requested by the Village.
- e. That Section 28-15, Occupancy Permits, is hereby deleted in its entirety.
- f. That Section 28-16, Plats, is hereby deleted in its entirety.
- g. That Section 28-17, is hereby deleted in its entirety.
- h. That Section 28-18, Changes and Amendments, is hereby amended by deleting it in its entirety and substituting in lieu thereof the following:

Section 28-15 Changes and Amendments.

15.1 Requirement for Public Hearing. The regulations imposed and the districts created by this Chapter may be amended from time to time, but no such amendments shall be made until a public hearing has been held. The Notification Requirements set forth below apply for all public hearings required by this Chapter.

15.2 Published Notice. A notice of the time and place of any public hearing shall be published in a newspaper of general circulation in the Village. This Notice shall be published at least 15 days before the date of the public hearing.

15.3 Written Notice. A petitioner for any project requiring a public hearing pursuant to this Chapter shall serve written notice in person or by first-class mail to all property owners of record within 250 feet of the property lines of the subject property; provided the number of feet occupied by all public roads, streets, alleys and other public ways shall be excluded in computing the 250 foot requirement. If the project is a planned unit development, the 250 feet shall be measured from the outermost property line of the entire planned unit development. In addition to notifying property owners, if applicable, the homeowners' association or condominium association must also be notified. The notice must be sent no less than 15 days nor more than 30 days prior to the date set for the public hearing. A copy of the notice with a copy of the list of addresses shall be provided to the Planning Department at the time notice is given to the owners or taxpayers. If, after a bona fide effort to determine such by the petitioner, an owner cannot be found, the notice requirements of this section shall be deemed satisfied upon the petitioner filing an affidavit evidencing the inability to serve notice on that owner.

The required notices shall contain the address of the location for which the public hearing is requested, a brief statement of the nature of the request, the name and address of the legal and beneficial owner of the property, and the time and date on which the hearing shall be held.

15.4 Notice by Sign. Not less than 15 days prior to the date before the public hearing, the petitioner shall post a readable sign on all adjacent roadways. All signs must be removed no later than ten days after completion of the final hearing.

The required sign shall contain the current zoning action requested, date, time and place where the hearing shall be held, a statement that further information can be obtained from the petitioner and the Planning Department of the Village of Arlington Heights, and the phone number of the

Village and the petitioner. The sign shall be approximately 30" high by 48" wide. The words "NOTICE OF PUBLIC HEARING" must appear at the top of the sign(s) in letters no smaller than 1.5". The date and time of the hearing shall also be 1.5". The sign(s) shall meet all other requirements set forth by the Village. All costs associated with the sign(s) for any public hearings are to be borne by the petitioners. A sample sign is set forth below:

NOTICE OF PUBLIC HEARING	
HEARING FOR: [Fill in current zoning and action requested]	
HEARING LOCATION: ARLINGTON HEIGHTS MUNICIPAL BUILDING 33 S. ARLINGTON HEIGHTS ROAD ARLINGTON HEIGHTS, IL 60005	
DATE: [Fill in hearing date]	TIME: [Fill in hearing time]
PUBLIC ATTENDANCE AND COMMENTS INVITED	
FOR DETAILS CALL:	
[Fill in petitioner's name and phone number]	or Village of Arlington Heights Department of Planning & Community Development at 847-368-5200

15.5 Certification of Notice. In advance of the hearing date, the petitioner shall furnish an affidavit certifying that he has complied with the applicable notice requirements. Attached to the affidavit shall be a list of all property owners notified in accordance with the above, the returned notices which are undeliverable by the post office, a copy of the notice sent to each of the individuals therein specified, and a statement that the sign was erected according to Village requirements. Forms of the affidavit shall be made available by the Planning Department.

15.6 Protest Against Amendment. Owners of the frontage of property immediately adjoining or across an alley from or directly opposite frontage which is proposed to be altered as to regulations or districts may file a written protest against a proposed amendment. The protest must be signed by at least 20% of the owners as described above and each signature must be notarized. The written protest shall be filed with the Village Clerk. If the written protest meets the requirements of this Section, the amendment shall not be passed except by the favorable vote of two-thirds of all members of the Village Board.

- i. That Section 28-19, Violation and Penalty, is hereby deleted in its entirety.
- j. That Section 28-20, Validity and Section, is hereby deleted in its entirety.
- k. That 28-21, Repeal of Conflicting Ordinances, is hereby deleted in its entirety.

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

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

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

AYES:

NAYS:

PASSED AND APPROVED this 19th day of June, 2017.

Village President

ATTEST:

Village Clerk



Item: Ordinance - Chapter 13 - Class "B" and "T" liquor license

Department: Manager/Legal

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

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Chapter 13 - Class "B" and "T" liquor license	Ordinance

AN ORDINANCE AMENDING CHAPTER 13 OF THE
ARLINGTON HEIGHTS MUNICIPAL CODE

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

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

CLASS OF LICENSE	ANNUAL LICENSE FEE	NUMBER OF LICENSES AUTHORIZED
B	\$3,700.00	36
T	N/A	29

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

AYES:

NAYS:

PASSED AND APPROVED this 19th day of June, 2017.

Village President

ATTEST:

Village Clerk



Item: Ordinance - 25 mph speed limit - Appletree Lane

Department: Engineering/Legal

Resident requests regarding the speed of traffic moving along Appletree Lane have questioned whether the current unposted speed limit of 30 mph could be lowered to 25 mph. Speed surveys taken along this segment of Appletree Lane have shown results of the average speed and 85th% speeds consistent with motorist performance that would justify a reduction of the current 30 mph unposted condition to a posted 25 mph speed limit.

RECOMMENDATION

It is recommended that the attached Ordinance establishing a 25 mph speed limit on Appletree Lane between Arlington Heights Road and Chestnut Avenue, be approved.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
25 mph speed limit - Appletree Lane	Ordinance

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

WHEREAS, it is the desire of the President and Board of Trustees to limit the speed of traffic on a portion of Appletree Lane, as hereinafter set forth,

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

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

**APPLETREE LANE BETWEEN ARLINGTON HEIGHTS ROAD AND
CHESTNUT AVENUE**

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

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

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

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

AYES:

NAYS:

PASSED AND APPROVED this 19th day of June, 2017.

Village President

ATTEST:

Village Clerk



Item: Resolution - Cook County Class 6b Assessment Incentive Program - 525 W. University Drive

Department: Planning/Legal

Bormont LLC is requesting Village approval for a Cook County Class 6b Property Tax Classification relative to 525 W. University Drive, consisting of one parcel of property. The site has been occupied previously by Anderson & Vreeland, but has been used exclusively for storage since early 2014.

In order for the new tenant, National Heat and Power, to grow within the facility and invest in the property, a Class 6b property tax abatement is being requested. The Village's guidelines for Class 6b applicants are based upon employing at least 25 workers, showing financial benefit to the Village, and commitment to providing 10% of their property tax savings over the first five years towards the Zero Interest Loan program.

National Heat and Power employs 90 workers (50 of which are full-time), with plans to add as many as eight full-time employees in Arlington Heights in the next ten years. However, business ownership has stated that no more than 25 workers will be on the premises at one time. This is because the majority of employees work at various sites around the Chicago area.

The applicant does anticipate having a positive financial impact on the Village. Both existing and current Staff will provide direct and indirect spending to Village businesses. Furthermore, the amount of property tax revenue gained from occupying the property with a Class 6b designation, as opposed to allowing the site to become vacant, is estimated at over \$180,000 over the 12-year life of the abatement. The applicant has signed an agreement to provide the Village with 10% of their property tax savings over the first five years of the abatement in order to help fund the Zero Interest Loan program or other economic development programs as needed.

National Heat and Power is an established enterprise looking to set up long-term stability in Arlington Heights. The Class 6b incentive would allow for re-occupancy of an 18,500 square foot industrial facility, reducing industrial vacancy while allowing a new business to grow in the Village, and create additional employment opportunities. A detailed summary of the request by Bormont LLC for a Cook County Class 6b incentive is attached.

RECOMMENDATION

It is recommended that the Village Board of Trustees approve a Resolution Approving Certain Property to Participate in the Cook County Class 6b Assessment Incentive Program for Bormont, LLC for the property located at 525 W. University Drive.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Cook County Class 6b - 525 W. University Drive	Resolution
Application Summary - 525 W. University Drive	Exhibits

**A RESOLUTION APPROVING CERTAIN
PROPERTY TO PARTICIPATE IN THE COOK
COUNTY CLASS 6b ASSESSMENT INCENTIVE PROGRAM**

WHEREAS, the President and Board of Trustees of the Village of Arlington Heights has reviewed the application for Class 6b property tax status from Bormont, LLC, located at 525 W. University Drive, Arlington Heights, Illinois, and Bormont LLC, has proven to this Board that such incentive is necessary for development to occur on this specific real estate, and hereby find that said property qualifies for an assessment reduction pursuant to the Cook County Class 6b assessment incentive program,

WHEREAS, the Village of Arlington Heights has determined that the reoccupation of this abandoned property complies with the Village's long-term development objectives to grow and reactivate vacant properties in the Village as defined in the Village's Comprehensive Plan,

WHEREAS, Applicant, Bormont, LLC has informed the Village of Arlington Heights that the property shall be used by a related entity, National Heat and Power Corporation, as a light manufacturing/fabrication and warehouse point for its products.

WHEREAS, Applicant, Bormont, LLC, has provided the Village of Arlington Heights with an Economic Disclosure Statement as defined in the applicable Cook County ordinance,

WHEREAS, the Village of Arlington Heights, after being advised that the property has been vacant for less than 24 months continuous vacancy, has determined that special circumstances exist here, warranting the granting of this Resolution of support for the tax incentive,

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

SECTION ONE: That Bormont LLC, located at 525 W. University Drive, Arlington Heights, Illinois, and legally described as:

Lot 2 in Prudential Realty Company, being a subdivision of the East 300 feet of the South 276.86 feet as measured on the East and South lines thereof of the West ½ of the Northeast ¼ of Section 7, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N 03-07-200-020-0000

is approved for participation in the Cook County Class 6b assessment incentive program and the Village of Arlington Heights hereby supports and consents to said property receiving Class 6b status from the Cook County Assessor based on occupation of abandoned property for less than 24 months continuous vacancy with a purchase for value and special circumstances.

SECTION TWO: The Village Clerk is hereby authorized and directed to file a certified copy

of this Resolution with the Cook County Assessor.

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

AYES:

NAYS:

PASSED AND APPROVED this 19th day of June, 2017.

ATTEST:

Village President

Village Clerk

THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

The review for determination of support for County Tax abatement for the property identified as 525 W. University Drive will be conducted as follows:

- I. Item by item review as per Village Procedures and Application Form
- II. Synopsis of application
- III. Correlation of application to Comprehensive Plan
- IV. Correlation of application to zoning
- V. State of economy of industry making application
- VI. Site visit summary
- VII. Site specifics of property requesting abatement
- VIII. Relationship of property tax abatement goals to application
- IX. Relationship of Village guidelines to application
- X. Finance Department review
- XI. Adherence to Zero Interest Loan program / economic program requirements
- XII. Department of Planning and Community Development recommendation

This particular approach is being utilized so as to provide ease to Village Administration and Trustees with the review of the application submitted. It is hoped that this method will encourage a realistic understanding of the application and relationship of such to the community and local economy.

I. Review Item by Item of Application

- A) INTRODUCTION: Complete. (Applicant asserts that computations are to the best of its knowledge based on current value.)
- B) PROPERTY DESCRIPTION: Complete. Submitted as Exhibit A.
- C) IDENTIFICATION OF PERSONS: Complete. Submitted as Exhibit D.
- D) PROPERTY USE: Complete. Submitted as Exhibits E, F, G, and H.
- F) TRAFFIC: Complete. Approximately 10 automobiles are projected to enter/exit the facility on a daily basis as well as an estimated 3-6 trucks. This is in addition to employee vehicles which will add another approximately 25 vehicles. National Heat and Power heavily emphasis carpooling, and many of the employees will work offsite during their days, hence the discrepancy between the actual employee count and the number of employee vehicles. University Drive, via Kennicott Avenue and Dundee Road, will be

the main route of ingress and egress. The property currently offers 35 parking spaces while the user currently requires only 26 by Code. Therefore, the use meets parking requirements.

- G) **EVIDENCE OF NEW CONSTRUCTION:** Ownerships plans to conduct a \$170,000 rehab to the facility. Efforts include installation of cabling, addition of security features, and other basic interior and exterior improvements. Submitted as Exhibit J.
- H) **EMPLOYMENT OPPORTUNITIES:** Complete. The business currently employs 50 full-time workers and 40 part-time workers. By the end of the life of the Class 6b, the owner anticipates the business to employ and additional 6-8 full-time staff. The applicant exceeds the minimum number of employees per the application requirements (25). Applicant does not meet the number of employees desired to reside in Arlington Heights (10). The applicant is requesting an exemption from this particular employment requirement of the Village's Class 6b guidelines and has offered to make a conscious effort to recruit Arlington Heights residents. Submitted as Exhibit K.
- I) **FINANCIAL INFORMATION:** Complete. Submitted as Exhibit L.
- J) **FISCAL EFFECT:** Complete. Submitted as Exhibit M.
- K) **OTHER INDUCEMENTS:** Complete. No other inducements requested. Submitted as Exhibit N.
- L) **JUSTIFICATION:** Complete. Submitted as Exhibit O.
- M) **OTHER DATA:** Complete. Provided marketing flyer, floor plan, copy of eligibility application to Cook County, business description, and financials. Submitted as Exhibits B, C, E, and I.

II. Synopsis

Applicant wishes to obtain a Cook County Class 6b Property Tax Classification. The Class 6b program is designed to encourage industrial development throughout Cook County by offering a real estate tax incentive for the development of new industrial facilities, rehabilitation of existing industrial structures, and industrial reutilization of abandoned buildings. The goal of the incentive is to attract new industry, stimulate expansion and retention of existing industry, and increase employment opportunities.

The property at 525 W. University Drive has not been previously approved by the Village Board or Cook County for a Class 6b property tax abatement. The site has been without employees since January 2014, and has only been used by the previous owner and occupant as storage since. Because the storage is technically considered occupancy, and therefore the property has not been 100% vacant for two years, the applicant is requesting approval under "special circumstances."

The new prospective owner, Bormont LLC, will lease the property (one parcel) to a related company, National Heat and Power. The purchase is contingent upon approval for the incentive. This contingency is highlighted in documentation between Kelly M. Joyce (real estate broker representing the seller) and Michael Montemayor (co-owner of purchaser).

12. Agreement to Participate

In obtain a 6B Designation: Buyer hereunder desires to achieve a 6B tax designation on the property and any acquisition of the property shall be subject to first obtaining said designation prior to closing. We hope that this can be achieved within 120 days.

Under the incentive provided by Class 6b, qualifying industrial real estate would be eligible for the Class 6b level of assessment from the date that new construction or substantial rehabilitation is completed and initially assessed or, in the case of abandoned property, from the date of substantial re-occupancy.

Properties receiving Class 6b will be assessed at 10% of market value for the first 10 years, 15% in the 11th year and 20% in the 12th year. This constitutes a substantial reduction in the level of assessment and results in significant tax savings. In the absence of this incentive, industrial real estate would normally be assessed at 25% of its market value. Currently the industrial/flex vacancy rate in Arlington Heights is 15.1%. This includes this facility, which is listed by CoStar as vacant and available for lease or purchase. Complete occupancy of this building would immediately reduce the vacancy rate to 14.8%. (source: CoStar – May 2017)

Eligibility Requirements

Real estate is eligible for Class 6b status under the following conditions:

1. The real estate is used primarily for "industrial purposes".
2. There is either: (a) new construction, (b) substantial rehabilitation, or (c) substantial re-occupancy of "abandoned" property.
3. An Eligibility Application and supporting documents have been timely filed with the Office of the Assessor according to deadlines as set forth in the "What Must Be Filed" and "Time for Filing" sections.
4. The municipality in which such real estate is located (or the County Board, if the real estate is located in an unincorporated area) must, by lawful resolution or ordinance, expressly state that it supports and consents to the filing of a Class 6b Application and that it finds Class 6b necessary for development to occur on the subject property.

The applicant wishes to obtain a Cook County Class 6b Property Tax classification. The Law Offices of Liston & Tsantilis filed the original Class 6b application on behalf of the applicant, Bormont LLC.

III. Correlation of Application to Comprehensive Plan

The General Comprehensive Plan indicates that this property should be research, development, manufacturing and warehouse.

- Storage, Assembly, and Light Manufacturing 75%
- Offices 25%

This takes into account approximately 14,000 square feet of industrial space and an estimated 4,589 square feet of office.

IV. Correlation of Application to Zoning

The Zoning Map revised January 1, 2017 designates the relevant parcel as an **M-1 Research, Development, and Light Manufacturing** zoning district. Within this district warehousing, distribution and development are permitted, as are research, office, and light manufacturing uses. The proposed use of the subject site falls under the Zoning Code Permitted Use Table as a “Tool & Die Shop” which is permitted outright in M-1 zoning.

As proposed, the site will have a surplus of three parking spaces. Currently, National Heat and Power employs 90 people (full-time). However, the great majority of employees work off-site and the company stated that the maximum number of employees who will be at the Arlington Heights facility at one time is 25, including post-growth (additional 6-8 employees over next 10 years). The following chart details the proposed parking scenario at 525 W. University Drive:

Use/Business	Code Use	Square Feet	Parking Standard	Employees	Vehicles	Parking Req.
Office	Offices - Business and Professional	4,589	1 space/300 SF	16	N/A	15
Warehouse/Storage	Warehouses and Storage	14,000	0.5 spaces/employee; 1 space/commercial vehicle	9	6	11
		18,589		SPACES REQUIRED		26
				SPACES AVAILABLE		35
				SURPLUS / (DEFICIT)		9

V. State of Economy of Industry Making Application

National Heat and Power Corp is a company that provides HVAC repair services including the light manufacturing and assembly of small parts. The business is currently located in a 14,260 square foot building in Morton Grove and is outgrowing this space. The facility at 525 W. University Drive will provide a 30% increase in space for the company. National Heat and Power Corp is looking to move into this facility as quickly as possible.

The Village guidelines suggest that the applicant have a minimum employment threshold of 25 employees, and of this total, 10 employees should reside in Arlington Heights. National Heat and Power Corp has a total of 50 full-time employees and 40 part-time employees which easily meets the minimum threshold for number of employees. The company does not have any employees that reside in Arlington Heights. As this falls below the Village’s employment criteria for the Class 6b, the company is requesting an exemption from this requirement. They also stated that they would like to promote their future job openings to Arlington Heights residents.

The company expects to have a positive financial impact on the community. Over the 12-year life of the incentive, the applicant estimates that the property will generate over \$180,000 more in property taxes with the Class 6b designation than if it were to remain vacant for the same period. While the building may not have remained vacant for 12 more years, the intent of the Class 6b program is to facilitate industrial occupancy as quickly as possible. Furthermore, the building has only been used for storage since early 2014. Bringing in new employees, those that will work primarily at the facility as well those who will work remotely, will garner residual spending. This is something that a vacant building, or one used exclusively for storage, would not bring. Even with the abatement, the applicant expects the property to generate \$513,000 in total property tax revenue from 2018-2029.

VI. Site Visit

Planning and Community Development Department staff met with ownership of National Heat and Power Corp at their Morton Grove facility on June 13th. Due to their business growth the company is in need of more space to conduct their operation, and the Arlington Heights facility provides the opportunity to expand in all facets of their operation.

VII. Site Specifics of Property Requesting Abatement

The building at 525 W. University Drive is 18,589 square feet. The purchaser is applying for a Class 6b property tax abatement that would allow a purchase of the property and completion of a \$170,000 rehab to the facility. The site specifics are provided below:

- A. The property has been without employees since January 2014. However, the building has been used for storage by the previous tenant. Therefore, it is not considered “vacant”. Since this is the case, the applicant is requesting “special circumstances” to allow them to obtain the Class 6b designation even though the site has not been officially vacant for two years.
- B. The combined cost of purchasing the property and completing interior and exterior improvements is approximately \$1.12 million. The purchase is contingent upon receiving the abatement and would not be economically feasible for the buyer without the incentive.
- C. The tenant, National Heat and Power, is projecting employment growth over the next decade. The company currently employs 50 full-time staff and 40 part-time staff. By the tenth year that the company would be established at 525 W. University Drive (est. 2027), they anticipate formally employing up to 58 total full-time employees in addition to the 40 part-time workers.

By definition, “The purpose of the M-1 District is to encourage the grouping of offices, research offices and laboratories, light manufacturing uses, and ancillary business uses...performance standards protect residential areas by restricting objectionable manufacturing activities such as noise, vibration, smoke, dust, odors, heat, glare, fire hazards, and other objectionable influences.”

As an assembly and light manufacturing use, this business use meets M-1 zoning requirements. Further, it complies with the mission of the Class 6b designation which is that the business and facility meets "industrial purposes" and that there is substantial rehabilitation as well as substantial re-occupancy of "abandoned" property.

VIII. Relationship of Property Tax Abatement Goals to Application

The initial intent of the County Assessor's revised property tax incentive plan is to encourage new industrial and commercial development within the County. Reacting to slowed development in the commercial and industrial sectors, the Assessor recognized that the property tax rates in Cook County were higher than those of neighboring counties, which were seeing gains in the previously mentioned sectors. The Class 6b Property Tax Abatement program demonstrates an ongoing desire by Cook County officials to maintain their commercial and industrial competitiveness with the rest of the Chicago metropolitan region.

In this instance, the abatement would allow for a growing company to relocate and expand within the Village and occupy the entirety of an industrial site that has been without employees for over three years. The economic impact would be shown in employment growth, an increase in local consumer spending, and an increase in property value of the site.

IX. Relationship of Village Guidelines to Application

The Class 6b incentive renewal provides a 10% assessment level for the first 10 years, 15% in the 11th year and 20% in the 12th year. This constitutes a substantial reduction in the level of assessment and results in significant tax savings. In the absence of this incentive, industrial real estate would normally be assessed at 25% of its market value.

This provision requires that the applicant be a manufacturing or warehousing operation and may include high technology land uses. This incentive is available throughout Cook County, but requires municipal approval prior to County officials granting the abatement. Further, localities may adopt guidelines of their own. These specifications may place restrictions such as minimum number of employees, residency, or square feet of operation.

The Village of Arlington Heights initiated its own guidelines in May, 1990. These guidelines require:

1. The application fee shall have been paid.
2. The application form shall have been completed with attachments.
3. The business must be a manufacturing, industrial, research, warehousing, or fabricating firm for an excess of 51% of the structure's floor space or an excess of 51% of the employees.
4. The business must employ at least 25 individuals during the period when the taxes are abated. Ten or more employees must reside in Arlington Heights.
5. The application (Section VI, VII, VIII and IX) must show a five-year financial benefit to the Village and no negative effect on any similar Village firm.

Guideline #3 is met by this application as 75% of the floor space is dedicated to storage, assembly, and light manufacturing, with the remaining 25% dedicated to office space. Guideline #4 is met as National Heat and Power employs 50 full-time staff. The company is planning growth to as many as 58 full-time staff during the life of the incentive, in addition to 40 part-time workers. The applicant is requesting an exemption from the requirement of at least 10 workers residing in Arlington Heights. Guideline #5 is met by the attraction of a long-standing business to the community and re-occupancy of a vacant property.

X. Finance Department Review

The Finance Department has reviewed the application and has no objections.

XI. Adherence to Zero Interest Loan Program Requirements

In order to receive approval from the Village of Arlington Heights for the Class 6b tax abatement, the applicant must formally execute an agreement with the Village. This agreement is a commitment to rebate 10% of the applicant's savings from the abatement to the Village over the first five years of the incentive. The savings will be placed in the Zero Interest Loan fund, to be distributed to new or expanding businesses within Arlington Heights that have applied and been approved for such a loan. The applicant has signed the formal agreement and is willing to rebate the Village 10% of their property tax abatement savings in order to help the Village enhance its business community.

XII. Department of Planning and Community Development Recommendation

The intent of the Class 6b tax abatement program is to allow participating communities in Cook County to provide an incentive to office research, manufacturing, and warehousing firms to locate and/or expand within the County. This program provides for a renewal of the adjusted property tax in addition to new tax abatements by reducing the tax rate for a twelve-year period provided that a fiscal benefit continues to return to the host community.

The request for tax abatement is recommended for approval. The program is designed to facilitate the ongoing, long-term use of the property located at 525 W. University Drive. It is imperative that the community continues to demonstrate that it is ready to aggressively assist business development provided that it does not negatively impact the Village's quality of life.

The abatement would further benefit the community by bringing a new employer to the community, along with 90 jobs. The tenant, National Heat and Power, is expected to create eight more new jobs over the next ten years as well. Also, as demonstrated in the application, the Village will see a much greater return on property taxes with the Class 6b than if the building was to be vacant over the same period of time.

The abatement would benefit the community through re-occupancy of a vacant building, including over \$170,000 of rehab work to the property. Additionally, this would help attract a viable business to the community and allow them to grow in the future, creating additional employment opportunities over the next decade. As demonstrated in the application, the Village will see a much greater return on property taxes with the Class 6b than if the building was to remain vacant over the same period of time.

As is always the case with Class 6b property tax abatement requests, the applicant finds Cook County commercial property taxes to be burdensome. An illustrative comparison of Cook County and DuPage County taxes follows:

For use as an EXAMPLE:

	<u>COOK</u>	<u>COOK (W/CLASS 6B)</u>	<u>DUPAGE</u>
Market Value	\$1,120,000	\$1,120,000	\$1,120,000
Assessment Level	x .25	x .10	x .33
Assessed Valuation	\$ 300,000	\$ 120,000	\$ 369,600
Equalization Factor	x 2.8032	x 2.8032	x 1.0000
Equalized Value	\$ 784,896	\$ 313,958	\$ 369,600
Tax Rate (per \$100)	x 12.717%	x 12.717%	x 13.050%
Taxes	\$ 99,815	\$ 39,926	\$ 48,234

DuPage County taxes for a similar building are \$51,500 lower than Cook County taxes. In other terms, DuPage County property taxes are less than half of Cook County non-residential property taxes in this example. With the Cook County 6b abatement, property taxes become exponentially more competitive (17.2% lower than DuPage property taxes) in this instance.

As with the granting of Class 6b tax abatements in general, the net result of encouraging Class 6b tax abatement renewals will provide for a more aggressive atmosphere for economic development in Arlington Heights than other communities in the six-county region. National Heat and Power is an established company looking to have a long-term footprint in the Village. Support of this incentive request will help the company thrive in the long-term and also re-occupy a building that hasn't served employees for over three years, ensuring its ability to serve an Arlington Height business in the present and in the future.



Item: Bond Waiver - Arlington Heights Senior Center

Department: Building & Life Safety

Background

The Arlington Heights Senior Center is requesting a waiver of the bond requirement for their upcoming raffle being held in conjunction with their July 18, 2017 golf outing. Tickets will be sold the day of the event from 9:00am to 2:00pm, with the winner being announced at 2:00pm.

Recommendation

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

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

Letter

Type

Correspondence



ARLINGTON HEIGHTS SENIOR CENTER, INC.

1801 West Central Road
Arlington Heights, Illinois 60005-2410
Telephone: (847) 253-5532

OFFICERS & DIRECTORS

John Glueckert Jr.
President
Brenda Borchers
Secretary
Steven Schultz
Treasurer

Richard Chierico
Sue Duchek
Katie Fielmann
Roylene Gallas
Kelly Hutchison
Marie Lanza
Thomas McQuillan
John W. Muldoon
Alisa Kapusinski
Jo Segalla
Mary M. Stitt
Charles Vande Ven

June 7, 2017

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

Dear Mr. Recklaus,

Arlington Heights Senior Center, Inc. which funds items for the Arlington Heights Senior Center is requesting a waiver on the insurance requirement for their upcoming raffle to be held in conjunction with their July 18, 2017 golf outing. The reason for this request is that Arlington Heights Senior Center, Inc. has funds well in excess of the \$3,000 value of the prizes, sufficient to guarantee the prizes.

We are seeking to sell raffle tickets on that day at Arlington Lakes Golf Course, the site of the golf outing. The application has already been submitted to the building department.

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

Sincerely,
John Glueckert, Jr.
President
Arlington Heights Senior Center, Inc.

Cc: Alisa Kapusinski



Item: Heart's Place - 120-122 E. Boeger Dr. - PC#17-004

Department: Planning & Community Development

BACKGROUND

1. A rezoning from B-1, Limited Retail Business District and B-2, General Business District to I, Institutional.
2. A preliminary Planned Unit Development (PUD) to allow the construction of a two story, 16 unit supportive housing development.
3. An amendment to the Village's Comprehensive Plan to change the underlying land use designation from Commercial to Institutional.
4. Preliminary Plat of Resubdivision to consolidate the two lots into one lot.
5. A variation to Chapter 28, Section 5.1-8.3, Minimum Area for Zoning District, to allow a reduction to the minimum district standard size from 2.0 to 0.93 acres.
6. A variation to Chapter 28, Section 5.1-8.1.a., Location, to waive the requirement that property up to four acres and zoned Institutional shall have frontage on a street classified at least as a Collector on the Arlington Heights Thoroughfare Plan.
7. A variation to Chapter 28, Section 5.1-8.14, Minimum Distance from Building Wall to Paved Area, to allow a reduction to the minimum distance from 25 to 15 feet.
8. A variation to Chapter 28, Section 6.5-2, Accessory Structures, to allow an accessory structure (gazebo) in a side yard.
9. A variation to Chapter 28, Section 11.7(b), Loading Requirements, to waive the requirement for a loading berth on the subject property.
10. A variation to Chapter 28, Section 16.12-1, Traffic Engineering Approval, to waive the requirement for a traffic analysis.

One of the conditions of approval from the Plan Commission required the petitioner to submit a draft of the Tenant Selection Plan and Resident Manual prior to consideration by the Village Board. The petitioner has submitted these items and they are included within this transmittal. This condition has therefore

been satisfied.

RECOMMENDATION

A public hearing was held by the Plan Commission on April 26, 2017 where Commissioner Green moved and Commissioner Jensen seconded:

A motion to recommend to the Village Board of Trustees, **denial** of PC#17-004, a Rezoning from B-1, Limited Retail Business District and B-2, General Business District to I, Institutional; a Preliminary Planned Unit Development (PUD) to allow the construction of a two-story, 16 unit supportive housing development; an Amendment to the Village's Comprehensive Plan to change the underlying land use designation from Commercial to Institutional; a Preliminary Plat of Resubdivision to consolidate the two lots into one lot; a Variation to Chapter 28, Section 5.1-8.3, Minimum Area for Zoning District, to allow a reduction to the minimum district standard size from 2.0 to 0.93 acres; a Variation to Chapter 28, Section 5.1-8.1.a., Location, to waive the requirement that property up to four acres and zoned Institutional shall have frontage on a street classified at least as a Collector on the Arlington Heights Thoroughfare Plan; a Variation to Chapter 28, Section 5.1-8.14, Minimum Distance from Building Wall to Paved Area, to allow a reduction to the minimum distance from 25 to 15 feet; a Variation to Chapter 28, Section 6.5-2, Accessory Structures, to allow an accessory structure (gazebo) in a side yard; A Variation to Chapter 28, Section 11.7(b), Loading Requirements, to waive the requirement for a loading berth on the subject property; and a Variation to Chapter 28, Section 16.12-1, Traffic Engineering Approval, to waive the requirement for a traffic analysis.

Roll Call Vote: Commissioners Cherwin, Ennes, Green and Sigalos voted in favor, and Commissioners Dawson, Jensen, Warskow and Chairman Lorenzini voted against. The motion failed and moves forward with no recommendation.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Staff Report	Report
PC Minutes 4/26/17	Minutes
DC Motion	Correspondence
DC Minutes 4/6/17	Minutes
Housing Commission Minutes 3/7/17	Minutes
Plat & Sub Minutes	Minutes
Early Review Minutes - 3/7/16	Minutes

Building Elevations	Exhibits
Color Rendering	Exhibits
Engineering Plans, Landscape Plan	Exhibits
Floor Plans - Building	Exhibits
Floor Plan - Units	Exhibits
Market Study	Exhibits
Parking Study	Exhibits
Parking Survey	Exhibits
Plat of Subdivision	Exhibits
Plat of Survey	Exhibits
Site Plan	Exhibits
Project Narrative	Correspondence
Real Estate Opinion	Correspondence
Neighborhood Meeting Summary	Correspondence
Affordable Housing Studies	Exhibits
Written Justification for Approval	Correspondence
Tenant Selection Plan	Exhibits
Tenant Information Manual	Exhibits
Department Comments - Round 1	Exhibits
Petitioner Response to Department Comments - Round 1	Exhibits
Department Comments - Round 2	Exhibits
Petitioner Response to Department Comments - Round 2	Exhibits
Department Comments - Round 3	Exhibits
Letter of Support	Exhibits
Letter of Objection	Exhibits
PC Timeline Tracker	Exhibits
Letter of Support - Received 5/16/17 (After Plan Commission hearing)	Correspondence
Letter from Petitioner - received 5/16/17 (After Plan Commission hearing)	Correspondence



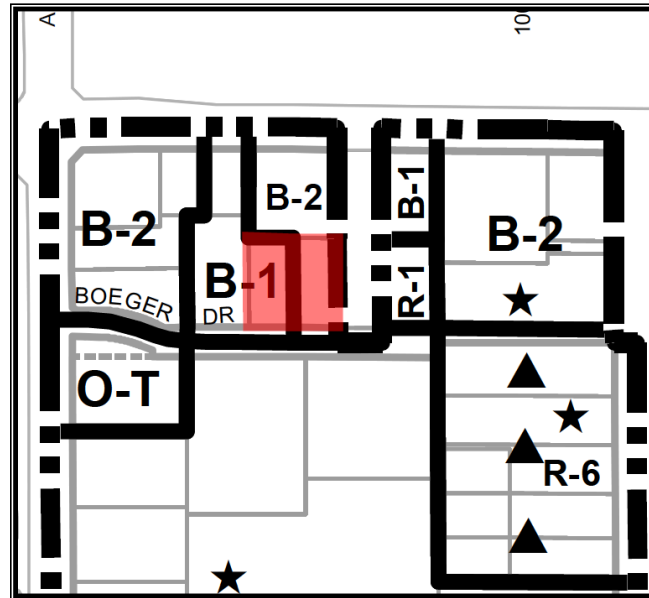
VILLAGE OF ARLINGTON HEIGHTS STAFF DEVELOPMENT COMMITTEE REPORT

File Number: PC #17-004
Project Title: Hearts Place
Address: 120-122 E. Boeger Dr.
PIN: 03-08-100-053, 03-08-100-054

To: Plan Commission
Prepared By: Sam Hubbard, Development Planner
Meeting Date: April 26, 2017
Date prepared: April 21, 2017

Petitioner: Richard Koenig
 Housing Opportunities Dev. Corp.
Address: 2001 Waukegan Rd - PO Box 480
 Techny, IL 60082

Existing Zoning: B-1: Limited Retail Business District, and B-2: General Business District



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-2	Popeye's Restaurant with Drive-thru	Commercial
South	M-1	Multi-story light industrial/office building	R&D, Mfg., Warehousing
East	Village of Buffalo Grove – Vacant land at south end of property, animal hospital on north end of property		
West	B-1	La Joie Day Care	Commercial

Requested Action:

1. A rezoning from B-1, Limited Retail Business District and B-2, General Business District to I, Institutional
2. A preliminary Planned Unit Development (PUD) to allow the construction of a two story, 16 unit supportive housing development.
3. An amendment to the Village's Comprehensive Plan to change the underlying land use designation from Commercial to Institutional
4. Preliminary Plat of Resubdivision to consolidate the two lots into one lot.

Variations Required:

1. Chapter 28, Section 5.1-8.3, Minimum Area for Zoning District, to allow a reduction to the minimum district standard size from 2.0 to 0.93 acres.
2. Chapter 28, Section 5.1-8.1.a., Location, to waive the requirement that property up to four acres and zoned Institutional shall have frontage on a street classified at least as a Collector on the Arlington Heights Thoroughfare Plan.
3. Chapter 28, Section 5.1-8.14, Minimum Distance from Building Wall to Paved Area, to allow a reduction to the minimum distance from 25 to 15 feet.
4. Chapter 28, Section 6.5-2, Accessory Structures, to allow an accessory structure (gazebo) in a side yard.
5. Chapter 28, Section 11.7(b), Loading Requirements, to waive the requirement for a loading berth on the subject property.
6. Chapter 28, Section 16.12-1, Traffic Engineering Approval, to waive the requirement for a traffic analysis.

Project Background:

The subject property consists of two lots of record comprising a total of 40,435 square feet (0.93 acres). The east lot, which is currently vacant, is zoned B-2 (General Business District), while the west lot, which has an existing one-story utility building, is zoned B-1 (Limited Retail Business District).

The proposed action, if approved, would allow UP Development (the petitioner) to construct a two-story 16-unit Permanent Supportive Housing (PSH) rental development that would provide a home for individuals living with disabilities that are in need of supportive services. The development would be disability neutral, meaning that it would not cater to any one type of disability and anyone with a disability may qualify to live there, including physical disabilities, mental disabilities, and developmental disabilities. All units within the building would be 2-bedroom; the first floor would contain seven units as well as laundry and storage space, a community room, and two offices that would be used to provide the supportive services to the residents. The second floor would contain nine units. Occupancy of the units would be restricted to no more than four individuals, which would encompass scenarios such as a family with children, a household of related adults, unrelated roommates, and individuals with live-in assistants. The building would have an overall footprint of 9,400 square feet and a total floor area of 18,800 square feet.

Services for the residents would be provided through a network of community-based organizations under the coordination of the Housing Opportunity Development Corporation (HODC). The HODC would partner with local agencies such as Thresholds, WINGS, Catholic Charities, etc. to ensure that the residents have access to the programs and supportive services they need to remain independent. According to the Illinois Department of Mental Health (DMH), the goal of PSH is to:

- Provide a stable and safe environment for its residents,
- Ensure comfort and decency, and
- Is financially manageable within the resources that the consumer has available.

Permanent Supportive Housing (PSH) is a housing model that promotes and integrates independent affordable living with on-site supportive services for individuals and single parent families with children. Each dwelling unit would be furnished by the developer and would be fully equipped with bathroom, kitchen, living, and sleeping areas. The support services offered to residents would be in areas such as case management, life & parenting skills, and employment support to assist residents in becoming self-sustaining and contributing members of the community.

Four of the 16 units would be restricted to tenants earning no more than 30% of the Area Median Income (AMI), and the remaining units would be restricted for tenants earning no more than 60% of the AMI. Additionally, rental rates would be regulated so that tenants do not pay more than 30% of their income towards rent. The breakdown of income limitations is shown below:

Household Size	2016 AMI		
	30%	60%	100%
1 Person	\$16,170	\$32,340	\$53,900
2 Person	\$18,480	\$36,960	\$61,600
3 Person	\$20,790	\$41,580	\$69,300
4 Person	\$23,070	\$46,140	\$76,900

There would be two full time staff members (property manager and maintenance worker) who will work 9am – 5pm Monday through Friday. In addition to these two employees, case workers and service provider staff may visit the residents as part of the services provided within the PSH model. Key fobs and a door buzzer system will provide security and access for residents.

Prior History

In 2010, the petitioner, who was associated with Daveri Development Group at that time, applied for approval of a PSH project on the subject property, albeit at a different size and density (project was proposed as a 3-story building with 30 units). Multiple variations were required for this project, including the following:

1. A variation from Chapter 28, Section 5.1-8.3, *Minimum Area for Zoning District*, to allow a reduction to the minimum district standard size from 2.0 to 0.93 acres.
2. A variation from Chapter 28, Section 5.1-8.1.a., *Location*, to waive the requirement that property up to four acres and zoned Institutional shall have frontage on a street classified at least as a Collector on the Arlington Heights Thoroughfare Plan.
3. A variation from Chapter 28, Section 5.1-8.4, *Minimum Lot Size* to allow a reduction to the minimum lot size from 73,800 to 40,451 square feet (or an increase in the number of dwelling units from 16 to 30 units)
4. A variation from Chapter 28, Section 5.1-8.10c. to allow a 10% reduction to the minimum unit size from 550 to 495 square feet for the Efficiency units, and from 650 to 585 square feet for the 1-Bedroom units.
5. A variation from Chapter 28, Section 5.1-8.14, *Minimum Distance from Building Wall to Paved Area*, to allow a reduction to the minimum distance from 30 to 3 feet
6. A variation from Chapter 28, Section 11.4, *Schedule of Required Parking*, to allow a reduction to the minimum number of parking stalls from 62 to 24 spaces (15-spaces + 9 landbanked spaces)

The Village Board did not approve the application from 2010, primarily due to concerns over the number and significance of the requested variations.

Variations #1 and #2 as identified above are still required for the present application, however, the need for Variations #3 and #4 have been eliminated. The variation as identified in #5 is still required, although to a lesser degree than previously proposed.

Early Review

On March 17, 2016, the petitioner appeared before the Village Board for an Early Review. Minutes from this meeting are attached.

Plat and Subdivision Committee

On February 8, 2017, the Plat and Subdivision Committee met to discuss the proposed development. Some concern was expressed relative to the impact of the proposed development on the surrounding properties and the appropriateness of the subject property location given the proposed residential use. The minutes from this meeting are attached.

Housing Commission

On March 7, 2017, the Housing Commission met to discuss the proposed development. Per the Village's Affordable Housing Policy, 10% (2 units) of the units within Hearts Place are required to be affordable. As Hearts Place will have 25% (4) of the units for individuals earning at or below 30% of AMI and 75% (12) of the units for individuals earning at or below 60% of AMI, the proposed development conforms with the Village's Affordable Housing Policy. The Housing Commission made a positive recommendation to the Village Board, and the meeting minutes are attached.

Zoning and Comprehensive Plan

Based on the information provided, Staff has determined that the land use is most consistent with a *Care Facility, Intermediate*, which according to Chapter 28, Section 3.2-41 of the Village of Arlington Heights Municipal Code is defined as: "A facility which provides, on a regular basis, health-related care and services to individuals who do not require the degree of care and treatment which a hospital or skilled nursing facility is designated to provide, but who, because of their mental or physical condition, require care and services which can be made available to them only through institutional facilities such as these". According to the Permitted Use Table outlined in the Village's Zoning Ordinance, a Care Facility, Intermediate is a permitted use in the I, Institutional District. Since the subject property is currently zoned B-1 and B-2, a rezoning into the I District is required.

To proceed forward, the Plan Commission must review and the Village Board must approve three primary zoning actions. The first action is the aforementioned rezoning. The second action is an amendment to the Village's Comprehensive Plan to change the underlying land use designation from Commercial to Institutional. The last action is a Planned Unit Development, which is required for any development in the I, Institutional District. Several variations from the zoning code have also been identified and will be discussed throughout this report. For each variation, UP Development has provided written justification based on the following hardship criteria:

- ***The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.***
- ***The plight of the owner is due to unique circumstances.***
- ***The variation, if granted, will not alter the essential character of the locality.***

Neighborhood Meeting

Staff requested that the petitioner hold a neighborhood meeting for any interested residents within Arlington Heights and Buffalo Grove that wanted to learn more about the proposed development. The petitioner sent notices to nearby property owners and held a meeting on March 7, 2017. The petitioner estimates that around 30 people showed up to this meeting and has provided a summary of the meeting discussion (attached).

ANALYSIS

To determine if an affordable multi-family housing development is appropriate for this location, the Staff Development Committee conducted a thorough evaluation relative to the long term suitability of commercial for the site, the appropriateness of residential at this location, the relationship to the surrounding commercial properties, and the compatibility with the Village's Consolidated Plan. Staff also evaluated concerns relative to public transit as well as conformance with Village Code requirements. Pursuant to the findings outlined within this report, the Staff Development Committee supports UP Development's request for the following reasons:

1. Complies with the Village's Consolidated Plan.
2. Consistent with the Village's Multi-Family Affordable Housing Policy (adopted on December 7, 1998), which promotes adequate housing for all the community's people; to create and/or maintain sound viable neighborhoods, to meet the needs for housing by increasing the number of housing units for low and moderate income families and individuals, and to expand housing opportunities for all members of the community.
3. Consistent with the following Goals and Policies of the Village's Comprehensive Plan:
 - **General Planning Goal #9:** To promote affordable housing for various income levels and housing types.
 - **General Planning Policies #2:** To provide adequate facilities, improvements, and institutions to adequately support all basic activities of present and future residents.
 - **Land Use Policies #3:** The rezoning of land should be considered only where such rezoning is supported by detailed studies.
 - **General Population and Housing Goal #4:** Encourage a wide variety of housing alternatives by type, size, and price range.
 - **Population and Housing Policies # 6:** To provide a wide variety of housing for young, elderly, disabled, and single households
4. The proposal is compatible with the surrounding properties

Long Term Commercial Suitability

Contextually, the subject site is part of a larger commercial block that consists of a variety of vehicle intensive and destination related uses that are bounded by Dundee Road to the north, Boeger Road to the south, the Old Arlington Heights Road to the east, and Arlington Heights Road to the west. Based upon the existence of multiple property owners within this area, it is unlikely that the subject site would develop in a unified approach with the adjoining properties. The surrounding properties are developed and have commercial/retail businesses that are well-established and economically viable. Also, the owners of these businesses have re-invested and improved their sites over time. For example, the Popeye's directly behind the property went through exterior renovations last year, and the McDonalds restaurant along Dundee Road was torn down and reconstructed less than three years ago.

The site and its surrounding environs are zoned B-1 and B-2. These districts are intended for commercial/retail related uses. Staff is of the opinion that this site is a marginal commercial site given that the property fronts onto a Local Street (Boeger Road) and lacks direct access and visibility to Arlington Heights Road and Dundee Road. It is important to note that if said property was located along a major arterial street, Staff's position on the viability of the site for commercial would be different and the recommendation would be to preserve the underlying commercial designation. The more likely use for the property is a destination related use such as professional office. Staff estimates that a 13,000 square foot office building could be built on the property and comply with code. However, the office market is weak with the vacancy rate in the northern portion of Arlington Heights at 17.7%, and the vacancy rate for the Northwest Suburban Office market as a whole at 20.7%. These vacancy rates and the secondary nature of Boeger Road, further adds to the challenge of redeveloping the site for commercial. Furthermore, the property owner has marketed the site on and off for more than ten years and has had little success and interest from commercial developers. According to the real estate agent for the property, the price has been reduced 12 times over the last several years, resulting in a 69% reduction to the original asking price.

Residential Suitability

Staff is of the opinion that the site is adequate for an affordable residential development. Even though the property is encircled by commercial zoning, the nature of the surrounding land uses are compatible with an affordable multi-family development. To the north are several commercial businesses and restaurants (some with a drive-through) that have operating hours that do not extend beyond 11:00 PM. To the south, there is an antenna tower and a lawn care/landscape contractor. To the east is a vacant parcel of land that is located in the Village of Buffalo Grove and zoned for commercial development (B-1, Limited Retail). Further beyond this site are several one story office buildings and a housing development that is approximately 225 feet from the site and commonly known as Timber Court, which has several affordable units. To the west is a day care facility. The site is also within a short walking distance to a major commercial node at Arlington Heights Road and Dundee Road. This node includes a grocery store, drug store, various restaurants, and several general merchandise businesses. The land use relationship between the proposed multi-family and the surrounding commercial uses is not unique. Throughout the Village there are commercial developments abutting residential neighborhoods. With proper screening and design, these land uses are compatible.

Village of Arlington Heights Consolidated Plan

The Village of Arlington Heights Consolidated Plan is a comprehensive five year planning document that identifies the overall housing and community development needs of the Village, outlines available programs and resources, and establishes a strategy for prioritizing and addressing housing needs and economic opportunities for low and moderate income people within the community. The Consolidated Plan and Annual Action Plan constitutes the Village of Arlington Heights' application for Federal Community Development Block Grant (CDBG) funding for housing and community development programs through the US Department of Housing and Urban Development (HUD).

The 2015-2019 Consolidated Plan identifies as a high priority a need for special housing options for persons that are non-homeless, including housing for individuals with mental disabilities, physical disabilities, developmental disabilities, and victims of domestic violence (among others). Specifically, the Consolidated Plan states that the Village "seeks to provide transitional and permanent housing with supportive services, or supportive services alone, to enable persons with special needs who are not currently homeless but require housing assistance to live healthily and as independently as possible in the community". The proposed development is not a shelter for homeless individuals and will provide permanent housing for persons with disabilities, as well as supportive services for the residents that reside there. In this way, the proposed development conforms to the Consolidated Plan of the Village.

To demonstrate a need for this type and size facility at this location, the applicant commissioned an independent market assessment that was prepared by Development Strategies. Within the Village of Arlington Heights, an estimated 3,000 people are living with disabilities and could qualify for this type of housing. The study analyzed similar facilities within nearby communities such as Mount Prospect and Glenview, and found those facilities to both have extensive waitlists. Staff believes substantial demand exists for this project.

Access to Public Transit

Since most of the residents will not own an automobile, having access to public transit is an important component of the development. Currently, PACE Route 604 runs along Dundee Road with a bus stop at the corner of Arlington Heights Road and Dundee Road. This route provides transportation to the Woodfield Mall in Schaumburg, as well as to the Northwest Transportation hub near the Woodfield Mall, which allows transfer to eight additional bus lines. The 604 runs Monday through Saturday and does not run on Sundays.

Located 1.3 miles to the east at the intersection of Buffalo Grove Road and Dundee Road (and accessible via the 604) is PACE Route 234, which provides access to four Metra Stations (Wheeling, Mount Prospect, Cumberland, Des Plaines) along two Metra Lines (North Central and Union Pacific Northwest), as well as the Holy Family Hospital, and Randhurst Mall. Route 234 also extends to the Buffalo Grove Metra Station (North Central Line), during rush hour on weekdays. The 234 only runs on the weekday.

Wheeling Township offers a Dial-a-Ride service to residents who are either 60 and older or have a permanent disability. Future residents of Hearts Place would qualify for this service, which operates between 9:00 AM and 3:30 PM on weekdays only. Although several public transit options exist during the weekday for individuals living at Hearts Place, these residents will need to find viable options for transportation on Sunday. The petitioner acknowledges that limited transportation options on weekends exist at other facilities within their portfolio, and residents tend to structure their week to work around Sunday travel limitations. There are adequate transportation options exist within the surrounding vicinity to accommodate the needs of Hearts Place.

Compatibility to adjacent properties

Staff has toured Meyers Place in Mount Prospect, a 39 unit PSH facility for individuals with disabilities, as well as the Axley Place in Glenview, a 13 unit PSH development for individuals with disabilities. Both developments appeared well maintained on the inside and outside, with attractive designs and quality exterior landscaping. While touring each sites, staff observed ample parking available at both facilities (although Axley Place in Glenview is in the final stages of construction and not all families have moved in yet).

The Arlington Heights Police Department reached out to other communities to determine if similar facilities have had a history or issue associated with public safety. Their findings included an analysis of the history of emergency calls at the Myers Place facility in Mount Prospect, which found that the number of calls was not abnormal and was typical for what could be expected at a 39 unit rental apartment facility. Furthermore, the Mount Prospect Police confirmed that the owner of the site (UP Development) was cooperative and easy to work with. Staff's understanding is that child sex offenders would be prohibited from residing within this facility due to its proximity to Buffalo Grove High School and a daycare facility to the west.

When a similar PSH development was proposed for this property in 2010, a condition of approval was added that prohibited tenancy from people with criminal/felony backgrounds. Per council, it is not recommended that a similar condition be added to this development as it may be discriminatory to a protected class. Prohibitions for felony convictions are only acceptable if the housing provider can prove that it is necessary to achieve a substantial, legitimate, nondiscriminatory interest. The petitioner has stated that they will require all applicants to undergo criminal background checks and a criminal history may render an applicant ineligible for housing.

During the previous application in 2010, the applicant provided the Village with a preliminary "Tenant Selection Plan" that outlined the selection process and tenancy requirements and procedures for eligibility. The applicant has provided staff with a blank "Tenant Selection Plan" within the current application, which should be completely filled out to allow staff to understand selection preferences for residents and the screening process for applicants. A condition of approval to require a draft of this document prior to Village Board preliminary approval has been included.

Finally, the petitioner has provided three studies which evaluate the impact of permanent supportive housing facilities on neighboring property values. Each study concluded that these facilities have a negligible effect on neighboring property values, and often cases when they involve the redevelopment of blighted or vacant properties, they often improve the value of property in the vicinity. These studies have been attached.

Conformance with Zoning Standards

A detailed zoning assessment was conducted as part of the formal review process. Pursuant to said review, the proposed development complies with all Institutional zoning standards relative to building setbacks, density, unit size, Floor Area Ratio, lot coverage, and building height. However, several other variations relative to the zoning district size, location, accessory structure location, and loading space requirement have been requested.

Minimum Zoning District Size

The minimum size for an Institutional zoning district is 2 acres. In addition, all institutionally zoned land that is less than four acres in size must have frontage along a Collector Street as defined by the Village's Thoroughfare Plan. Since the property is 0.93 acres and is located along a Local Street, the following variations are required:

- **A variation from Chapter 28, Section 5.1-8.3, Minimum Area for Zoning District, to allow a reduction to the minimum district standard size from 2 to 0.93 acres.**
- **A variation from Chapter 28, Section 5.1-8.1.a., Location, to waive the requirement that property up to four acres and zoned institutional shall have frontage on a street classified at least as a Collector on the Arlington Heights Thoroughfare Plan.**

The size of the property is sufficient to accommodate the scope of the project. The building complies with all applicable bulk requirements, such as building setbacks, lot coverage, and Floor to Area Ratio. Also, the orientation and positioning of the building allows for parking along the east side of the building, which preserves the greenspace between the building and the daycare facility to the west. The development is a low intensive use that will not have an adverse traffic impact on Boeger Road.

Building-Pavement Separation

The Institutional district requires a minimum separation of 25 feet between the building and any paved surface. Pursuant to the site plan, the eastern portion of the building is 15 feet from the parking lot. As a result, the following variation is required:

- ***A variation from Chapter 28, Section 5.1-8.14, Minimum Distance from Building Wall to Paved Area, to allow a reduction to the minimum distance from 25 to 15 feet***

The windows of the three units on the first floor of the eastern elevation that faces the parking lot are setback 17' and 19' from the pavement (with most being 19') and this represents only a minimal encroachment into the 25' setback area. The only portion of the building that encroaches the full 10' into the required 25' setback area is for offices and a mechanical room. Providing, at a minimum, 17' of separation between the 1st floor units and the parking lot will not create a nuisance to future residents.

Traffic Study

According to Chapter 28, Section 6.12, Traffic Engineering Approval, all PUD developments requiring Plan Commission approval and not adjacent to a major or secondary arterial must provide a traffic and parking study. The applicant has provided a parking study but has not provided a traffic analysis. As a result, the following variation has been identified:

- ***A variation from Chapter 28, Section 6.12-13, Traffic Engineering Approval, to waive the requirement for a traffic study.***

Staff compared the number of parking spaces required for a 16 unit supportive living facility (33 spaces) versus the number of spaces needed to accommodate code required parking for a 13,000 square foot office building (43 spaces), and determined that the proposed rezoning and subsequent supportive housing development would result in less traffic when compared to the possible development that could occur under the existing Zoning classification. As such, a traffic study was not warranted and staff supports the requested variation.

Accessory Structure Location

The petitioner has proposed a gazebo located to the west of the existing building, which is located in the side yard. The proposed gazebo is an accessory structure, and all accessory structures are required to be located in the rear yard. As such, the following variation is required:

- ***A variation from Chapter 28, Section 6.5-2, Accessory Structures, to allow an accessory structure (gazebo) in a side yard***

Given the population of the proposed facility, which will include persons with physical disabilities who have limited mobility, access to outdoor amenities in the immediate vicinity is necessary. Relocating the gazebo further north and into the rear yard would cause the structure to be pushed further away from the rear entrance to the building. Furthermore, moving the gazebo into the rear yard would place this element adjacent to the exterior play area of the daycare to the north, where currently the proposed gazebo is proposed for the side of the daycare building (approximately 32' setback of the daycare building). The gazebo will be well screened from the view along Boeger Drive with heavy landscaping, and staff supports this variation.

Loading Space

All institutional developments within the I District are required to provide a loading space if they are greater than 10,000 square feet in floor area. As the proposed PSH will be 18,800 square feet, one loading space is required. As a result, the following variation has been identified:

- ***A variation from Chapter 28, Section 11.7(b), Loading Requirements, to waive the requirement for a loading berth on the subject property***

Given that the petitioner will be providing all required parking spaces, there will likely be ample ability to utilize the open parking spaces for loading or unloading if necessary. Additionally, as the facility will be fairly small with only 16 units, move-ins/move-outs will occur less often, which will minimize the need for a loading space. The requested variation is therefore reasonable and staff is supportive of the request.

Fire Accessibility

Fire trucks that may need access to the site will either park along Boeger Drive to access the west of the building, or will pull into the parking lot to access the interior or eastern/northern elevations of the building. In order for a fire truck to conveniently leave the site, it will need to travel north utilizing an existing access easement onto and through the Popeye's property to access Dundee Road. The applicant will need to work with the owner of the Popeye's site to coordinate this connection, and this connection will need to be designed as part of the Final PUD approval process. Furthermore, certain changes/additional pedestrian access pathways may be needed to comply with the requirement to provide an unobstructed path of travel to all exterior openings on the building. These minor changes can be made during Final PUD review.

Landscape & Tree Preservation Issues

According to the tree preservation plan there are 19 within the property boundaries that have a trunk caliper size of three-inches or greater. All of these trees will be removed due to their location within close proximity to the foundation of the building and the underground infrastructure (sanitary line and storm sewer) that will be installed to serve the development. However, the petitioner has proposed to plant 21 trees onsite, including 8 Colorado Blue Spruce evergreens to accommodate for the removal of the 6 mature evergreen trees of the same species. The end result will be a development that includes more trees and shrubs than the previous property contains. It should be noted that in order to comply with the Design Commission recommendation, the petitioner will be relocating some of the air conditioner units that are along the gazebo to the rear of the site, and additional evergreen plantings will be added to the air condenser units in front of the patio area to further screen these elements from the street.

In order to provide additional screening to the east, west, and north, a 6' wood privacy fence will be installed around the perimeter of the property. Where this fence crosses the access easement along the northern property line, a swinging or sliding gate will need to be provided that meets the requirements for proper emergency access. Additionally, a code-compliant photometric plan will be required during Final PUD review.

Parking

Relative to parking, 33 spaces are required by the parking regulations and the applicant has provided 33 onsite parking spaces to comply with code (See Table 1 below). Furthermore, they have also provided, at the request of Village, a limited scope assessment relative to parking. The assessment found that similar PSH developments in nearby suburbs generated a 0.33 parking space per unit demand (on average). Finally, the petitioner has also provided supplemental parking counts at the Myers Place and PhilHaven facilities to verify low parking demand. These counts are summarized below:

	Myers Place			PhilHaven	
	Exiting 67 Space Parking Lot 39 Occupied Units			Exiting 65 Space Parking Lot 37 Occupied Units	
	Parking Spaces Occupied	Parking Spaces Vacant		Parking Spaces Occupied	Parking Spaces Vacant
4/12/17 (Morning)	11	56		21	44
4/12/17 (Afternoon)	7	60		18	47
4/12/17 (Evening)	11	56		17	48
4/16/17 (Morning)	13	54		13	52
4/16/17 (Afternoon)	8	59			
4/16/17 (Evening)	12	55			

Based on their survey which indicates ample on-site parking is available, and the fact that the petitioner's experience with other similar sized PSH developments found that most residents are not expected to own an automobile, it is not believed that parking will be an issue.

Table 1: Parking Assessment

Use	Square Footage / # of Units	Parking Ratio	Required Parking
Apartments	16 units	2 spaces / unit	32 spaces
Office	252 square feet	1 space / 300 SF	1 spaces
Total Required			33 spaces
Total Provided			33 spaces
Surplus / (Deficit)			0

When the Boeger Place development was proposed on the subject property in 2010, that development included 30 units and only provided 15 parking spaces (24 spaces total when including land-banked spots). Additionally, PACE bus route #690 that ran along Dundee Road and served the development had just been discontinued prior to the Village receiving the application in 2010. As a lack of transit options existed at the time, the project was required to explore additional transportation options, including staff provided transport for the residents of the facility. PACE bus route #604 has recently been established to provide transit service along Dundee Road, and adequate transit options exist for the future residents of the facility. As such, no staff provided transportation will be required.

Design Commission

The proposed development was approved by the Design Commission on April 6, 2017. The proposed building design incorporates the principals outlined in the Village's Design Guidelines as well as residential elements including a pitched roof, masonry veneer, large windows, and a low building profile to minimize the overall mass of the structure. According to Code, the maximum building height in the Institutional district is 45 feet. The building height is 24.5 feet as measured to the mid-point of the roof slope. The building does not have a basement, and will be fully alarmed, detected and sprinklered. Furthermore, said structure complies with all applicable accessibility, building, health, and life safety code requirements. Compliance with all Design Commission approval conditions will be a requirement of this PUD.

Utilities and On-Site Detention

In order to serve this development, the water main along Boeger Drive must be extended, which currently terminates east of the subject property. Additionally, an 8-inch private sanitary sewer line that services the adjacent property to the north (Popeye's Restaurant) bi-sects the subject site and must be relocated in conjunction with this development. The engineering plans show both the water main extension and sewer line relocation and the developer will be required to make these infrastructure improvements as part of this project. Finally, on-site detention will be provided within a storm water vault, which will be located underneath the parking lot. Maintenance of this storm water vault will be the responsibility of the property owner.

RECOMMENDATION

The Staff Development Committee has reviewed the petitioner's request and recommends approval of the following items:

1. A rezoning from B-1, Limited Retail Business District and B-2, General Business District to I, Institutional
2. A preliminary Planned Unit Development (PUD) to allow the construction of a two story, 16 unit supportive housing development.
3. An amendment to the Village's Comprehensive Plan to change the underlying land use designation from Commercial to Institutional
4. Preliminary Plat of Resubdivision to consolidate the two lots into one lot.
5. Variation to Chapter 28, Section 5.1-8.3, Minimum Area for Zoning District, to allow a reduction to the minimum district standard size from 2.0 to 0.93 acres.
6. Variation to Chapter 28, Section 5.1-8.1.a., Location, to waive the requirement that property up to four acres and zoned Institutional shall have frontage on a street classified at least as a Collector on the Arlington Heights Thoroughfare Plan.
7. Variation to Chapter 28, Section 5.1-8.14, Minimum Distance from Building Wall to Paved Area, to allow a reduction to the minimum distance from 25 to 15 feet.
8. Variation to Chapter 28, Section 6.5-2, Accessory Structures, to allow an accessory structure (gazebo) in a side yard.
9. Variation to Chapter 28, Section 11.7(b), Loading Requirements, to waive the requirement for a loading berth on the subject property.
10. Variation to Chapter 28, Section 16.12-1, Traffic Engineering Approval, to waive the requirement for a traffic analysis

This approval shall be subject to the following conditions:

1. The petitioner shall have 24 months from Final PUD approval to commence construction as required by Village Code. If construction does not commence within 24 months of Final PUD approval, or a request for extension is not received and approved, then all ordinances approving this development become null and void and the zoning reverts back to its original B-1 and B-2 classifications and the Comprehensive Plan designation reverts back to "Commercial".
2. All units within the development shall be deed restricted so that they remain in perpetuity as an affordable housing development for individuals with disabilities and meeting all HUD defined income levels.

3. The petitioner shall coordinate with property owner of the Popeye's restaurant to provide the required improvements to the access easement to allow for proper exiting and access for emergency services as determined by the Village of Arlington Heights. This shall be done prior to Final PUD approval.
4. The petitioner shall provide the following onsite staffing:
 - a. Property Manager and Maintenance Staff – Monday through Friday 9am to 5pm
 - b. Case Workers and Service providers staff – as needed. The petitioner shall provide estimates for the minimum hours for review and approval by the Village
5. Additional unobstructed paths of travel around the building may be required during Final PUD.
6. Shall comply with all Design Commission recommendations from April 6, 2016.
7. The petitioner shall provide a draft of the Tenant Selection Plan and Hearts Place Apartments Resident Manual prior to consideration by the Village Board, for review and approval by the Village.
8. Petitioner shall work with Staff to relocate and screen ground mounted condensing units to the northwest corner of the property to the extent feasible.
9. A code-compliant photometric plan shall be required as part of Final PUD.
10. School, Park, and Library contributions shall be required per Village Code prior to the issuance of a building permit.
11. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

April 21, 2017

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
PC File #17-004

APPROVED

PLAN

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

COMMISSION

RE: HEART'S PLACE - 120-122 EAST BOEGER DRIVE - PC#17-004
REZONING, AMENDMENT TO COMP PLAN, PRELIMINARY PUD,
PRELIMINARY PLAT OF RESUBDIVISION

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
Illinois on the 26th day of April, 2017 at the hour of 8:55 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

SAM HUBBARD, Development Planner

APPROVED

CHAIRMAN LORENZINI: The next item on the agenda is public hearing Heart's Place, 120-122 East Boeger Drive, PC#17-004. Have all the proper notices been given, Sam?

MR. HUBBARD: Yes, they have.

CHAIRMAN LORENZINI: Is the Petitioner here?

MR. KOENIG: Yes, I am.

CHAIRMAN LORENZINI: Are you the only one who's going to be testifying?

MR. KOENIG: Yes, I am.

CHAIRMAN LORENZINI: Would you please raise your right hand?

(Witness sworn.)

CHAIRMAN LORENZINI: Thank you. Could you please state your name and spell it for the court reporter?

MR. KOENIG: Yes, my name is Richard Koenig, spelled K-o-e-n-i-g.

CHAIRMAN LORENZINI: Have you read all the conditions in the Staff report and do you agree with them?

MR. KOENIG: Yes, I have.

CHAIRMAN LORENZINI: Give us a brief presentation of your project.

MR. KOENIG: Again, my name is Richard Koenig. I'm the executive director of Housing Opportunity Development Corporation. We're a non-profit organization dedicated to creating affordable housing throughout Chicago's northern suburbs.

My organization has been around for over 30 years and our mission is to create housing opportunities for people that otherwise wouldn't have an opportunity to live in these areas. The organization has, we've created over 300 affordable units in over 21 developments throughout the area. In addition to doing development, we also do property management. We currently operate over 300 apartments that are affordable for lower income households. We develop property in partnership with other organizations as well as on our own in order to create housing opportunities for a variety of people who have lower incomes including families who live and work in the area, seniors who've grown up in the area that want to stay, they have raised their families in the area and want to continue to live where they have connections, and as well as for people with disabilities who are provided services in the area, who access, have families in the area but otherwise wouldn't be able to live near the amenities they're used to living with.

In order to further our housing mission, we link up with existing social service agencies in the area to make sure that people have access to the additional supports that they need. Not always but sometimes because of lower incomes, people have additional assistance if needed, and so we're able to link them up. So, we're able to be more than just a landlord. We do more than just collect the rent. We do more than just go in and sign the lease. In addition to doing the development, when we have a property that's up and running, we build relationships with our tenants and make sure they are able to access the services they need as well as be able to continue to thrive and be productive members of the community.

The team that we've put together for his proposal includes not only our organization but we are also talking with other existing organizations. We have been working with a task force who is interested in providing houses for people with disabilities and supporting that mission. We are working with existing social service agencies in the area including the Wings

APPROVED

Program, Alexian Brothers Hospital, Northwest Compass, and other organizations that link up with folks and we have a reciprocal relationship with them. We're providing the housing piece and they're providing services to the tenants, but then the tenants that need an affordable place to live also have access to housing that otherwise wouldn't be able to have access to.

So, we're really creating a community and we've been able to do that throughout the northern suburbs. The organization was founded in Wilmette and we have expanded out from there into areas in Evanston and Skokie, Morton Grove, Highland Park and Deerfield. We're looking at proposals all the way out as far as Crystal Lake. We have projects that we're looking for in Palatine. So, we're really a regional group that's trying to do work in the suburbs to try and provide housing opportunities for people.

The proposal that we're looking at today, we're requesting to build a 16-unit apartment building. The property is at 120-122 Boeger and we're asking to have this existing lot that's currently zoned Commercial rezoned to a residential lot to allow us to build housing. It's essentially an apartment building, 16 units, all two-bedrooms. But what makes the housing unique and not just a typical apartment building is that we're going to make it affordable.

We're going to target folks who have lower incomes, who otherwise wouldn't be able to afford market rate rents in the area. In addition to serving folks that have lower incomes, we are also going to specifically target people with disabilities. It can be any range of types of disabilities in order to live here. Therefore, there is a term that you may see in the materials called supportive housing. That term of art, that term, what it really means is that we're proactively trying to link up people with anything that they need to help them with their lives, be independent, or to help them continue to be productive members of the society. So, rather than just putting people in housing, getting them an apartment, walking away and saying that's it, that's good, just pay your rent every month and be a good resident to your neighbors, the supportive housing component adds a piece of that where we're proactively making sure that people are getting help that they need and making sure they're getting access to any services that they otherwise, they may already be getting access to that but they may not be. But it's really proactively trying to create a place that's affordable, decent, and a community.

There are two lots, we're looking at putting those two lots together to create a two-story apartment building. As you can see in the site, there will be a parking lot to the east which will have 33 spaces. The building would be sort of in the center of the lot. We're asking to put in a gazebo to have an outside space to allow people to get outside their units, to have a nice space to be outside.

The building itself on the interior, again all two-bedroom units. We would have a community room that people could have activities, get together in groups, we can do presentations, we can get together with folks. There will also be two office spaces available, one specifically for a property manager, but in addition also a space would be available to service providers in case people needed to have services directly provided, some are able to come out and meet with someone, to have a space to go to to privately be able to assist so they can get out of the apartment, to get away from the roommate or to get away from their family and sort of be able to sit down in an office, a kind of quiet setting where they can have space to be available to do that.

The building will be fully handicap accessible. There will be an elevator in the building. All units would be visitable so you can get around to the entire building, both downstairs and upstairs. So, there's plenty of space to be able to fully get around and

APPROVED

access the entire building.

We're especially excited about this site because it's so close to so many amenities. I think anybody would be excited to live here. We included just a quick amenity map. I think just saying Spunky Dunkers, what more could you possibly need, living close to that? But in addition, there are grocery stores, there are other restaurants available. There are other shopping available, bus lines that run up and down Dundee Road. I would love to live close to the Harbor Freight Tools although I'd pretty quickly run out of whatever cash I have left over shopping over there.

So, the site location to us is really exceptional. There are residential neighborhoods around there. Obviously it's a busy street along there and being zoned commercial. But there's a residential facility just across the street to the east as well as residential to the south, residential throughout the area. Again, access to services was what's really important so people can get around the community and get access to the things that they're looking for.

Why are we requesting this project and what benefits is it really providing? First of all, there is a tremendous demand for housing that's affordable in the community. Arlington Heights has a long history of providing affordable housing and being able to help folks live in the community. In fact, my history of working with Arlington Heights actually goes back 25 years. If you're familiar with the Village's single-family rehab project where people who live in their homes are able to fix them up in order to stay in their homes and either do the roofs or do windows or other types of rehab, if you look in the original records, they go all the way back to 1994. I was the loan officer that signed that first loan document to get the Village working with the Village's housing planner to help the city be able to access those funds. They've clearly gone way beyond whatever I envisioned that many years ago and continued to really help hundreds of homeowners in the Village be able to stay in their homes.

In addition, I worked with what was formerly CEDA Northwest, now Northwest Compass, to do a project in town. I was the loan officer on that project that helped provide affordable housing for folks on the east side of town. So, I have been doing this for a while and sort of know the history, that the Village has really been able to provide this. So, this provides yet another opportunity.

There is tremendous demand for units that would be affordable for people with disabilities of all types. The market study that we prepared has over 3,000 folks who would qualify to live in the units. It's only 16 units, obviously we're not going to help everyone, so there is tremendous demand and we would be able to fill up the building very quickly.

The two-bedrooms allow a huge variety of composition of types of households, whether it's a family with children, whether it's two friends living together, whether it's someone who needs another care provider to live there. It just provides a lot of options and availability to us.

We will commit to keeping this affordable for the long term. There's a minimum requirement in our loan documents when we are able to project financed of at least 30 years. But we're going to be around for a lot longer than 30 years, and in fact in accordance with the Village's requirement, to keep it affordable as long as we legally, physically can. It's our mission to make sure that it stays affordable. It's not going to be up and running and then turned around. We really have very, very long-term commitments to be able to do that.

The Village housing plan has a commitment to affordable housing and

APPROVED

housing that helps people that otherwise wouldn't be able to live in it especially those with disabilities, and this helps further that mission. There is a state rule that says communities need to try and have enough affordable housing in town which the Village does meet that requirement, and this helps ensure that the next time that census comes around and they're counting how many homes meet that requirement, this will definitely help keep in compliance with that.

In addition, what's exciting about this project is really the ability to create a vibrant neighborhood, to have a community of folks living together in a place that has access to all the services that they need, that they can get in the building, to access the things they need as well as outside in the community, in the neighborhood, to be able to get around.

So, Sam has put together a great memo of what we're looking for, as we're looking for a couple of variances. We need to be able to do the consolidation of the lots. We have met all the requirements on the setbacks. So, we're asking for a small requirement on how far the building is from the parking lot. We want to have the gazebo outside in the side yard within the backyard. The backyard is Popeye's, although I'd love to sit there across from Popeye's and sit outside, but the side yard is a lot better location for being able to do that. So, some of those variances will really allow us I think to really create this building and have it fit well within the neighborhood. That's the presentation.

CHAIRMAN LORENZINI: Thank you, Mr. Koenig. Sam, Staff report please. You can have a seat if you'd like.

MR. HUBBARD: Once again, thank you, Chairman Lorenzini.

So, there are four primary zoning actions that are being presented before you this evening. The first is a rezoning from B-1 and B-2 which are commercial designations into the I District. The second action is a preliminary planned unit development to allow a 16-unit permanent supportive housing facility with several variations that have been outlined in your Staff report and I'll go through briefly towards the end of my presentation this evening. The third action is an amendment to the Comprehensive Plan to change the underlying land use designation from Commercial to Industrial, I'm sorry, Institutional. The fourth is a preliminary plat of subdivision to consolidate two existing lots of record into one property.

So, here you see the aerial of the property. It currently consists of two parcels, and in the aerial you can see a red border outlining each of the two parcels. Each parcel is approximately 20,000 square feet in size for a total combined area of just under one acre. The western part of the property currently has a single story utility building that used to serve a former antenna structure that has since been relocated to the south. The Eastern lot is currently vacant and mostly grass and open space.

As part of Staff's analysis to determine whether or not this is an appropriate development for this location, we evaluated the long-term suitability of commercial for the site, the appropriateness of multifamily residential, the relationship of that multifamily residential to the surrounding commercial properties, and the compatibility with the Village's consolidated plan which is a comprehensive five-year planning document that identifies the overall housing and community development needs of the Village and outlines various programs, resources and strategies needed to achieve those goals.

After reviewing these elements, we have determined that the proposed development complies with the Village's consolidated plan which identifies a need for housing for non-homeless individuals with disabilities and victims of domestic violence. Number two, the request is consistent with the Village's multifamily affordable housing policy in that it will

APPROVED

provide 100 percent of the units as affordable. Three, the request is consistent with several goals and policies of the Village's Comprehensive Plan which I have outlined in my report on page four.

When we were looking at the long-term suitability of the site for commercial, we looked at the makeup of the surrounding neighborhood and the context of the overall neighborhood. Along Dundee Road, you have several properties that are very motor vehicle intensive including a Marathon service station at the corner, a Dunkin' Donuts, Pizza Hut, Popeye's, McDonald's, and Oberweis. Then immediately to the west, there is a daycare and a tire facility, and of course Spunky Dunkers. When you look at the properties to the east, there's an animal hospital which is currently located in the village of Buffalo Grove as well as the vacant portion of that site which is to the south and immediately abutting the subject property on the eastern side. Beyond that, you have several one-story buildings, the Timber Court development, and several multifamily/office and light industrial flexible office space as well to the south. Directly across the street, there is a multi-tenant building with a landscape contractor and various professional offices as well as an antenna tower.

So, given the multiplicity of owners within this area, we're of the opinion that it's unlikely to develop in a unified manner. The businesses that I identified are well established and economically viable. Several of them have recently invested in upgrades. McDonald's was reconstructed about two years ago. Popeye's is undergoing a major facade improvement program. So, these are well established businesses.

Given some of these site attributes, we're of the opinion that the subject property is marginal at best for commercial. It's on a local street, it doesn't front a major arterial. It lacks visibility from Arlington Heights Road and Dundee Road. If it does develop in a non-residential manner, we would expect some destination type use, perhaps an office, probably most likely it would be an office. At this time, the office vacancy in this area of Arlington Heights is close to 18 percent. The office vacancy in the northwest suburban area is around 21 percent, so not the greatest.

With respect to residential suitability, the site is adequate for an affordable residential development in Staff's opinion. Even though many of the uses I previously identify are motor vehicle oriented and commercial in nature, you can successfully develop residential adjacent to commercial properties and the Village has in multiple instances successfully sited residential properties abutting commercial properties. I would point out that not a lot of these properties are open past 11:00; in fact, most close at around 10:00 p.m. In addition, the site is within a short walking distance to a major commercial node at the intersection of Dundee and Arlington Heights Road. That node includes all of these businesses, such as an affordable grocery store, Walgreen's, several restaurants, and other general merchandise stores.

It's important to note that the land use relationship is not unique. Again, we do have multiple commercial developments that straddle residential properties and, through transitional screening and buffers, there is appropriate co-mingling of these two uses.

Relative to the proposed site, the building sits kind of in the center of the property in order to maximize the open spaces between these commercial portions. There's going to be a proposed fence along the west, north and east property lines which would further provide screening from those commercial uses.

Relative to access and public transportation, the graphic before you illustrates the Pace bus routes in the vicinity of the subject property. So, you will see towards the top, there is the 604 bus route and the subject property is indicated in red. The 604 has a stop at

APPROVED

the corner of Arlington Heights and Dundee Road, and this bus would get you, if you're heading I guess westbound or southbound, it would take you eventually on to Route 53 running express all the way down to Woodfield Mall and the Northwest Transportation Center which has links to at least eight other bus routes. Heading to the east, you'd be able to link up with the 234 which as transportation to four Metra stops and eventual access to Downtown Chicago.

So, the 604 runs Monday through Saturday, about 5:00 a.m. to 9:00 p.m. on weekdays, and then on Saturdays, 8:00 a.m. to 9:30 p.m. The 234 runs only on Monday through Friday at about the same hours. If those aren't options, the Wheeling Township Dial-A-Ride service does provide transportation to seniors and individuals with disabilities, and so that would also be a viable transportation option for these future residents. It is only, again, Monday through Friday, 9:00 a.m. to 3:30.

Staff does believe that the existing public transportation network in the vicinity provides for adequate public transportation. Additionally, the proximity to the commercial node of Dundee and Arlington Heights Road allows for walkability to grocery stores, drugstores, food options, and potential employment at all those places as well.

With respect to other compatibility issues and public safety, the perceived public safety issues, we did ask our Police Department to reach out to a comparable facility in Mount Prospect to determine the effect of crime and the number of service calls in that facility. That's the Myers Place facility in Mount Prospect, it's a 39-unit rental housing, affordable rental housing development for individuals with disabilities. I did personally visit that site, I would say that it is very clean, well-maintained, and has attractive landscaping. Additionally, our Police Department found that there was not an abnormally high number of service calls to that location, and they mentioned that the operator there was very cooperative and easy to work with and responsive to any contact. Crime statistics and number of service calls in that facility have steadily decreased and are now currently at a record low for that facility which opened in 2014. I would mention that UP Development also is the property manager of that facility and I believe the developer as well.

Second, I would like to mention that Staff recommended a condition of approval that would require the Petitioner to provide a draft of their tenant selection plan and resident manual prior to consideration by the Village Board. This would be for Village review and approval. I think we're just trying to understand the tenancy rules here and tenant screening process, just to make sure that, you know, the proper procedures are in place to ensure that the development is successful. Finally, I would add that due to the subject property location, child sex offenders would be outright prohibited because the property is less than 500 feet from Buffalo Grove High School, and there is currently a daycare immediately to the west.

Relative to zoning, the subject property complies with all of the required setbacks, floor area ratio, lot coverage, building coverage, height, parking, density, and minimum dwelling unit size restrictions. There are some areas where variations are required, and they pertain to the minimum area and location for an institutional district, the location of the gazebo, the provision of a traffic study, the provision of a loading space, and the building pavement separation.

With respect to the first two variations relative to the size of the district and the requirement that the institutional district be located along a collector street, the Staff Development Committee supports these variations. The size of the property is sufficient to accommodate the building, and that's proven by compliance with all of the setbacks, the lot

APPROVED

coverage, the FAR, building height standards, all of these things that regulate mass and bulk. In conjunction with that, there is sufficient green space around the building given the size of the building setbacks.

Next, we have the building pavement separation. This is a requirement that's only within the I District and unique to the I District. It basically requires a separation between the building and the paved areas on site which includes the parking lot. The proposal has in some places a minimum of 15 feet separation where code requires a 25-foot separation, so most notably that's going to be along the east side of the building here and down here. So, there's only three units on the first floor that are located along this eastern elevation. In some cases, the setback where the building recesses in is closer to 19 feet, but we don't believe that this variation will conflict with parking. It won't obstruct pedestrian access around the building. We don't believe it will become a nuisance to the residents.

Relative to the gazebo located on the west side of the site, that's an accessory structure so it's technically required to be in the rear yard which would be everything behind the building back here. I think it would be difficult to fit this towards the rear of the site. There are several utility infrastructure elements that are going to be added in. There is going to be a storm sewer line with inlets running this way. You've already got some of the air conditioning units in the rear as well. To push it back into the corner of the site over here would put it abutting the child outdoor play area for the daycare to the west. So, given the viable open spaces on the site, Staff agrees that the most practical location is where it's currently located and we are supportive of that variation as well.

Loading space, the code requires one loading space for any multifamily or institutional development. Based on the description by the Petitioner, they really don't expect much loading to occur here. I think the code requirements really, in an institutional setting, is relative to a nursing home or a property that's going to, you know, provide food service for multiple individuals and going to have a lot of deliveries. In an apartment setting, it's probably more applicable to larger developments with more units. The units here are fully furnished, so tenants and residents that move in, it's not like they're going to have a large move-in truck. Likely they wouldn't have one because the units are already fully furnished.

So, Staff doesn't believe a loading space is necessary and concurs with the Petitioner in that sense. Finally, I'll point out that, you know, there is quite a bit of parking here to meet code requirements. Residents here, probably not a lot of them would own a vehicle, so there would likely be open parking spaces, to allow those open parking spaces to be used for loading if it was actually needed.

Finally, a traffic study is required for all PUDs. The Petitioner did not submit a traffic study and asked for a variation from this requirement. Staff agrees that a variation is warranted given that the property is only going to be 16 units. Most of the residents will not own cars. The fact that a commercial development on this property, which would be permitted under current zoning, would generate more traffic than the proposed residential use, leads Staff to believe that traffic is not going to be a concern, and staff supports this variation.

So, in sum, we are supportive of the variations and of the proposal and we're recommending approval subject to the conditions here in the Staff report and on the slide here. I can kind of go through some of the more notable ones. It is a preliminary PUD and it has to be approved as a final PUD. Then by code, the developer has up to 24 months to proceed with construction after final PUD has been obtained. If construction does not commence, then all

APPROVED

of the ordinances approving this development would become null and void and the zoning would revert back to B-1 and B-2, and the Comprehensive Plan designation would revert back to Commercial. So, that's kind of what condition number one is saying. I think we just wanted to add it as a condition to further reinforce that requirement.

Second, all units in the development will be deed restricted so that they remain in perpetuity as an affordable housing development for individuals with disabilities and meeting all HUD defined income levels.

I will point out on condition number four, the Petitioner has clarified with us that they would actually have a shared property manager and a part-time maintenance staff as opposed to full time. They would be there Monday through Friday, 9:00 a.m. to 5:00 p.m. as needed. The condition as drafted in the Staff report referenced a full-time property manager and full-time maintenance staff being there Monday through Friday, 9:00 to 5:00. But it's the Petitioner's intention to only have these part time as needed, and the condition has been adjusted to reflect that.

Most of the other conditions are fairly standard. There was a condition to comply with the Design Commission, and then of course to provide the tenant selection plan and the resident manual prior to consideration by the Village Board as I outlined previously. Then the rest is pretty straightforward.

So, again we're supportive of this development subject to the conditions and that concludes Staff's presentation.

CHAIRMAN LORENZINI: Thank you, Mr. Hubbard. Is there a motion to enter the Staff report into the public record?

COMMISSIONER ENNES: So moved.

CHAIRMAN LORENZINI: Second?

COMMISSIONER CHERWIN: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Okay, thank you. We'll go to the questions from the Commissioners now. Commissioner Cherwin, would you like to start?

COMMISSIONER CHERWIN: Sure, nice. Yes, thanks, and thank you both for the nice perspective here, from the Village's perspective and the Petitioner's. I have a couple of questions I guess for each.

Mr. Koenig, first of all, could you explain the deed restriction a little bit? I mean is that a requirement of your financing? Is that the purpose for putting that in?

MR. KOENIG: Correct. Yes, under the financing, in order to get the financial package, because it's below market financing, in exchange for getting money that's cheaper than you can go to borrow from a bank, there's a restriction placed on the property saying in order to get this money you need to be able to keep it affordable for a long period of time. There's a minimum of 30 years on that restriction.

COMMISSIONER CHERWIN: You had indicated your preference would be to self-impose a deed restriction of a higher duration than 30 years?

MR. KOENIG: The Village's plan suggests that for affordable housing, it should be affordable for in perpetuity which is fine with us.

APPROVED

COMMISSIONER CHERWIN: I guess the other question then for Mr. Koenig is on the property manager situation. At what point is the break point for you to determine that a full-time property manager is available as opposed to a part time? I mean what is a, how critical is it to have a property manager at all on these properties if it's a 16-unit property?

MR. KOENIG: Yes, for 16 units it's not necessary. It's a small building. Unless a building, once it reaches 50, 60, 70 units, it's more likely to have a property manager full time on site. With a building like this, we're able to have a part-time property manager. We've got several buildings of that size that they're able to go to and they're there to have a presence at the buildings.

COMMISSIONER CHERWIN: The property managers you have on site, the only thing they're providing is the typical property management, facility management type of role. Given the tenant mix or anything, is there any additional, I guess needs or any additional roles that the property manager would have to play?

MR. KOENIG: So, the property manager, they have the basic role of making the people qualify and they fill the paperwork, they get their lease. Our form of management goes beyond that. We do property management plus where we don't just sign the lease and walk away and say if you don't pay the rent too bad. We build a relationship with our residents, and so we're able to go beyond that.

If people have a situation, we know who to call. If someone hasn't paid the rent on time, for example, I had a mom call me up, her son hadn't paid his rent, he got a five-day notice. She called up and started yelling at me, why are you going to evict him? Why would you kick him out, why didn't you call me? I said it's not my job to call mom, he's supposed to pay his rent. Now I know call mom because, you know, she's going to help out and pay the rent. So, we have that additional relationship with our tenants beyond sort of that technical relationship and to see what else do they need. The goal is to keep them in housing, not just collect the rent.

COMMISSIONER CHERWIN: Thank you. Then Mr. Hubbard, just a few questions for you. I know this is a 16-unit building. The affordable guidelines, a 16-unit building would typically, in the published guidelines, the 16 units would be what?

MR. HUBBARD: That would be two units as affordable.

COMMISSIONER CHERWIN: Two units as affordable, okay. This is over and above the typical guidelines that, you know, we'd recommend. I guess my question would be if we're doing that and we're putting in a disproportionate amount of affordable units over and above the published guidelines, is there some kind of offset in other developments that the Village would make available? So, if we have 16 units and the guidelines provide for two, so we're 14 over, is there some sort of offset that would be made available to other developers in the Village?

MR. HUBBARD: No. Currently, there is no provision in the affordable housing policy that provides that.

COMMISSIONER CHERWIN: So, just a clarification on it. The policy, is it truly the guidelines or is it the guidelines supposed to be minimum guidelines and the preferred, I mean is it the Village's position that if two is the number, it would be up to 16 and two is the minimum?

MR. HUBBARD: Two is the minimum, yes. It's the minimum.

COMMISSIONER CHERWIN: So, if the next five developments that come to us are all 100 percent affordable, is there any, would that be considered within the guidelines of

APPROVED

the Village? I'm trying to understand about the policy on the affordable housing.

MR. HUBBARD: I suppose so. I mean, you know, if there are multiple developments that are coming forth in the Village that provides substantial affordable housing and the Village does not see a need to, you know, have that policy, they can certainly adjust it. But there is no, you know, provision for one development to provide more which allows the next development to provide less. It's just each development, and it's just a guide, it's just a policy. It's not a code requirement.

COMMISSIONER CHERWIN: So, if they don't hit that minimum, then they have to, you know, there's a subsidy that has to be paid by the developer in the development. If they have 16 units and they don't have any, then they have to pay in for the two units that they don't produce.

MR. HUBBARD: Fee in lieu of which we have a number that we ask for.

COMMISSIONER CHERWIN: Right.

MR. HUBBARD: We very rarely get that number, so there's always people that come in with less than I guess what the policy recommends. In this case, it's more, so maybe it balances out.

COMMISSIONER CHERWIN: So, I guess that's what I'm just trying to clarify because when I read the affordable housing guidelines, it doesn't say anything about a minimum, it says as a published guideline. I'm just wondering if as a comprehensive policy, if this guideline starts to get way out of whack because we're treating them as minimum, then I don't know if the guideline has to be revamped or looked at. But again I'm just wondering how that's offset in the developments. So, I'll wait for public -- I'm sorry, go ahead.

MR. HUBBARD: I was going to say it's certainly something that, you know, we could probably discuss at the Housing Commission. They're the ones that I think establish that.

COMMISSIONER CHERWIN: I'll wait for my fellow Commissioners and the public and see if I have any further comments. Thanks.

CHAIRMAN LORENZINI: Commissioner Sigalos?

COMMISSIONER SIGALOS: My question, the first question I have is the definition of supportive housing. I read in here where it's for people with physical, mental and developmental disabilities, victims of domestic abuse. But I'm also hearing affordable housing. So, does that mean, let's say someone, let's say a low income individual without any of these disabilities could occupy this residence?

MR. KOENIG: No. There are certain cutoffs. If someone had a disability and had more income, they wouldn't qualify. So, you have to both be below the income threshold and have a disability. You have to meet both those qualifications.

COMMISSIONER SIGALOS: But again, if you only have the one --

MR. KOENIG: If you only had or the other, you need to have both.

COMMISSIONER SIGALOS: Then I heard, I saw where you say a sex offender cannot live there.

MR. KOENIG: Correct, could not.

COMMISSIONER SIGALOS: But what about anybody with a criminal history?

MR. KOENIG: No. We do, part of our screening process includes background checks, criminal checks, credit checks. If someone has a felony, then they would not

APPROVED

be eligible. We're not interested in that.

COMMISSIONER SIGALOS: My next question has got to do with the occupancy. I saw you where have 16 units but up to four unrelated adults/individuals could live in each unit. So, that would be a total of 64 residents.

MR. KOENIG: Just like any apartment building in the Village, it would follow that regular code, but any code that any other apartment building would need to follow.

COMMISSIONER SIGALOS: So, the rent rate I saw is \$1,298 per month. That's per unit or per individual?

MR. KOENIG: Correct. Per unit, for the whole unit.

COMMISSIONER SIGALOS: Per unit. So, if there's four individuals, it would be \$325.

MR. KOENIG: But again, their income, they all have to qualify. So, all their incomes added together would be a household, so it would be all the individuals would have to income qualify. So, all four other people, all their incomes added together. Again, you asked about that income threshold, those combined would have to be together, they'd have to qualify.

COMMISSIONER SIGALOS: I understand. I heard your answer to Commissioner Cherwin's question about the onsite manager or maintenance man. I'm more concerned about medical staff. I saw in the letter from Faith & Action Team dated March 27th which was in our packet, they state that disabled residents with mental illness do receive treatment that includes medical and counseling onsite. Then as far as your letter of February 10th, it states management staff, maintenance staff, case managers and service providers will be present at the site during business hours to provide management, maintenance and support social services as required. Yet I also heard you say that they won't be there or be there only as needed. Well, how do you know when something is going to happen if there's nobody there?

MR. KOENIG: Right. Again, so separating the two pieces out of them, the management piece with the property manager and the maintenance folks being onsite, so the manager is there to have a presence in the building, to sign leases and to interact with the tenants and have a relationship with the tenants.

COMMISSIONER SIGALOS: I understand that.

MR. KOENIG: The maintenance person takes care of their piece. On the staffing side, on the supportive services side, that's really an individual person by person, resident by resident basis with their relationship with their individual service provider. Some people, the service provider and the case manager, it doesn't come through my organization, doesn't come through the manager. We link up with those social service agencies and it's up to that person and that agency to determine what those person's needs are to make sure that they're available when that person needs access to those level of services.

COMMISSIONER SIGALOS: I understand. But let's say someone there, one of the residents has a, say some type of a mental breakdown or what have you, you've got no one there onsite to deal with that?

MR. KOENIG: Just like anybody, any apartment building, any homeowner, if someone has an issue, if it comes up, they need to call 911, if they need to call for assistance, they need to call their case-worker. Just like any other person, they would need to get access to that. So, we don't have someone sitting there waiting for that emergency to happen. We have a 24-hour paging system. They can call us or they can call whatever other, access the services they need to make sure they're taken care of by the way.

APPROVED

COMMISSIONER SIGALOS: Then as far as the residents living on the site, they can come and go any time, they just --

MR. KOENIG: It's just an apartment building, yes.

COMMISSIONER SIGALOS: Just an apartment building. So, it's not --

MR. KOENIG: It's an apartment that's catering to a specific population. Yes, there's no restriction on coming and going, it's just their apartment.

COMMISSIONER SIGALOS: My last question really deals with the, primarily the neighbors in the surrounding area, the daycare center to the west. You know, Arlington Heights is a model of a village of good neighbors and we certainly want to maintain that. I read in a letter from the property owner, Margaret Everding, in which a similar project came before in 2010, the Kinder Care left that site because of the loss of student enrollment or what have you in their daycare center. I'm kind of concerned if that's going to happen again now to the daycare center that's there now. It sounded like this letter from Margaret Everding, it sounded like that's a very strong possibility. That kind of concerns me.

I understand, I'm fully supportive of the need for supportive housing. But when I see it right next to a daycare center, I'm really concerned about that.

MR. KOENIG: So, I have personally met with the executive director of the daycare center. I've talked with her a couple of times. We've sort of reached out to them. I have not spoken with the owner of the current daycare. The concern that the current executive director had was, her issue with the proposal as we told her about it was the issue during construction. She was worried that children having naps between 1:00 and 3:00 would have their naps interrupted during the construction period. So, if it takes nine, 12 months or so to build that building, that was the major concern.

If she had brought up anything else to me, in fact I went back and said do you have any other concerns? They reiterated, and they can speak for themselves and you can ask them, their concern was really it wasn't, they didn't express it to me personally, the long-term operating, anything about the residents who would be there. Their issues were really during construction and making sure that nap time wasn't interrupted. So, I don't know how to go beyond that, I don't know anything about the previous proposal.

COMMISSIONER SIGALOS: That's all I have for right now.

CHAIRMAN LORENZINI: Commissioner Dawson?

COMMISSIONER DAWSON: I was on the board when a similar development came up in 2010. So, I asked all of my questions at that time, this is a very similar project. I'm also, I used to be on the Housing Commission so I'm very familiar with affordable housing policies. So, I'd like to hear from the, I don't really have any questions about the project, I'm glad, so glad to see this coming back, and I would like to hear from the audience.

CHAIRMAN LORENZINI: Commissioner Jensen?

COMMISSIONER JENSEN: I think everything was really taken care of in Plat & Sub, and I'll wait, I'd rather hear from the public as the other Commissioners do.

CHAIRMAN LORENZINI: Commissioner Warskow?

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

CHAIRMAN LORENZINI: Commissioner Ennes?

COMMISSIONER ENNES: I wasn't at Plat & Sub and I do have a couple of questions. Sam, in our package, we had this report, the Furman Center policy brief, the impact of

APPROVED

supportive housing on, I think the rest of the title was on the property values. Who provided that to us?

MR. HUBBARD: The Petitioner.

COMMISSIONER ENNES: So, Mr. Koenig, this was a study as, I didn't read the whole 33 pages of brief, but as I scanned through it, it was a study on a number of boroughs in New York on the impact of these facilities in their neighborhoods. Why would you provide a report like this from 900 miles away in boroughs that we have no idea how those compare to our neighborhoods or communities.

MR. KOENIG: Sure. In the past, when we have presented affordable housing proposals, supportive housing proposals to villages, one of the issues that pretty typically comes up is the neighbors nearby want to know what the impact is on the property values. They suggest that their property values are going to go down. In order to try and put information out there and help alleviate some of those concerns, we tried to provide studies, we make available studies that sort of exist that address some of the issues.

I still never found the perfect study that fits the exact situation for the exact village I'm going to that's exactly the same structure. So, our goal is to sort of provide that type of information to start to address that issue, how will it impact property values when you put a certain type of affordable development, supportive housing, affordable housing, in a neighborhood that exists and what's happening to property values around that. It's an attempt to try and start to address that issue.

COMMISSIONER ENNES: Thank you. Well, I'm not sure how it relates just because I'm not familiar with any of those areas. You also in the package have a letter from a broker?

MR. KOENIG: So, we have a contract on the property.

COMMISSIONER ENNES: No, you have a, there's a letter from a broker talking about how long the property has been on --

MR. KOENIG: Right, right. It's been vacant for a number of years.

COMMISSIONER ENNES: Is that broker available to talk to us then to answer any questions?

MR. KOENIG: We did not bring them along. I don't know if they attended. We did not intend to have them come up.

COMMISSIONER ENNES: Well, maybe you can answer this if you have personal knowledge. It indicated that there was a 69 percent drop in the value from what they were asking when they originally listed the property.

MR. KOENIG: Yes, I don't know. I don't know that information. That's why we provided the letter from that broker, to show what that information was. I'm sorry, I don't have them available for you, sir.

COMMISSIONER ENNES: Well, they indicated that they were originally asking you \$23 a square foot. I believe, you might know this, what did you pay per square foot for the land? And have you actually bought the land?

MR. KOENIG: No, we have not purchased, we have a contract on the land.

COMMISSIONER ENNES: So, you haven't actually purchased.

MR. KOENIG: Correct.

COMMISSIONER ENNES: Is that, from what I hear, that's about \$7 a square foot?

APPROVED

MR. KOENIG: Is that about what the number is? That sounds pretty close I think, yes. I don't remember the number off the top of my head but that's pretty close.

COMMISSIONER ENNES: Okay, I do a lot of property valuation work. I've got to think possibly the reason that the property was on the market for so long was because the asking price was so high. This is a much more, for vacant land in the area and what's been going on, that's much more reasonable, \$7 to \$10 a square foot.

So, my question there was really in regards to, as the value really dropped there, is that really what it's worth as to what you're paying? I don't think it's a blighted area, although I don't think office building development in that area right now would be very good. There is a lot of vacancy. However, the surrounding area is full of commercial businesses that have been there a long time.

Let's see. Parking. Sam, you indicated that there wasn't, that they were providing adequate parking at this time?

MR. HUBBARD: Yes. 33 spaces are required, 33 are provided. So, they meet code requirements for parking.

COMMISSIONER ENNES: I thought I noticed something in here that they had asked for a variance for a reduced parking.

MR. HUBBARD: Traffic study. It was a variation for traffic study.

COMMISSIONER ENNES: I thought it was with regard to the parking for the number of --

MR. KOENIG: There was some contemplation about doing some land-banking for the parking, but we have agreed to just put it all in now.

COMMISSIONER ENNES: One of my other questions relates to the location of the building on the property. Why would, given the fact that there is this daycare right next door, why would you put a gazebo where people will gather right adjacent to the daycare's playing ground?

MR. KOENIG: The issue is the engineering. That's the exact same question I asked the architect when I saw the rest of the plans. The way that they explained it to me was the existing infrastructure and the way that there's a, Sam, if you have any input on that, the way that the lot is configured right now, this is the best configuration. It will create a difficult situation with the infrastructure if it was flipped the other way.

COMMISSIONER ENNES: Irrespective of that, considering the adjoining property, I think that's something that just surprised me, that that would be located there.

Let's see. As far as construction, do each of the units have like a sliding door to the outside?

MR. KOENIG: No.

COMMISSIONER ENNES: They don't. I noticed that there was an indication that windows were single-hung. Are single-hung windows, windows that can open?

MR. KOENIG: Yes, they can open.

COMMISSIONER ENNES: Your company, Housing Opportunity, the company that you're the CEO of, you're going to develop and operate this facility?

MR. KOENIG: Correct. So, we're co-developing it. We're in a partnership with a group called UP Development. So, it's co-owned but we are the property management company. So, we're involved in the ownership as well as the long-term property management.

COMMISSIONER ENNES: Are you a for-profit corporation?

APPROVED

MR. KOENIG: We are a 501(c)(3) non-profit organization.

COMMISSIONER ENNES: So, you'd be looking for an exemption from property taxes on this?

MR. KOENIG: No, we would not. No, so we're not, we don't have complete control. In addition, the way that it's structured, so it's a for-profit entity that owns the land and so we'll pay property taxes. We're not asking for a real estate property tax exemption.

COMMISSIONER ENNES: You'll lease that land from them?

MR. KOENIG: No. No, it's --

COMMISSIONER ENNES: So the corporation owns the land?

MR. KOENIG: So, the partnership that we created will own the land and building, will own the whole property. We're a piece of that ownership entity.

COMMISSIONER ENNES: Sam, to come back to you, if an operation like this is not successful, why would we want the deed restriction to be forever? What if we had to consider an alternate use? How could, that couldn't be changed then?

MR. HUBBARD: Well, two things. I think that there is an extensive wait list for these types of facilities. So, tenancy and occupancy --

COMMISSIONER ENNES: But perpetual means forever, right?

MR. HUBBARD: It does, yes, it does.

COMMISSIONER ENNES: You know, there's been lists for high demand, for all kinds of properties and then three years later --

MR. HUBBARD: Sure.

COMMISSIONER ENNES: Perpetual?

MR. HUBBARD: Well, I think that it meets the goals of the Village. I think that we don't want to provide temporary affordable housing. We want to provide permanent affordable housing to ensure that --

COMMISSIONER ENNES: I understand that. But it would be much more reasonable to me that, you know, uses, it varies, demand varies. We have a perpetual, that never changes.

MR. HUBBARD: Well, they can. They can come back and amend the petition and --

COMMISSIONER ENNES: Who would have to agree to that?

MR. HUBBARD: The Village.

COMMISSIONER ENNES: And the property owner?

MR. HUBBARD: Well, yes, the property owner, right.

COMMISSIONER ENNES: I just, I never realized these were perpetual. Let's see. Loading berths I think you addressed. That's all I have for now.

CHAIRMAN LORENZINI: Commissioner Green?

COMMISSIONER GREEN: Yes, a couple of questions for you, Sam, just on the Staff report. There's 16 two-bedroom units, and there's a limit of four per unit. How are we going to limit that? Is it in the lease agreement that you can only have four people per unit?

MR. HUBBARD: You're asking me?

COMMISSIONER GREEN: Somebody, I want an answer to that. Sam, what's your answer?

MR. HUBBARD: Well, building code, I mean if you're getting at is there any restriction in our recommended conditions that will restrict it to four occupants, there is not. But

APPROVED

the building code would limit it based on occupancy of a, you know, of a bedroom, two people per each bedroom based on occupancy.

COMMISSIONER GREEN: Occupancy from the building code.

MR. HUBBARD: Per the building code, yes.

COMMISSIONER GREEN: So, the family, the definition has been eliminated I assume from the zoning ordinance?

MR. HUBBARD: The Plan Commission recommended approval of the text amendments that eliminated the definition. It has yet to go to the Village Board for final approval.

COMMISSIONER GREEN: So, it's still in effect is what you're saying?

MR. HUBBARD: So, currently, sure, yes.

COMMISSIONER GREEN: So, why aren't they following the code?

MR. HUBBARD: As in they should be limited to three occupants per unit?

COMMISSIONER GREEN: Three, yes.

MR. HUBBARD: Well, counsel has also advised us that our definition of family is not legally defensible.

COMMISSIONER GREEN: I had this argument in that meeting. Why is it that there's a law in the books that we're not following? To use a very popular term now, are we a sanctuary city that we only enforce what we want?

MR. HUBBARD: I don't know --

COMMISSIONER DAWSON: Not what a sanctuary city means.

MR. HUBBARD: I don't know if we'd be able to legally enforce it. If we were to come in and say you don't meet the definition of family, we'd be opening ourselves up to, you know, potential lawsuits, I would think. That's what it seemed like when we met at the Ordinance Review Committee and Robin recommended that.

COMMISSIONER GREEN: Well, I just, the statement was that we think it's unconstitutional so we're going to get rid of it. But we didn't get rid of it, so we don't know if it's unconstitutional. So, I guess I'm asking why are we always looking past these things?

As an architect, as I explained at the meeting, I follow all zoning ordinances and building codes. I don't get to interpret which ones that I think are good or bad. So, I'm asking the question again because I want it on the record for the Trustees to hear what is the answer to that? Should they or should they not follow that restriction? This is just a minor point but it makes a bigger point I think.

MR. HUBBARD: Probably a larger question that the panel here, the Commission here cannot answer.

COMMISSIONER GREEN: Okay, let's just move on. There's a lot of reference to the 2010 project of which I was very much a part of. There we had 30 one bedroom units. In here we have 16 two-bedroom units. So, there's a lot of talk about the density and all this and all that, but isn't it really kind of the same if you do the math? Two bedrooms times 16 and one bedroom times 30? I mean, aren't we really looking at the same kind of density in the number of people that can be there?

MR. HUBBARD: In some ways, yes, I think it could be similar. However, this meets code requirements.

COMMISSIONER GREEN: Oh, no, I understand. I'm not saying that. I think that the developer this time around has made use of the zoning ordinances in their favor. It makes a lot of sense, when you go from 30 units, you get rid of 30 kitchens, you go down to 16

APPROVED

kitchens. If it's a cost saving thing, I understand all that. But I don't think there should be so much discussion on what happened in 2010 and what's supposedly not happening in 2017. That's all. There's a lot of reference to 2010.

So, my question for you, Mr. Koenig, is that project in 2010 because it's in this report, if the term disability neutral was available then, would that apply to the people who were using the proposed project in 2010?

MR. KOENIG: I wasn't involved in the 2010 project so I can't answer about that, anything about that project.

COMMISSIONER GREEN: Because Jessica Parker, she was. Can she answer that question?

MR. KOENIG: She is not here this evening. I can answer your question in general about Federal Fair Housing and sort of what has changed in evolution over time if you want me to sort of get into that a little bit.

COMMISSIONER GREEN: I would like to know, I just want to know who could use the project proposed in 2010 compared to who can use the project in 2017. Is it the same group of disabled people?

MR. KOENIG: I don't know the 2010 project, however that was structured. Currently, the definition is disability neutral, so anybody with any type of disability, whether it's a physical disability, whether they're in a wheelchair, they have sight issues, whether they have a mental disability or it's a developmental disability, whatever that range, any type of disability at all would be eligible to live here.

COMMISSIONER GREEN: I would assume that it would be similar, just it's a term probably but in 2010.

COMMISSIONER DAWSON: 2010 was limited purely to mental disabilities. It was not broad, as broad as this one.

COMMISSIONER GREEN: Okay, thank you. I'll have more to say to this after the public comment, but there was a lot of reference to, and just to be clear on the record, the analysis section of this went into how it is a great thing for affordable housing, for low and moderate income family, et cetera, et cetera. I agree with all of that, I really do. I think that we need housing like that.

But as I asked Mr. Koenig in the Plat & Sub meeting, the variations from 2010 were all based on one factor, the fact that the site is too small. So, the density, the parking, the setbacks, and all those variations that were asked for could have been eliminated if you had the proper site. I asked you in Plat & Sub, you're back with fewer variations but there are still variations. Have you looked for a piece of property that's two acres that would eliminate all these variations and, therefore, we wouldn't probably be here tonight at 10:00 o'clock talking about this? Have you looked for a piece of property that's two acres minimum?

MR. KOENIG: So, the two acre-minimum question is regarding the institutional zoning.

COMMISSIONER GREEN: Correct.

MR. KOENIG: My response to the institutional zoning is that I respectfully disagree with Staff's recommendation that we request the institutional zoning. I believe that we should be asking for R-5 zoning in which case the requirement would be one acre and we're at 0.93 acres, so we are within a reasonable amount of being within that one-acre requirement. So, the fact that what we've been looking for is a piece of land that's available to be able to develop a

APPROVED

property that's much needed in the Village, the fact that it's set up as a specific type of use under the zoning code versus another type of use from the zoning code and sort of pushes it into a different level of requirement, that's why I can't give you a straightforward answer because we have looked, we are looking for types of properties. We have not been looking specifically for a two-acre site to meet an institutional zoning requirement.

We've been looking for a site that we could develop that's able to provide this type of housing on an appropriate area. If it's the R-5, we're having a very different discussion and that's why I think it should have come in as.

COMMISSIONER GREEN: Well, but that's what you think, and so the Village does not agree with you.

MR. KOENIG: Yes. Correct.

COMMISSIONER GREEN: So, in order to meet this requirement, it's institutional and it's a minimum of two acres. Have you looked at any property, have you found any property that would qualify as two acres for this project?

MR. KOENIG: We don't currently have any property like that available to us that I know of.

COMMISSIONER GREEN: Okay, thank you. No more at this time.

CHAIRMAN LORENZINI: Okay, thank you. Sam, could you please put up that aerial which shows the different, yes. So, just immediately to the west, what property is that? That's the --

MR. HUBBARD: The daycare.

CHAIRMAN LORENZINI: To the west of that is the Spunky donuts?

MR. HUBBARD: Spunky Dunkers.

CHAIRMAN LORENZINI: Then immediately to the east, that's an all-forested area?

MR. HUBBARD: Yes. A portion of that property is in Buffalo Grove, and then a portion is vacant.

CHAIRMAN LORENZINI: Immediately to the southwest, what is that building?

MR. HUBBARD: I believe that's an office building.

CHAIRMAN LORENZINI: And west of that office building?

MR. HUBBARD: West of that office building is another office building.

COMMISSIONER ENNES: It's a doctor's office.

CHAIRMAN LORENZINI: To the east of that building is another forested area, south of Boeger Road?

MR. HUBBARD: Yes, with this large antenna, yes, which you can barely see. It's just a shadow in that picture.

CHAIRMAN LORENZINI: Okay, all right.

MR. HUBBARD: To the east of that is the Timber Court.

CHAIRMAN LORENZINI: Now, you mentioned vacancy for offices is about 18 percent. What is the expected standard vacancy rate? The norm, because not everything is always 100 percent.

MR. HUBBARD: For an office? I think if you're in the 10 percent range, you're doing pretty good.

CHAIRMAN LORENZINI: So, 10 percent is more standard. This is a healthy

APPROVED

rate.

MR. HUBBARD: Healthy, yes.

COMMISSIONER ENNES: In a good economy.

CHAIRMAN LORENZINI: In a good economy, okay. All right, and kind of going to what Commissioner Green was saying, so is the density per code for this property?

MR. HUBBARD: It is, yes. It does meet the density requirements.

CHAIRMAN LORENZINI: Mr. Koenig, it's admirable what you're doing here.

MR. KOENIG: Thank you.

CHAIRMAN LORENZINI: But having said that, so you're not for profit but Optima owns the land and they obviously are a for profit company. Was it Optima did you say?

MR. KOENIG: The owner's name? No, it's not Optima that owns the land.

CHAIRMAN LORENZINI: Oh, I'm sorry, I thought you said --

MR. KOENIG: There's individuals now, individuals that own the land. I can't remember, I don't remember the name of the individuals.

CHAIRMAN LORENZINI: Okay, that's fine.

MR. HORWITZ: I'm sorry.

CHAIRMAN LORENZINI: Excuse me, if you're going to speak, would you please come up and state your name?

MR. HORWITZ: Now?

CHAIRMAN LORENZINI: Yes, please. Just state your name and spell it please.

MR. HORWITZ: Craig Horwitz.

CHAIRMAN LORENZINI: Can you spell it please?

MR. HORWITZ: H-o-r-w-i-t-z.

CHAIRMAN LORENZINI: Okay, and the owner of the land?

MR. HORWITZ: According to the federal lawsuit, Nikolich v. Arlington Heights was the federal lawsuit that happened after the Trustees chose not to approve the project. I have it here. Do you want the spelling?

CHAIRMAN LORENZINI: Of the owner?

MR. HORWITZ: Yes, the owner of the property.

CHAIRMAN LORENZINI: Sure. Sure, you can spell it.

MR. HORWITZ: Here, let him.

MR. HUBBARD: N-i-k-o-l-i-c-h.

MR. HORWITZ: Good, thank you.

CHAIRMAN LORENZINI: Very good. That's all, thank you.

Mr. Koenig, the other buildings that you have, are they also near transportation similar to this? Public transportation?

MR. KOENIG: We try to locate near public transportation as much as possible, sure, whether it's buses or trains or L's, I mean whatever is available. If not, we do try and get people access to riding services.

CHAIRMAN LORENZINI: So, the disabilities, people with disabilities that you're going to have live here, so it's all types of disabilities, not just --

MR. KOENIG: Correct, any type of disability, of any kind at all.

APPROVED

CHAIRMAN LORENZINI: That falls under the Federal Disabilities Act definition?

MR. KOENIG: Correct.

CHAIRMAN LORENZINI: When you say you're going to have some type of help, there would be some type of help available, what did you mean by that?

MR. KOENIG: So, we try to link up with social service agencies in the area. Some of the tenants who will come to us already have access to services, they're already working with case-workers, they're already working with agencies. If tenants apply to the organization, they want a place to live, if they determine that they would like to have access and help with somebody who, an agency, we try and make those connections, make those linkages.

CHAIRMAN LORENZINI: Then, so if somebody wants to rent an apartment, they have to sign a lease?

MR. KOENIG: Correct, it's a one-year lease.

CHAIRMAN LORENZINI: Okay, what type of income level are we looking at? Minimum?

MR. KOENIG: Sure. It varies by household size. But essentially in rough numbers, I don't, instead of quoting the specific numbers, a single-person household would have to make less than about \$30,000 a year; a two-person household a little bit less than \$35,000 a year; a three-person household under \$40,000 a year. That's the rough ballpark figures.

CHAIRMAN LORENZINI: The rents would vary?

MR. KOENIG: No, the rent is a fixed amount. The rent is a fixed amount, it's at \$1,200.

CHAIRMAN LORENZINI: I see, okay.

MR. KOENIG: It's always the same amount no matter the, once you're income qualified, the total rent amount is that \$1,200.

CHAIRMAN LORENZINI: Now, what type of standards is set for a person who maybe has a disability to be able to rent one of these? They have to be obviously self sufficient in some way, right?

MR. KOENIG: Right, so they have to have a disability but they have to be able to live independently in the unit, get whatever, access whatever services that they need.

CHAIRMAN LORENZINI: How do you determine that?

MR. KOENIG: They need to figure out what it means to be able to live there. They need to be able to sign the lease and get access to whatever services that they need.

CHAIRMAN LORENZINI: Who makes that judgment?

MR. KOENIG: We're not doing a qualification can they stay or not stay. They need to be able to be a good neighbor to the rest of the residents.

CHAIRMAN LORENZINI: But who makes that judgment that they qualify?

MR. KOENIG: So, we do the, in order to qualify someone, we have a waiting list and we pull people off that waiting list. Then we do a background check, credit check, income verification to make a determination that they're able to qualify to live there.

CHAIRMAN LORENZINI: Is there any type of, well, what standard would you hold a tenant to if they weren't living up to the way they should act properly I guess is the word --

MR. KOENIG: Every tenant has to be a good neighbor. According to their lease, they can't be a disturbance to anyone else. That's written in every lease. So, if tenants are

APPROVED

creating an issue for other residents, if they are not good neighbors, if they don't pay their rent, then under the lease we are allowed to go through eviction proceedings.

CHAIRMAN LORENZINI: You would obviously maintain the common areas --

MR. KOENIG: Sure, that was the maintenance person. The maintenance person will have to take care of this building, they'll take care of all the common areas, the community room, the hallways, the outside, everything will be taken care of and kept up.

CHAIRMAN LORENZINI: Tenants would have to take care of their own units?

MR. KOENIG: Correct, it's just an apartment, it's their apartment, they need to maintain their apartment.

CHAIRMAN LORENZINI: How would you ensure that that's being done?

MR. KOENIG: So, we do a minimum of at least once a year, we do an annual inspection of the interior of the unit. So, typically at about lease time, it's a good time to go out, visit everyone, go in their apartment. We do a physical inspection of their apartment. If they don't have good housekeeping skills, we can give them warning, get them assistance, try to make sure that they are able to keep their apartment up and clean. We do that on an annual basis on every single unit.

CHAIRMAN LORENZINI: All right, good, thank you. Why don't you have a seat please?

COMMISSIONER GREEN: Before you go, I have one more question to ask. I missed your answer to how are you going to limit it to four people? Is it just the building code or would you put it in a lease agreement?

MR. KOENIG: So, any person who lives in the unit has to be on the lease, so we will know who is living there and their name has to be on the lease. They have to qualify --

COMMISSIONER GREEN: So, therefore, you know who's there and then you can limit it by who's on the lease?

MR. KOENIG: Correct.

COMMISSIONER GREEN: You said you'd limit it to four?

MR. KOENIG: Correct.

COMMISSIONER GREEN: Thank you.

MR. HUBBARD: Could we have a motion to extend beyond 10:00 p.m.?

COMMISSIONER GREEN: I make a motion to extend beyond 10:00 o'clock.

CHAIRMAN LORENZINI: Is there a second?

COMMISSIONER WARSKOW: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Okay, thank you. With that, we'll have the public hearing portion now. So, I'll start on your right, my left side. Anybody on the left side who would like to come up and make a comment or a question? Yes. So, you raised your hand first, why don't you come forward? I'm sorry, does somebody in the front row want to say something? Yes, we'll try to go row by row, I'm sorry about that.

Would you please state your name and spell it?

APPROVED

QUESTIONS FROM AUDIENCE

MS. FOX: Sure, Laura Fox, L-a-u-r-a F-o-x. I'm just listening to the questions that are all great questions about such a project. This is an apartment building for people who live, I'm a parent of a person with a disability. When I go, I need to know that they have a place and they have neighbors and that they're supported. They're not like, we don't know who's going to live next door to us in our own home. We don't know if they have diabetes and they're in a wheelchair and need help. We don't know if, the word that no one will say, is mentally ill and they suffer from depression.

Mental illness I think is kind of like a looming thing behind here when I'm hearing about the daycare and all that. Everybody here is super selected, we don't know who any of our next-door neighbors are. We already have all the same community, all this community that would benefit from here are already our neighbors. They are just neighbors who need a little more help.

I don't think that, if you're next-door neighbor in your, you know, lovely home in Arlington Heights, you know, you try to be a good neighbor to everybody and we don't get along the best with everybody. But having a disability for your entire life doesn't mean that you're going to be a bad neighbor or you have to worry about your children. Matter of fact, the opposite, I have seen nursing homes where the seniors, and there's daycare there, and there are disabled people in a nursing home. They have many different kinds of disabilities, all the things we're talking about. They actually go play with the children and they have a loving, wonderful, respectful relationship that help both communities and they become good neighbors to each other, both the seniors and disabled people, mental, physical, and these children, they light up their faces, singing, you know, just doing everyday things.

I don't feel that having a disability is anything for people to be afraid of or that anybody needs to be running. Also, mental disability can run from anything from depression to schizophrenia, somebody who's very ill. Like somebody who has schizophrenia will not fit in here, they cannot take care of themselves most likely. That isn't the type of disability that's going to make it in here. When you're talking about income and disability, you also have to be able to take care of yourself with supports. Somebody who's really seriously ill who would be a danger to anybody is not going to qualify for that. They would be a problem as my next-door neighbor also. I don't get to stem them up.

These people are so, have gone through a lot to be able to earn, to get one of these so few spots, to be able to afford to live in a caring situation where they can get support, a ride to the doctor because they need a ride to the doctor. Those kinds of supports are why we have supportive housing. There is such a huge, huge need. I can't imagine it being vacant. I know perpetual is an awful long word, but there are thousands of people and there are people living in their cars we don't know about and they're disabled. You just can't tell, I'm just saying I don't feel that judgment should be there about being next door to a daycare.

The need is so great because a lot of the people that are going to qualify here, they're going to be older and their parents are aging out and can't take care of them anymore. I think being a good neighbor is being accepting of people with disabilities no matter what they are because I don't ask my next-door neighbor what disability do you have. But I might ask how can I help you. I just wanted to make that point, thank you.

APPROVED

(Applause.)

CHAIRMAN LORENZINI: Any other ladies in this row? Yes, sir. Sir, you right there, would you like to come up? Please state your name and spell it.

MR. EVERDING: Hi, my name is Mark Everding, spelled E-v-e-r-d-i-n-g, Mark with a k. It's always amazing when I come to these hearings, I admire you so much for sticking it out and fighting it out for Arlington Heights. So, thank you.

I'm here on behalf of my mom and my late dad. They own that daycare center that's right next door. So, I'm just going to share with you my story a little bit. I'm not much of a public speaker, I get a little nervous in front of people. But I'll do the best I can so if you'll bear with me, I'll get through all this.

I care very much about the poor. I work with Habitat For Humanity. I give them a lot of money actually and I work on houses. I care about the mentally ill. I have friends that struggle, I pray for them, my wife works with them. We think we're good neighbors, I think you made a good point. But there is a time and a place to do things properly and I want to talk about that and I want to share with you some of my skepticism about some things that have been said because of what's happened to me.

We have deep roots in Arlington Heights. My dad was a concrete man and he was alive in 2010. He bought that property for his retirement. So, that's what mom and dad lived on. The last time this came up, he'd had a stroke. Every time I went in the rehab center, he'd ask me, what's going on with the, he always called it Children's World because that's what was in there when he first bought that property. So, what's going on with Children's World, Mark? It was very stressful for him. So, we'd talk about it.

Now, my mom is a widow and I don't really, I try to keep her knowledge of what's going on to a minimum frankly. A lot of people said you need to bring her here tonight to put a face on it. I wouldn't do that to my mom, that's not going to happen.

So, we have deep roots here. Dad poured a lot of concrete in Arlington Heights. He actually selected, on Hintz Road, there's a little church Arlington Countryside Chapel, he selected that site for the church. He signed the mortgage because the church couldn't get a loan, with a number of men, not just him signed the mortgage.

My wife, that's where I met my wife, at that church, she grew up across the street there from Hintz Road in a little subdivision and went to Buffalo Grove High School. My oldest son moved to Arlington Heights, that's where he bought his first house. My two grandkids were born in Arlington Heights.

We care about Arlington Heights. The reason dad selected Arlington Heights is because of people like you that sit on the zoning board. The building inspectors were tough in Arlington Heights. If he was off three inches when he was laying a foundation, they made him move it. He did and he respected it. That's why he selected Arlington Heights for his investment. That's what he did.

So, I feel a little bit like a John Wayne movie where the widow is getting run off of the property by some pretty slick people. So, we get the non-profit person who I've never met before who stands up here and says but we don't really own it. There's a profit company that owns it but we have a piece of it. So, we put a nice face on this, but let me tell you how it really works in the real world and what happened to us.

Back in 2010 when that property, when that zoning was proposed to be changed, nobody told us. They came before the board here and they told you that everybody

APPROVED

liked it. They went and visited the manager of Kinder Care, the manager or site manager, and they said would you care if that was built? She said I wouldn't care, it would not bother me at all. But she didn't have anything in it, she didn't make any of the decisions at Kinder Care. Then I found out about it from a friend who said, you know what, your property, there's a big controversy next door, and I came to the Trustee meeting. Everybody got to have their say, all right, and some of those people came up in front here and spoke for many, many minutes. Then they said Mr. Everding, you can wait at the end of the line and you can have three minutes. At 1:00 a.m. in 2010 I got to have my three minutes.

This is what I said. I said mark my words, Kinder Care is not fighting this for a reason, they're going to walk away. They're just going to walk away. Three months later, they walked away. That property was empty. It's a \$50,000 a year tax bill.

My dad asked me every time I visited him what are we going to do? \$50,000 a year in taxes, no income, what are we going to do? So, my brother who is here with me and I, we scoured around, we looked for, in 2010, we looked for a daycare center that would move in. We found one. Problem was they couldn't afford it. So, we cut the rent, we cut the rent severely. We cut it almost in half. You know what, they couldn't pay it, they got behind. They didn't have enough students. They built that business student by student working very, very, very hard.

I don't know who this gentleman spoke to, but I can tell you we spoke to them this week and they said we are totally against this. We didn't tell them we were against it, we asked them whether they were, they said we're totally against this. That's what they told us.

So, there we are in 2010 with an empty building. We get somebody in there and they can't pay the rent. Then guess what? They can't pay the taxes either. It's triple that lease, they can't pay their part. So, we scramble, we do, we push, we pull, we make it all work, it comes together, we pay my mom's bills, and we get that business up and running. Now, they have critical mass and they can pay their rent.

They paid back all their stuff, all the money that they owed us and they even paid their tax bill that we had to cover for them. So, finally, and this is just in the last six months they've gotten caught up, and then we get notice, we're going to do it again. We're going to do it again. Guess what, they don't mind, okay.

But here is an interesting fact for you. When we're scrambling to build that business, a for-profit company contacted us and said we want to buy that property as if it were empty. We don't want to pay for the building, we want to pay pennies on the dollar and we want to combine it with the property next door so we can put a home there for the disabled. So, they ran us out of business, and then they came to us and they said we want to buy it pennies on the dollar.

That's what happened. That's the fact. So, here we are today. We've got a for-profit company that's unbeknownst to who they are that owns the majority of the project. We've got a non-profit that wants to operate it, and nobody is talking to me. They all have my phone number, they called me when they wanted to buy the property pennies on the dollar. They called me a lot. Nobody showed me that they wanted to put a smoking pavilion next to the playground of a childcare place. They didn't ask me if I had any ideas about how we could make it work.

I care a lot about poor people. I care a lot about the disabled. I lived with my cousin with cerebral palsy, severe cerebral palsy for six months taking care of him. But

APPROVED

they didn't care to call me. What they did, they did go visit that property under cover as if they were going to put people in the school and found out about it and dug around. That's when they tried to call me and put pennies on the dollar. Guess what, they did it again. They did it just recently, they went back in there under cover poking around. They want to know why I'm skeptical.

The last time they came for us and they said we're going to do disabled, and then they said no, we're going to put mentally ill there. The story kept changing. Then they said, well, we're not going to be high density, we're only going to be able to put 32 bedrooms in there this time. Last time it was 30. I don't know what to believe.

We haven't seen what the acceptance criteria is to move in. I don't know how you could vote on something like that if you can't see the criteria. I think there's a way to work it out. I wish I could trust somebody and they'd come talk to me. But I don't trust them.

So, we're making it work now. They're making their rent, it's still below the rent that we were getting previous. So, I guess the bottom line here is until somebody can sit down with me and cooperate in a trustworthy manner and tell me who owns that property, who owns this situation, what the criteria are that they're actually going to allow people into the unit, and they talk to me about putting some barriers between the properties, they talk to me about not putting a smoking area next to the kids' school, I am going to fight it.

I'm going to fight it, because if I don't they'll put that building up and the lease will move. They will move and I'll have another empty building. Then instead of having an empty lot that you guys don't like, you'll have a full lot that I owe \$50,000 a year on with a building on it with nobody in it. That's just not right.

So, I would strongly oppose the rezoning until somebody can sit down with us and I hope you guys will stick up for the little guy here. Thank you.

CHAIRMAN LORENZINI: Thank you. Yes, the gentleman in the third row. Please state your name and spell your last name.

MR. BURNS: Scott B-u-r-n-s, Burns. I just moved in the building in Wheeling, I don't know if you know about that one. It's low income. I have all the answers, you know, a lot of answers, I won't have everything but, you know, first of all, I had a grandma, I lived with her since I was 15. We lived down the street. I went over there to help her. In '09, she got dementia and she put out, made me put out chips and food for people that weren't there and danced with her. I got some dementia and some other issues. Nowhere to go after that.

I went to a program. They got me not permanent housing but they teach you how to cook, clean, community integration. I finally got, they got me a permanent. So, here I am with them. It's 30 percent of my income. I'm now working for Mariano's. A lot of people there, they have to be on their meds. There is a management company down there. There's a case-worker that comes in. She sat down with me right away. There are some groups going on.

These people are a little more functioning than somebody else. You look at doctor's offices, you see them all up and down the street, you know, little clinics and everything. You know, come on in, see a doctor. Well, this is more, you know, they have doctors, not doctors, case-workers. Let's see, there's, you know, a council that meets. They set up activities. They have a van to take them to groups. Their doctor, some people might have their own doctor; if not, the case-worker will help you get into a program. They come to my apartment, do checkups. Different organizations do it their own way.

Let's see. Institution, you want to know if it's an institution. Well, it's a

APPROVED

big thing, you've got a nursing home and then you've got an apartment. You want to know why it's not institutional for zoning? Probably because you have doctors there, case-workers. But they're not going to be there, they're there most of the day. I don't know how to explain it but, it's hard to explain, you know, rules and stuff. So, if it was an institution, it would be a nursing home, they would be there all the time.

So, how do you put somebody who's renting an apartment, and then there are case-workers there as needed, so it's sort of both. It's an apartment with a doctor downstairs in some offices. So, that would probably, does that explain it better?

COMMISSIONER GREEN: No, I think you're missing the point. Institutional is a zoning classification. It has nothing to do with anything else except what can go in that area under that classification of zoning. I understand what an institution is.

MR. BURNS: Yes, okay.

COMMISSIONER GREEN: But this is not it. This is not the definition, this is our zoning ordinances.

MR. BURNS: Maybe it's something that's away from medical because, yes, because --

COMMISSIONER GREEN: No, what you're trying to define here is not what we're talking about.

MR. BURNS: Right, okay. Maybe that's it then. I understand totally.

So, that's pretty much, you know, the people there, they know what, they're trying, they're trying. That's all I know. Some of them are battered women, they've got little kids. The bus comes and picks them up, takes them to school and they come right home. Some of them, you know, are blind, there's a couple of blind guys in my building. So, just you know, they're all different people, different disabled, but they are pretty much functioning. You're not going to let somebody in, they do screen you very good. You have to have a diagnosis that you're on meds and, you know, if you're blind, I have migraines, severe migraines also, so I have to have doctor's, you know, so I mean, you know, they make sure. So, that's about everything I know. So, thank you.

CHAIRMAN LORENZINI: Thank you. Anybody else on that side of the room? Yes, sir. Please state your name and spell your last name please.

MR. HELLNER: Of course. Good evening. My name is Mark Hellner, H-e-l-l-n-e-r. I'm here really in three capacities, the least important might be that I'm chairman of the Housing Commission here in the Village of Arlington Heights and I have been for the last three years. So, I guess until maybe next Tuesday I think, I'm chairman through then, that's my last meeting as chair because I age out. I've been on the Housing Commission for a number of years and we obviously support this because it easily meets the criteria with respect to affordable housing. But the more important point is that this is the first and only permanently supportive affordable housing for the entire complex that's come before us the entire time I've been on the Housing Commission.

The affordable ordinance went into effect, or guidelines went into effect I think in 2011 maybe. As was said earlier, this building would only require two affordable units. To make it 100 percent affordable is an opportunity that this Village should not pass up under any circumstance. 100 percent affordable for disability neutral housing is a no brainer from my perspective.

The second hat I'm wearing tonight is that I'm the executive director

APPROVED

and senior counselor for the Center for Disability and Elder Law. We provide free legal services to essentially 3,000 clients a year here in Cook County. I could fill this building up with current clients so fast that you wouldn't believe it. It would be very easy. All of our clients are either senior citizens or people with disabilities and low income. We don't charge anything for our services. We are a small part of the legal community that serves people with disabilities or low income, but we could easily fill this building up overnight.

Third reason I'm here is that I happen to be the parent of a disabled child. He is low functioning, and for him to have a place to live in a building like this at some point, I mean he's too young to be considering that, but he can live in a building like this with a caretaker which was one of the options that Mr. Koenig talked about. You shouldn't overlook that possibility because what's historically happened in Illinois is people with disabilities have been institutionalized at a rate that exceeds that of any state in the United States. Under consent decrees, the state has been de-institutionalizing people and closing facilities as you probably know.

This would be a tremendous boost to Arlington Heights' reputation for being good neighbors. Good neighbors take care of each other. They accommodate people with differences just as Ms. Fox mentioned earlier. I live the disability world in my work life, I live the disability world in my home life, and I would love to have disability next door to me. I would be happy to see that. I just hope that you think of it from that perspective.

Micro-managing this building and some of the questions that have been posed in my opinion are inappropriate, truly inappropriate. If I were here tonight asking for an approval of a 16-unit apartment building, many of the questions asked about client vetting and about what you're going to do for maintenance, apartment inspections and so on, I'm pretty sure would not have been asked. So, think about why you ask those questions and relate it to two things in my opinion. I don't know which it is, and I'm not trying to criticize you, I just want you to think about it, because I live this world. On a daily basis, I have to deal with people who don't understand the world of low income and disability, let alone the juxtaposition of those two points.

Approximately 47 percent of the disabled population is low income, even though the numbers you typically see are lower than that, that's because they have extra expenses. They have to hire caretakers, they have to hire transportation, they don't drive, they don't have driver's licenses. They have extra medication and extra equipment. All of those things factor into that daily life. Many of us don't have to deal with those issues.

So, just think about whether the questions you ask relate to income or relate to disability and whether you would have asked those questions if we had been saying we simply want to build a 16-unit. When I say we, I'm not part of this project in any way, but if I were here as a developer and I want to build a 16-unit building with two bedrooms per apartment, whether some of those questions would have been posed. If you come to the conclusion as I have that those questions were motivated by issues of disability or issues of low income, then think about whether you should have not asked them at all. I strongly, strongly recommend that you support this really, really impressive proposal. I think it will be a feather in the cap of the Village of Arlington Heights if you do. Thank you.

CHAIRMAN LORENZINI: You did say you're the current chairman of the Housing Commission?

MR. HELLNER: Housing Commission.

CHAIRMAN LORENZINI: For Arlington Heights?

APPROVED

MR. HELLNER: For Arlington Heights.

CHAIRMAN LORENZINI: Thank you.

COMMISSIONER GREEN: Then you're not supposed to be speaking here tonight, you understand that?

MR. HELLNER: I'm here as a citizen. I am a taxpayer, I'm a citizen, I said I came here with three hats.

COMMISSIONER GREEN: You should have left the chairman of the Housing Commission out of it.

MR. HELLNER: Well, I don't think so, sir.

COMMISSIONER GREEN: Because there's ethics thing, we got slapped with it before.

MR. HELLNER: Well, if I owe an apology for violating --

COMMISSIONER GREEN: One commissioner does not go before another commission to do what you did tonight.

MR. HELLNER: What I said, what I said in all due respect was this. We have never seen anyone to come before the Housing Commission in my tenure where 100 percent of the units would be affordable. I didn't speak on behalf of the Commission, I spoke as a factual basis. It's also factual that I'm the chair of the Housing Commission for I guess another week. I think my last meeting is either next Tuesday or perhaps --

COMMISSIONER GREEN: That's fine, Mark. But I'm saying, it's on the record here, we'll let the Trustees decide.

MR. HELLNER: It's on the record. If you want to criticize me --

COMMISSIONER GREEN: They came down on myself years ago for this very thing.

MR. HELLNER: Well, and if I've done something wrong, fine.

COMMISSIONER GREEN: I guess you missed the memo on that.

MR. HELLNER: Okay, fine. But I am not going to withdraw any of my comments. I think they were all appropriate. Thank you for your time.

CHAIRMAN LORENZINI: Thank you. Anybody else on that side of the room? Okay, let's go to this side of the room.

(Applause.)

CHAIRMAN LORENZINI: Come forward, sir, please state your name and spell it.

MR. JOHLER: Robby Johler, R-o-b-b-y J-o-h-l-e-r. I own the building across the street at 125 West Boeger. So, I just have a couple of comments, nothing related to the use of the building, just simply some things to point out for you guys to consider with this development.

COMMISSIONER ENNES: What building do you own?

MR. JOHLER: 125 West Boeger. It's directly to the south, right there, yes.

So, I worked with the Village for about a year to get some parking restrictions put in front of our building due to the accessibility for us to help us out. I've got big semis that have to pull in, so the Village worked with me and they got that done for me and I appreciate that. So, I just don't want that to really change because it's going to affect my business as far as if the parking situation is going to change.

Mr. Sigalos and Mr. Green mentioned about how they're putting four people in each unit, now we're talking about 64 cars. Highly unlikely, right? But you know, I'm just

APPROVED

saying that street parking is already heavy on that street, very heavy. That was one item.

Also, the infrastructure needs to get looked at I think as far as the storm sewer capabilities for this project. We flood pretty severely under a one-inch rainfall. We get a heavy amount of rain or standing water in the bend on Boeger up to say two-foot of standing water approximately in a one-inch rainfall. So, it seems as though the infrastructure may already be a little burdened on that street. So, one other thing to look at, and I'm just throwing these comments out there for you guys to consider. Those are my comments.

CHAIRMAN LORENZINI: Thank you. Anybody else from the first row? Second row, anybody? Anybody in the third row? Okay, yes, ma'am, in the back. Please state your name and spell it for the court reporter.

MS. TAYLOR: Hi, my name is Laurie Taylor, L-a-u-r-i-e T-a-y-l-o-r. So, one comment, and I'm removing all of the emotion out of this, is there is literally another place that was built and just opened up this year one mile to the east as the crow flies. It is in another town called Wheeling. I'd like to know how that business model is running because they have adequate parking but I read in the newspaper how they were all occupied. Every time I pass by over there, there's not many lights on, so I'm not quite sure. I'd like to know how their business model is running, how the business model as practice in Mount Prospect is running, and how those two places would run over here at Heart's Place I guess it's called or whatever.

I think the Village deserves to be able to see the business case for all those places, plus, you know, there's transportation provided by Wheeling Township. You're absolutely right, Wheeling Township provides transportation also for the other place in Wheeling called Field Haven. I'm also glad to hear that property tax would be paid because it's one of the other things that we're doing research on. Over there in that neighborhood, it is TIFs and everything else, that seemed to be quite abundant in the other suburbs and stuff. So, that's all, I just wanted to know.

CHAIRMAN LORENZINI: Thank you. Anybody else? Yes, sir. Sure, come forward.

MR. HORWITZ: Hello, my name is Craig Horwitz, 883 Stone Bridge. Good evening. I live in the neighborhood near tonight's Heart's Place proposal, and I have been part of numerous public hearings, Plat & Sub, neighborhood meetings, and Trustees votes over the 25 years I have lived in my home.

Seven years ago, on April 28th, 2010, I was part of the process of a project that went before this Village, almost identical to tonight's Heart's Place. It was called Boeger Place. It was supposed to have 30 units, 36 beds by the way according to the notes I have. Tonight's Petitioner is to have 16 units but 32 beds, but then I read up to 64 people. Now, I doubt that that's possible but let's get the numbers straight.

This is the same project to me that was turned down in 2010 to me in every way. Heart's Place is to have a similar mission to Boeger Place according to what I read, subsidized rent with residents that have conditions such as, and if I'm not absolutely correct on this I apologize, I'm just reading, mental disabilities, physical disabilities, developmental disadvantages, victims of domestic violence, and some residents are probably going to go on medication.

That night, the Trustees, you not the Trustees but the Commissioners, voted with the exception of Commissioner Drost. I don't know why he didn't vote. He voted before a different petition that night but he didn't vote on the Boeger Place. Tonight you have six

APPROVED

of the same Commissioners from then, three new people, and I'm hoping that tonight this Commission doesn't make the same mistake again.

After the Plan Commission voted on April 17th, the Trustees voted to not approve the project. To me they did the right thing. They noted that the variances were too extreme. The other reason, while they would never admit it, because it was raised, that Boeger Place did not fit the neighborhood, and in specific did not benefit its direct neighbor Kinder Care. As some of you know, and you heard Mark Everding comment, shortly after that vote, Kinder Care who was a testifier that night chose not to re-lease.

Now, that night, Kinder Care's attorney Todd Rowley testified. This is what's in the minutes. He said he's a lawyer and he represents the Kinder Care facility that is adjacent to the property. Kinder Care objects to the development for two reasons. First, this is really a zoning mess, this would be spot zoning. It does not conform with the surrounding properties, it does not conform with the Village plan. Also, the hodgepodge of variances that the developers requested establishes just how out of use this suggested use is with the surrounding uses. This was not, there was not effective notice to property owners. We respectfully ask you to deny that petition.

Now, you know the rest of the history. What I was curious about tonight though was when Mr. Koenig kept talking about this as residential. But of course the proposal says institutional, except Mr. Koenig said there won't be any case-workers on site, there won't be any medical staff on site. So, I'm kind of curious why this Village has this noted as institutional. I don't know.

Shortly after the Village Board did not approve Boeger's Place, the landowners filed a lawsuit which in 2012 a federal judge, Milton Shay, ruled that the court found no direct evidence of intentional discrimination. The court ruled that Arlington Heights can maintain their zoning laws even if FHA, ADA or rehabilitation acts are involved. The court supported what this Village did in 2010 and 2012. That's the good news.

What the bad news is you heard Mr. Everding speak, and I didn't know what I was going to say, I wrote this this afternoon, was that after Kinder Care left he had a building empty. Now, I don't know how many people on this Commission own a business or started a business. I own a business, I've started four, and I can tell you how difficult it is to grow anything, especially a business.

The Everdings searched, as you heard, for years for somebody to go into that project. Clearly, the reason they had to find another daycare center is because of the design of the building. It was designed as a school. How often do you see a restaurant turn into an apartment building? You don't. It stays generally what it was designed to be unless you want to put an awful lot of money in it. But clearly if you go into that building today versus what it was years ago, they have invested thousands of dollars, somebody did, in amenities. It's beautiful in there.

Now it's seven years later with the same project, and I wonder. Albert Einstein once said the definition of insanity is doing the same thing over and over and expecting a different result. Ladies and gentlemen, this is not about zoning and variances to me. This is not about parking spaces or height or anything. This is about doing the right thing for the neighborhood and protecting a business that's suffered enough. Arlington Height's tag line is sea of good neighbors. That's terrific. Arlington Heights has 16.6 square miles of space. Somewhere there's got to be a better site, a better neighborhood fit.

APPROVED

Commissioners, Albert Einstein was right. Making the same mistake twice is insane. I hope for the good of the neighborhood and the evidence, that this Village does the right thing this time. By the way, do you have any questions of me?

CHAIRMAN LORENZINI: You keep referring to a mistake, what mistake?

MR. HORWITZ: That you approve this and then the Trustees, first your recommendation --

CHAIRMAN LORENZINI: Okay, I just want to be clear. All right, thank you.

MR. HORWITZ: Yes. Thank you.

CHAIRMAN LORENZINI: Anybody else have any comments, questions? Yes, please come forward. State your name and spell it please.

MR. DINNERMAN: Sure. Bob Dinnerman, D-i-n-n-e-r-m-a-n. First, I'm a little confused. I've been kind of confused tonight regarding this whole issue about residential versus institutional. I understand that Mr. Koenig pushing for a residential, Mr. Hubbard is representing that it should be institutional. It seems to me there's quite a big difference between the two, and that's something I wasn't aware of until tonight that there is this discrepancy.

Institutional seems to me to be something that's very special, a special purpose; residential, more general. Anyway, in reading Mr. Hubbard's document prepared tonight to the Plan Commission, this one section really struck me, under the compatibility to adjacent properties. Let me just read this one little section here.

Staff's understanding is that child sex offenders would be prohibited from residing within this facility due to its proximity to Buffalo Grove High School and the daycare facility to the west. Then it continues, when a similar PSH development was proposed to this property in 2010, a condition of approval was added that prohibited tenancy from people with criminal/felony background. Per counsel, it is not recommended that a similar condition be added to this development as it may be discriminatory to a protected class. Prohibitions for felony convictions are only acceptable if the housing provider can prove that it's necessary to achieve a substantial, legitimate, nondiscriminatory interest. The Petitioner has stated that they will require all applicants to undergo criminal background checks, and criminal history may render an applicant ineligible for housing.

Well, that's the part that struck me. First, there is a desire to not recommend that criminal felony background or people with a background like that be ineligible because of a discrimination against a protected class. But still this seems to be very vague now, a criminal history may render an application ineligible.

Now, I'm supportive of supportive housing, I am. The location, the site to me is completely inappropriate being near of course the daycare, not to mention the high school within 500 feet. I've lived in this area for 25 years. There are kids walking to and from the school daily all around the area. I am concerned that students will be, I'm looking at the image up there right now, students will be walking around maybe to and from school or hanging around the area in the future if not now, we're talking about years from now, and if this should be constructed and built, the kids may be hanging out the area where residents of this potential facility may interact and that may be fine. But then again, there's a concern of safety.

Some tenants may have conditions or situations where there might be a security or safety issue with the kids, either to the kids or actually from the kids. I mean some kids can be, you know, kind of cruel, they take advantage of some people with some disabilities or whatever, that would be terrible. That would be absolutely terrible.

APPROVED

Now, I'm just bringing up this because I'm only trying to protect in the future potential problems. It's very close to a high school, a major conglomeration of young people. The daycare center is right up against it, right next to it. Now, that is what I really believe is so inappropriate for this to be near because this property is too small and too confined. I understand institutional really requires two acres and there's a variance that they request to reduce it.

Two acres, how was that established? Was that established because there needed to be space for an institutional type facility? You know, I mean that number came up, but this property is much smaller, it's too small and it's right up against these two facilities that are very, very concerning. So, there were several issues in this document that concerned me but this is the major one. I just wanted to go right to it.

The other main thing in my mind is regarding staff or lack thereof on the facility. Mr. Koenig was talking about two staff members only during normal business hours as needed, I'm not sure what that means, between 9:00 and 5:00. But still we're talking about potentially an institutional facility, an institutional facility in my mind would require I would think 24-7-365 staff of some type, either medical or security or something other than just a manager and maintenance. It's just something that's common sense you would think because of the potential nature of security concerns. Now, I understand that financially it may be just too expensive to hire people to say there 24-7-365, but I'm sorry, in this type of situation I would think that would be necessary.

So, just to summarize, the kids from the high school to and from, the daycare center right next to it, and the lack of staff. I understand the need for supportive housing and I'm all for that. This is simply not the proper site for it. Thank you.

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

MR. CRIDER: I'm sorry to keep you so late. My name is Greg, last name is Crider, C-r-i-d-e-r. I'm vice president of Lake Shore Glass & Mirror in Chicago. I understand all the discussions we've had about code violations and variations. I deal with architects all day long, I understand Mr. Green's comments. I've listened to all the people who talked back here. I don't know everything about what they're saying but I do know how to run a business.

We do \$12 or \$18 million a year. In fact, my company did all the glass glazing in this building with Turner Construction and FGM Architects. The point I want to make that I think is very important is when you realize what I'm hearing a lot that's going around right now is that these people that are going to be living in this building are, I'm going to use the word, are nuts or bizarre or weird or something like that. We're not weird, okay. Believe me I know personally because I've suffered from depression and bipolar disease for the last 18 years.

I'm very lucky, I have good insurance. I have a good family. I get help that I need. A lot of these people moving into these buildings, they don't get the help. They don't have second chances. This is it for them. So, this is just not some kind of game, this is like an obligation we have to society. We need to give these people a second chance.

Whether this is the right site, the right conditions, I don't know. You know, that's up for you folks to decide and hopefully this will all work out. But I think the most important thing to realize here is what we're going to do for society. We're not talking about a bunch of people running around, taking down the taxes and lowering the prices of homes.

I live in Palatine, Illinois, I have a big house with high taxes, the whole

APPROVED

nine yards, and I might be concerned, too, I guess. I understand. But I think we need to keep the issue in mind of what we're doing and why are we doing it. That's all.

CHAIRMAN LORENZINI: Thank you, sir. Anybody else who would like to make a comment? Yes, sir. Please state your name and spell it please.

MR. BRADY: Good evening. My name is Hugh Brady, H-u-g-h, last name Brady, B-r-a-d-y. I'm the co-president of the Housing Task Force which is a community group which is working to increase the supply of housing in our area for people with mental illnesses and other disabilities. I would just like to suggest to you that this is actually a good location.

When we were working on a project in Palatine, which eventually was approved, we met with then state senator Matt Murphy and explained what we were trying to do. He said this is a wonderful project, everybody will be in favor of it until they find out where it is. Any neighborhood where you put a building like this, there will be some neighbors who will come out and complain.

As I said, I think it's a good location next to a daycare center because if there are parents there, working parents, they need to have accessible daycare. What could be more convenient for them than to have a daycare center right next door?

I would also suggest that it is good that it's near a high school. I taught at Cooper Middle School in Buffalo Grove for 38 years and, or 34 years, and I knew the people at the high school because I taught eighth grade and the teachers, or the administrators would come over to handle the eighth grade registration for high school. So, I was talking to Tricia Dean who at that time was the dean and I said some of the people in the neighborhood are concerned about that there might be people with mental illness in these environments. I said but there's kids at Cooper that have had mental illnesses, that every year one or two kids from our team would be missing and I would run to the school nurse because, you know, the kid's got a flu or strep or something. No, he's in the psych ward down in Alexian. The kid would be gone two weeks or maybe three weeks and we'd have a discharge meeting to figure out how to integrate the student back into the school. She said I know we have students at Buffalo Grove High School now that have mental illnesses. Then she said, and I think there's probably faculty members that have mental illnesses, that I know of a couple. Then she said, and heaven knows we have parents with mental illnesses.

So, mental illness is all around. The fact that a building like this would be close to a high school would be very advantageous to the residents. They could go see plays. They could have gone to see the Expressions but I guess they're fading out. They could go see basketball games and football games. So, I hope that when you consider the location that you consider that this is actually a good place. Thank you.

CHAIRMAN LORENZINI: Thank you. Anybody else in the audience? Yes, sir. No, I'm sorry, you already spoke. Yes, thank you. Okay, if there is nothing else, we'll close the public hearing portion and go back to the Commissioners for final questions and deliberations. Commissioner Cherwin, would you like to start again?

COMMISSIONER CHERWIN: I guess the question was raised by a member of the public to Mr. Hubbard about the infrastructure. Well, I guess two issues on infrastructure. One is the potential for flooding and I guess the stormwater, possibly sanitary, and then the other one, the Petitioner addressed infrastructure constraints on the layout of the site. Can you speak to any of those?

MR. HUBBARD: Yes. Let's see if I can pull up their engineering. Yes,

APPROVED

they're doing a rather large underground storage vault for stormwater, and they're installing two kind of lines to collect that stormwater in inlets that go throughout the site. So, it will comply with all MWRD regulations and actually may have a beneficial effect on stormwater runoff instead of what it currently does, draining off the site, it will be captured and stored underground.

COMMISSIONER CHERWIN: As far as the reverse configuration of the building so that it doesn't butt up against the adjacent property and flip-flopping it, you said there were several constraints in terms of that layout. Could you speak to those at all or why would that be?

MR. HUBBARD: I'm not familiar with --

COMMISSIONER CHERWIN: I believe Mr. Koenig had said, because we had put, with the layout of the building was on the westerly part and the parking was on the right, on the east, and said that putting it on the other side of the property was constrained for some reason. I couldn't understand why it was.

MR. HUBBARD: Yes, maybe he can speak to those. I mean if you see here, they are doing a rather large, I believe it's as sanitary sewer that's going to run down along the side of the property on the west and then the underground storage on the east. Maybe he can clarify what he meant.

MR. KOENIG: According to the engineer who is much, much smarter than I am about this, the way they explained it to me, the way that the current infrastructures built there now, that if we were to flip the building, there would be a problem with where we were to dig the vault that's going to hold the water underneath and be that detention basin, and the need to move a major line which comes sort of through the middle diagonally through the site. It opens up a whole new can of worms, it creates some new problems for redesigning and engineering the infrastructure on the site.

COMMISSIONER CHERWIN: Okay, and I think there was a question also from the public about the ownership of the property and the non-profit or profit nature of it. I think maybe just a quick explanation? I realize if you're getting, you're getting low income housing tax credits for this, correct?

MR. KOENIG: We're going to be applying for that financing source, yes, sir.

COMMISSIONER CHERWIN: So, that would essentially, that would cover, how much of your developing cost would be covered by that subsidy?

MR. KOENIG: So, on the development side, that covers typically around 70 percent or so of the overall development costs. So, we have to put together a few other sources of funds to make the entire development package work together. So, the structure is set, the way that we have the ownership, it's set up in a partnership with this particular development. So, we are in partnership with a for-profit developer. It's a model that we've used on a lot of other developments with other developers, not just this one with UP Development. We have partnered with lots of other developers.

There is a reason that they partner with us. One is that we have community connections. We work with a lot of social service agencies. Two, it's our mission to do this as an organization, so we're really in it for the long haul. Number three, it helps us get access to those particular funding sources. There's a preference if we are involved in the project.

COMMISSIONER CHERWIN: I guess, Sam, one more question then. One of the residents had brought up about a 100 percent facility in Wheeling and I guess the characteristics and the use of that. Is that anything that you're --

APPROVED

MR. HUBBARD: That was completed I believe towards the end of 2016, so we did look kind of briefly at that. But there wasn't a lot of comparative data because it was just recently opened. I know it's fully leased. I know they did do some parking counts there to verify that, you know, it's fully leased, it still doesn't have a disparate impact on parking. But beyond that, I mean that's kind of what we know.

COMMISSIONER CHERWIN: I'll defer to my colleagues here. Thank you.

CHAIRMAN LORENZINI: Commissioner Sigalos?

COMMISSIONER SIGALOS: I want to just make it perfectly clear that I fully understand and support the need for supportive housing. I don't really see what much has changed with this project from what we had before us in 2010. The site is still the site, it's too small. I'm very concerned about what it does to the neighboring property, to the Everdings, the high school nearby. So, again, I at this time am not supportive. That's all I have.

CHAIRMAN LORENZINI: Commissioner Dawson?

COMMISSIONER DAWSON: Okay, there's a lot of reference to a smoking area. Can you come back up? There was reference to the gazebo as smoking area. Is this a designated smoking area?

MR. KOENIG: Not specifically. It's an outdoor seating area.

COMMISSIONER DAWSON: Can you make it non-smoking?

MR. KOENIG: Outside?

COMMISSIONER DAWSON: It's a good point. You don't want a smoking area next to a child's playground.

MR. KOENIG: I think part of, as I think Sam explained, the reason the gazebo is located where it is relative to the northwest orientation of that site is that it's closer to the building. It's not, if it was farther north on the site, it would actually be directly across from the playground or the outside open areas for the children. So, it was purposely placed by the building so it isn't directly accessing where the children are outside playing.

COMMISSIONER DAWSON: But if there was a smoking problem, you could still restrict smoking in that area?

MR. KOENIG: I think we could if there was a desire to do that, sure.

COMMISSIONER DAWSON: You certainly could --

MR. KOENIG: Sure, I mean there's going to be a fence there, obviously the smoke is going to go to the fence.

COMMISSIONER DAWSON: -- on your property where the smoking area is, right? Okay.

Sam, I'm looking at the institutional classification and I have to agree. I don't understand why this is institutional. They're not under anyone's control. The definition of institutional says that they have to be under supervision and control of the institutional organization. All they have is a property manager on site. No one is controlling these individuals.

So, I don't understand why it's being registered as institutional. So, if it was in fact the R-5 zoning, wouldn't most of these variations not be required?

MR. HUBBARD: Relative to lot size, it would be a smaller variation. Relative to density, I believe they would need density variations in the R-5. If it was R-6, maybe no, I don't think they would need any density variations. But R-5, I believe you can only get maybe 10 or 11 units I would say.

COMMISSIONER DAWSON: Because I'm looking through this and if you

APPROVED

take that out, the institutional, and you go into a complying residential zoning, the variances that they're asking for are very minor. There is not anything in my opinion that they're asking for that we wouldn't up on this board have less of a concern about. They want a variance for a gazebo, they want to waive traffic study. You know, they're not asking for extreme variances if we weren't putting it into that institutional classification which I have to agree I don't think we're appropriately classifying it.

I also pulled up quickly when someone mentioned the lawsuit and there was a really interesting specific statement stated in the summary of that lawsuit that said, that the court said that had we asked for 16 units, that would have been different than 30. So, I wondered if that was why, part of it I thought, well, that's really interesting because we are asking for 16 units. So, I haven't had time to fully read the case, there was a direct mention that 16 units might be a different story under the judge's opinion.

So, I think we do have to look into the fact that we might be misclassifying it here, that the institutional zoning might not be appropriate, and that should this be, if this was a residential, a different classification, then I have to agree with whoever, the Petitioner or the individual who stood up that said that these questions that I'm hearing up here would actually not be asked in any other type of housing situation.

I stated this in 2010, that we have a family member who suffers from bipolar disorder. He lives in the, well, he used to live in the basement of their home. They moved their home because they wanted him to be able to live on a second story. He works, he lives with his family, and it was a huge burden on our family of what was going to happen when his parents pass away. My children have been around him, my family has been around him. He holds a job, he is a citizen, and the fact that this unit, this development is allowing mentally ill is why most of these questions are being asked. If we were saying no mentally ill was allowed, it would be a senior citizen housing, these questions wouldn't be being asked.

You know, so it's extremely upsetting to me that while people are trying to hide behind nondiscriminatory statements, they're extremely inflammatory and discriminating and personal to me, because this is a situation that's in my family. So, I don't, you know, looking through the zoning classification, looking through the variances, I think to myself that if 16 units were allowed under a different zoning classification and that's what you were coming here to me, in my experience on the eight years I've been on this board, right, 2008-2009, somewhere around when I came aboard, we're not asking for anything here that this board would have had a problem with if we weren't talking about mentally individuals.

We're not only mentally ill housing here, there's other individuals that are going to be staying here. The individual who lives in Wheeling stated that there's children in their building. Exactly. This is, you know, as I said, I don't understand why this is such, people have such a wrong impression of what mentally ill means. You can tell I'm very upset.

In relation to the daycare situation, I do, I have to admit that does make the story different to me. The impact on your business, it does make me, set me on think about it from that perspective. I do think that we're talking about 2010 and I do commercial real estate in my business and I know what the commercial real estate business was like in 2010. So, they vacated, but there may have been other reasons associated with that. It was vacant for years because of the economy. There are many reasons for that.

Now, the petitioner for the current daycare isn't here so I can't, you say they don't want it, you say they don't mind it. I can't make a decision, they're not here. I

APPROVED

would think if they don't want it, they would be here. It's very surprising to me that they're not here. But regardless, I can't do a he-said-she-said at the moment because they're not here to speak for themselves.

I agree with, my children went to daycare in the Lutheran Home which has seniors disabled which some of them are suffering from dementia and other items. My children and I dealt with these and I chose that facility because they were there. That's why I sent my kids there. So, I have a much different perspective on this than I think many people do.

I'm very concerned about the flooding, that was going to flip me completely because flooding is a problem in Arlington Heights. I mean this is going to add flooding if this is a bad location. But then we've got the underground storm detention, so as we have heard many times up here, sometimes that improves the situation. So, that could be a bonus to the area.

The only other question I did want to touch on was the street parking because that was another issue that was raised, and that would be also concerning if we're going to have overflow parking. We don't have any type of study, parking study, number of cars study in any of the other facilities that you operate to show how many cars to units?

MR. KOENIG: We do.

MR. HUBBARD: Yes.

COMMISSIONER DAWSON: Can you speak to that? Because I think that when you're talking about potentially four individuals per unit, that's including maybe children, you know, who wouldn't be driving.

MR. HUBBARD: So, they did provide parking counts at some of their other facilities. They also included some statistics from 2010. But under Staff's analysis, the number of parking spaces needed, the parking demand so to speak, there's going to be a surplus of parking even though they are meeting code requirements. We're fairly confident that parking is not going to be an issue. I think the Petitioner can likely speak to other developments that they operate that, you know, are similar. That's their experience.

COMMISSIONER DAWSON: The area, given its proximity to public transportation, given its proximity, I wish people that are new to the board could benefit from the numerous individuals that stood here back in 2010 and discussed how much they rely on public transportation, how this location was actually ideal for them because they don't drive. They can walk to McDonald's and they can walk to the bus. They need to be here and not in the middle of a residential community or somewhere else that wouldn't have as much access to public transportation. That's why this is an actually ideal location for this facility.

I understand that people will be concerned about sending their children to a daycare. I don't believe that you stating it here and making those concerns is in any way trying to shed your own belief system. You're just talking about the nature of parents. So, that does give me definite cause because of the existing daycare facility. But other than that issue and other than the flooding issue which seemed to have been resolved to me, I see this as an absolutely ideal location and I think anyone who is raising concerns relating to this, I have concerns about where that's truly stemming from. I don't feel that my vote was a mistake back in 2010.

CHAIRMAN LORENZINI: Lynn?

COMMISSIONER JENSEN: A question and then a couple of comments. Sam, if this were just an apartment, you wouldn't need to reclassify this area as institutional, is that

APPROVED

correct?

MR. HUBBARD: Right. It would probably be reclassified as moderate density multi-family residential.

COMMISSIONER JENSEN: R-5 or R-6?

MR. HUBBARD: Right, yes.

COMMISSIONER JENSEN: Would it need to have one acre?

MR. HUBBARD: Depending on the zoning district, yes, it would depend. I mean if we're talking multifamily, you know, depending on number of units, it all depends.

COMMISSIONER JENSEN: Okay, well, I tend to agree with nearly everything that Commissioner Dawson said. I think what we've got here, we've got some confused things going on. The Petitioner wants affordable care for disabled people so that they can be self sufficient. There are two objections that I've heard, one is economic. I'm very sympathetic to Mr. Everding's situation, it is unfortunate that his father built a highly specialized building that doesn't have a wide group of people for whom it could be leased. It's unfortunate that it was under an economic downturn. I don't think the situation is quite that bad, but I don't think that society has to, you know, forever make decisions based around a decision that was really kind of limiting. He's got a piece of property that's hard to lease under almost any circumstances as long as he wants to keep it as a school. I feel very sympathetic to his situation but I don't see how it really bears on this petition quite frankly.

The other thing that we've heard is, and I'll say it a little more bluntly than Susan, we are saying people are not only disabled but because they're disabled we think they're dangerous, and we don't want to be around them. Well, I think that is sort of misguided. When I first moved into Arlington Heights almost 35 years ago, my children went to Berkeley School which was main-streaming disabled children. My daughters are now 40 and 43, it's the best thing that happened to them. Quite frankly, they need to see that not everybody is a perfect individual with great mental health and no disabilities. So, I can't be too sympathetic to the arguments against doing this and I'm in support of it.

CHAIRMAN LORENZINI: Mary Jo?

COMMISSIONER WARSKOW: Yes, I pretty reiterate Commissioner Dawson and Commissioner Jensen, I wish there was some forum where you could bring the parents together with people such as the gentleman who talked from the Wheeling location, that they could get a better understanding that these are really neighbors who are currently living right next door to you. I feel for your economic situation, but some way we've got to get over the stigma of when we say mentally ill we immediately jump to the extreme that somebody is going to go over that daycare facility and hurt children. I just don't think that is the case here given your long history in managing properties and owning developments and the people who you've represented and the gentlemen who came to speak here tonight.

So, I agree also that I think we could reconsider the zoning here. I also don't see an apartment building where people occasionally come in to support the residents as institutional. So, I am supportive of this development.

CHAIRMAN LORENZINI: Terry?

COMMISSIONER ENNES: Mr. Koenig, just a couple of quick questions just to clarify one point. This evening, if I understood you correctly, you indicated that, just a couple of minutes ago, you indicated that if a tenant wasn't paying the rent, you would begin eviction proceedings.

APPROVED

MR. KOENIG: Correct.

COMMISSIONER ENNES: From reading the Plat & Subcommittee notes, I recall a response from you that non-payment of rent was not grounds for eviction nor for the non-continuation of a lease. Those seem to be in direct conflict.

MR. KOENIG: I don't think that's true. I don't know where you saw that and I apologize. I don't know what that's related to, but that's actually not correct if that was written down somewhere inappropriately.

COMMISSIONER ENNES: That's what I recall from my notes. I'm not going to go dig back for it, so. Sam, was there a neighborhood meeting for this proposal at all?

MR. HUBBARD: Yes, there was.

COMMISSIONER ENNES: So, how could the childcare property owner not have been invited to that?

MR. HUBBARD: I guess I would ask the Petitioner. I believe that they sent notice to all properties within 250 feet. So, I don't know if I heard that there was no notice. I thought he said he got a letter and it was happening all again.

MR. KOENIG: Do you want me to respond just real quick to that? So, we used the notice, we got the notification information on who all the owners were and we used that prior to the notice that was sent out for this meeting to do an invitation to that particular community meeting. So, that was sent out to that group. I don't know how it works with ownership versus management of that center. So, I personally went, I mean contacted the management of that center, reached out to them, went in, sat down and talked with them, asked to pass along my contact information and asked to reach out. I didn't know how to reach that owner but I definitely passed that information along and made it available that I was available to respond if he should, you know, make contact with him to get information from them. Before this gentleman leaves this evening, he's going to have my card and we're going to find a way to sit down and talk.

CHAIRMAN LORENZINI: That has happened before where the operator would get the notice and the owner didn't.

COMMISSIONER ENNES: But that may be something that we want to get something done correctly for the future. As far as the zoning issue, I don't think it's quite as simple of an issue as to is this residential or is this institutional. This is a facility that has offices that have a proposal for providing support services to people who live there. It's not just a rental or a residential property.

COMMISSIONER DAWSON: He said they're not providing the support. He said it was support.

MR. KOENIG: We're making space available for that to happen. So, that's what makes it supportive housing is we're proactively making that space available.

COMMISSIONER DAWSON: It's just like having a meeting room --

MR. KOENIG: Yes, there is not a case-worker sitting in that office doing that service. There's space available for that to happen if it's necessary.

COMMISSIONER ENNES: If you weren't providing support services for this, would you be getting any subsidy from the state of Illinois?

MR. KOENIG: If we weren't providing supportive services?

COMMISSIONER ENNES: Support services to these people. These people are people who need, and I totally support the need and satisfying that need in this community, I just don't think this is the right location for it as I did in 2010. But you are providing support

APPROVED

services for these people, these are people who do, from time to time, require support services. That's the whole purpose of this proposal in this facility.

MR. KOENIG: The idea is to proactively create an environment for people that have disabilities, whether it's a veteran who is disabled and needs a place to stay that's affordable, somebody who is blind, that's sight-impaired that needs a place that physically is able to help that, if someone is hearing-impaired, they can have that ability. If someone is in a wheelchair, they have the ability. So, in addition, whether they have a mental illness or whether they have a developmental disorder, because we tend to focus on certain categories that we have in our mind, the idea is it's available to that range of folks. As they have a particular need to provide those services, it's proactively making sure they get access to them rather than having it be an afterthought, rather than ignoring the fact that someone needs that.

COMMISSIONER ENNES: Which is why it should be institutional because you'll be providing support services for people who need the support services to be able to live independently. You work with them, you've indicated that.

MR. KOENIG: When residents need that, we're going to make sure they get access to it. If they don't need it at the time, we're not going to force them.

COMMISSIONER ENNES: This is not just an apartment.

COMMISSIONER DAWSON: Can you clarify that though? I think he's saying that they connect you to the services, they're making a phone call. I don't think they're providing the services. Or under the control of the existing --

COMMISSIONER GREEN: If somebody wasn't there, who would do that?

COMMISSIONER ENNES: You have employees who are working part time between this and other facilities, right?

MR. KOENIG: I have property managers who work between this and other facilities, not case-workers. That's why I mentioned the fact that we work with the Wings program that work with women with children, they're going to be entrusted, they'll have people working there. Northwest Compass works with, may work with residents who are there. Clearbrook may work with residents who are there. Thresholds may work with residents. Catholic Charities may work with residents. I mean there's Access Living may work with residents who have physical disabilities, that range of disabilities and linking with those organizations, those are the organizations that are providing services to the individuals as they need them.

We're saying proactively they can live in the building but where are they going to get access? They may go to a clubhouse and have services there. They may go to the case manager's office and have services there. We're making space available on site so that they can do that and make it available there if it's needed and that's the best way to do it. It's really being proactive about that.

COMMISSIONER GREEN: You're facilitating the ability to get help, so that's your role. But it's still not a normal --

COMMISSIONER DAWSON: Facilitation isn't supervision or control.

COMMISSIONER GREEN: It's not a regular apartment building because of --

MR. KOENIG: We're trying to go above and beyond that.

COMMISSIONER ENNES: Which is good, it's needed. To imply that, we all have different backgrounds. We all have perceptions become reality. With the case of all of the childcare subscribers to the facility that just up and left in 2010, if people have concerns, they left

APPROVED

whether they were right or wrong. But we do, we all gather our experience from different backgrounds and values.

We all know people that have mental disabilities. I have a partner whose wife suffered from it for years. I have neighbors who have it. It's something that we need to provide the support service for. But I don't believe this is the right location.

COMMISSIONER JENSEN: Terry, can I follow-up because I want to clarify a point you've raised? Since I'm the one who raised the question in Plat & Sub and you did answer it as Commissioner Ennes indicated. I asked what would happen if someone who had a job signed a lease and then on the course of the tenancy lost their job and could not find another job. You responded that the point of the development was to provide a permanent supportive housing environment. He, being you, said the leases were renewed on a year-to-year basis and a resident that lost their job could ask for an adjustment of their rent based on their income with no job. You said a resident with no job would not be at risk of not being able to renew their lease once it was up for renewal.

I then asked, well, how could the development financially solvent if multiple tenants lost their jobs and had no income? You responded that the rental voucher amount could change to cover the gap in rental income if the resident had no income. So, I think that Commissioner Ennes did capture the essence of what you said. So, I need to get a little clarification.

MR. KOENIG: Thank you for clarifying that now. I do remember talking about that. I was not answering in your example that you gave. I apologize for not answering on the way that the example was given. If a tenant is just not paying the rent, our policy you're just not paying your rent, you owe \$50, you owe \$800, you owe \$1,200. If you're just not paying the rent, you get an eviction notice, you go to court, you get evicted.

If a tenant loses their job, if they lose that source of income that they have, if they work with us to adjust what their rental amount is, then we'll be willing to work with them. That may be a nuanced answer that I'm giving. But I was answering the question about they're just not going to pay their rent just because they don't want to pay the rent. That's a different case than working with us because they have a situation that changes their amount of income.

COMMISSIONER JENSEN: Thank you for the clarification.

MR. KOENIG: I apologize for making that confusing.

COMMISSIONER JENSEN: It wasn't making much sense, the two disparities. Thank you for clarifying.

COMMISSIONER ENNES: Thanks.

MR. KOENIG: Some of it is intent, the answer related to that.

COMMISSIONER ENNES: That's all I have.

CHAIRMAN LORENZINI: Bruce?

COMMISSIONER GREEN: I think we're missing the point here. I think there seems to be two camps that thinks that if you're not in favor of the project, you're against the supportive housing, and that's not true at all. I think that this supportive housing thing is a good thing in the right location. I don't think that we should accept this housing knowing what happened in 2010 to the immediate property to the west was not good. It's borderline criminal in my mind what happened.

So, it's not like after the Village turned them down that the daycare

APPROVED

came back. They left, they were gone. Just the threat of them being there was enough to put them out of business.

So, if you're going to have this housing, I said it before, get the housing in the right location, get the right site, and you're going to have a wonderful project. Whatever you think I'm saying here tonight, I am in favor of the neighborhood. We're the city of good neighbors. For almost 20 years on this Commission, we have forced new people on the block coming into a neighborhood to change their plans, to flip the plans, to put 16-foot walls around so the guy who has been there for 20 years won't be disturbed by the new property. So, this is the new guy on the block and he has a track record that gives him an F minus from 2010.

So, why are we doing this again? We should not be doing it to that individual again, I don't care what kind of building he has. If there wasn't a project in 2010, you probably still have Kinder Care there and he'd be making money. This is not difficult to understand.

COMMISSIONER JENSEN: We don't know any of that --

COMMISSIONER GREEN: I know we don't, but you can't assume that it would have gone another way. The whole problem here is people with mental disabilities, like it or not, are perceived by some, mothers and daycare, to be potentially dangerous. Whether that's true or not, you don't know and I'm not going to say. But that's what drove his business into the ground, and it was nothing else but that. That's the only change that's happened in the past seven years.

So, as a city of good neighbors, we should be looking out for the neighbors and that's it. I can't support this even though it's a great idea. I said get the property, get the proper thing. When they hauled me into court to give a deposition in 2012, I said the same thing. I said I'm not against anything, I can have an opinion if I wanted to but I'm not against anything. I'm all in favor of it.

Find the right location and you have a wonderful project. That was the end of my four-hour deposition because what can you say? Find the right property, you got a wonderful project, and there is none of this. If it fits the neighborhood, it's great, you're in, it works. The concepts are there, the money is there, the Village is behind it, the Plan Commission is behind it, everybody is behind it. Not here. That's all I have to say.

CHAIRMAN LORENZINI: Thank you. Mr. Everding, could you come back up please? So, I'm trying to figure out the timing of all this. So, Kinder Care was there, they had a viable, ongoing operation.

MR. EVERDING: Yes, we were told it was one of their most profitable locations.

CHAIRMAN LORENZINI: Then the proposal for the other center came forth and it got rejected.

MR. EVERDING: That's right.

CHAIRMAN LORENZINI: When did Kinder Care close? Before or after the rejection?

MR. EVERDING: After the rejection, but --

CHAIRMAN LORENZINI: How much longer?

MR. EVERDING: A couple of months. But there was a lot of controversy around that and it was very unknown as to whether, they were trying to get another hearing, before they filed the lawsuit they were trying to get another hearing with the Trustees. So, there

APPROVED

was a lot of controversy around whether that was going to take place or not.

CHAIRMAN LORENZINI: Wait, before what lawsuit? Whose lawsuit?

MR. EVERDING: I was just told there was a lawsuit --

CHAIRMAN LORENZINI: Not Kinder Care, it wasn't Kinder Care?

MR. EVERDING: Exactly, it wasn't Kinder Care. But Kinder Care was trying to determine if they were going to stay or not based on the stability of whether that facility was going to be next to them.

CHAIRMAN LORENZINI: Okay, so even though --

MR. EVERDING: So, with all that swirling controversy, they decided to leave.

CHAIRMAN LORENZINI: Got you. Okay, that clarifies it. So, even though the project was rejected, it was still potentially viable so --

MR. EVERDING: Very much in play still in our minds and in their minds, yes.

CHAIRMAN LORENZINI: Okay, all right. Thank you. So, I'm kind of sorry that Mr. Hellner left. Normally I don't think I have to explain myself, but in this case I will. I asked certain questions because, you ask it more as an informational thing than a prejudicial thing. I myself also have a sibling who suffers both mental and disability issues, and actually I'll be spending Friday taking that person back and forth to the doctor. But actually she's probably got the best mind in the family. She's got a better memory than any of the other siblings in the family.

So, I certainly know that just because you have mental issues it doesn't make you dangerous. She is also fortunate enough as the -- said, he has the support and the financial backing to take care of himself, so does my sibling. But other people aren't as fortunate, so there is definitely a need and good part of this project.

On the other hand, you know, a project, one of the other things we look at, when a project shouldn't affect the neighbors. We certainly seemed to have been affecting the daycare business the last time around. So, I'm kind of torn between those two issues.

Sam, the Village eventually fought in court and spent a lot of time and money fighting against it. To me this project seems very similar. I did vote for it last time. But it seems very similar, so why is the Village backing it this time as opposed to, they fought it last time?

MR. HUBBARD: Staff recommended approval last time. The Plan Commission, I think it was a very close vote, five to four vote. You had recommended approval. The Village Board ultimately denied it. I think there was a lawsuit as a result of that.

CHAIRMAN LORENZINI: So, the Village Board denied it. So, we don't know if they're going to approve this or not. I would have thought someone would have run it by them before it went to --

MR. HUBBARD: Well, they did go to early review and the minutes were in the packet. I mean --

CHAIRMAN LORENZINI: So, why is this being zoned institutional rather than residential?

MR. HUBBARD: Staff felt that it met the definition of care facility-intermediate, which is defined as a facility which provides on a regular basis health-related care and services to individuals who do not require the degree of care and treatment that a hospital or a skilled nursing facility is designated to provide but who, because of their mental and physical condition, require care and services which can be made available to them only through

APPROVED

institutional facilities such as these. So, we felt it met that definition. That definition is only a permitted use in the I district. So, that's why we felt I zoning was appropriate.

CHAIRMAN LORENZINI: Why wouldn't you go residential?

MR. HUBBARD: Because there are services provided here on a regular basis to the residents within.

CHAIRMAN LORENZINI: The services are just recommendations to other agencies, right?

MR. HUBBARD: No, the agencies will come to this facility and they'll provide counseling, they will provide, you know, employment help, they will provide whatever it is that's --

COMMISSIONER JENSEN: But Sam, they're not the Petitioner.

COMMISSIONER DAWSON: Right.

COMMISSIONER JENSEN: They're not the Petitioner. They provide services. What if you were in just a regular apartment and you got 10 people that have bipolar disorder and they have visitations from different providers? The owner of the apartment has nothing to do with that. So, they are not the Petitioner. I'm not even, I don't even --

MR. HUBBARD: When you have a facility that's specifically designed to provide those services, that's what we felt --

COMMISSIONER JENSEN: This isn't designed to provide the services. It's specifically to be a place for people with disabilities to rent.

COMMISSIONER SIGALOS: No, I disagree. I disagree.

MR. HUBBARD: It's an apartment that's a supportive housing, it's --

COMMISSIONER SIGALOS: The letter from UP Development very clearly states in there that they will provide case managers and service providers at the site during business hours. Now he's saying they're not going to.

COMMISSIONER JENSEN: Well, are they the --

MR. HUBBARD: There's two people involved here. There's the --

COMMISSIONER SIGALOS: That's in our packet.

COMMISSIONER JENSEN: I read both of those, but who is the Petitioner?

MR. HUBBARD: There is the Housing Opportunity Development Corporation and that's Mr. Richard Koenig. There's his partner in developing that's Up Development. Then they're going to be coordinating with various service providers to give referrals for these people with disabilities so that they can come in and they have space within the facility. It's a permanent supportive housing development. I mean they provide support.

COMMISSIONER SIGALOS: But that's not what they're saying, Sam. They're saying they're going to have somebody on site during business hours. That's very clear in their February 10th letter. So, now they're saying they're not going to.

MR. HUBBARD: Well, they're going to coordinate with all their --

COMMISSIONER SIGALOS: Where does it say in there?

COMMISSIONER DAWSON: I don't think they meant they're providing case managers. They said case managers will be present as needed.

COMMISSIONER SIGALOS: It doesn't say that, it says during business hours.

COMMISSIONER DAWSON: Right, as needed.

COMMISSIONER SIGALOS: It doesn't say as needed.

APPROVED

COMMISSIONER DAWSON: It doesn't mean that they're providing them, they're just going to be there.

COMMISSIONER SIGALOS: The words as needed aren't in here.

COMMISSIONER DAWSON: Well, it's in the --

COMMISSIONER SIGALOS: In the Staff report?

COMMISSIONER DAWSON: Yes.

COMMISSIONER SIGALOS: Not in their letter. I'm talking about the letter from the developer.

COMMISSIONER DAWSON: Okay.

COMMISSIONER SIGALOS: So, you're contradicting yourself.

MR. HUBBARD: I mean maybe it was a poorly worded description, I don't know.

COMMISSIONER SIGALOS: I'm just saying that they're contradicting themselves. They're saying one thing in the letter and saying something different tonight.

MR. KOENIG: The issue regarding people receiving case management services, no one is forced to receive case management, no one is required to, and no one is going to sit there 24-7 making sure they need that. No one is going to sit there from 9:00 to 5:00 making sure that people get access to services. It's on an individual, each person determination.

COMMISSIONER SIGALOS: That's not what your letter says. That's not what your letter says. Read your letter.

MR. KOENIG: But that's the typical working hours when people are available, that's when the management would typically be available unless there's emergency hours after that.

COMMISSIONER JENSEN: John, could you tell us where? I'd like to see what section you're referring to.

COMMISSIONER SIGALOS: It was --

COMMISSIONER DAWSON: Which one is it?

COMMISSIONER SIGALOS: It was a letter --

MR. HUBBARD: The project narrative maybe?

COMMISSIONER JENSEN: Well, there's a letter from February 10th.

COMMISSIONER DAWSON: Written justification?

COMMISSIONER SIGALOS: No, it might have been the project narrative correspondence.

COMMISSIONER DAWSON: Project narrative? I think it's in the --

COMMISSIONER SIGALOS: No, no.

COMMISSIONER DAWSON: Oh, no, okay. It's the wrong --

COMMISSIONER SIGALOS: It's dated February 10th.

COMMISSIONER JENSEN: Right, I've got the February 10th.

COMMISSIONER DAWSON: Okay, where is it? Yes, that's it. Isn't it?

(Pause.)

COMMISSIONER GREEN: Here. Here, right here. It's in paragraph three. Yes, management staff, maintenance staff, case managers and service providers will be present at the site during business hours to provide management, maintenance and supportive social services as needed. It's highlighted in yellow on mine.

COMMISSIONER DAWSON: Yes, but in the one above it, it says they're

APPROVED

going to be coordinating with, I know I saw somewhere that they're going to be coordinating with.

COMMISSIONER GREEN: Okay, then I didn't just read that?

COMMISSIONER DAWSON: No, you did just read it. But that's not how I interpreted it. I interpreted it as they're going to be --

COMMISSIONER GREEN: I just read what's there. I don't have to interpret anything, it's right there in yellow.

COMMISSIONER DAWSON: Yes, I'm reading it, too.

MR. KOENIG: The question asked was about security measures. The question asked wasn't about case management service provision. So, the issue we were trying to address was the issue of security and people being available on site, people being around. We talked about what was there and who wasn't available. The question wasn't how often we provided case management, it was how often case management would be there in response to security. That's how we were addressing the security issues, that there will be people around the building.

COMMISSIONER GREEN: Yes, why is it zoned institutional was the question.

COMMISSIONER JENSEN: I'm with Sue. I don't read it that way. They don't say that they will provide it.

COMMISSIONER DAWSON: I don't read it that way, no. It just says that they are going to be there. I don't think it conflicts at all with what the Staff report was. Perhaps part of my issues because this was the same back in 2010, they were quite clear, there will be no on site services provided. They will have facilitate if someone needs assistance to make a phone call, to work with these other agencies. They're facilitating, they're not controlling, they're not supervising, none of that. The individuals who are living there aren't at that level. They are primarily independent, but they need help from time to time.

CHAIRMAN LORENZINI: Could I ask Mr. Everding to come back up once more? Several times when you were talking, you kept on kind of mentioning, and maybe I was trying to read into it something that's not there. But you kind of mentioned you'd be okay with this if somebody would come talk to you. Come talk to you about what? What were you getting at?

MR. EVERDING: So, I agree with almost everything that's said by everybody on the board. I very much appreciate Ms. Dawson saying that, you know, not painting me with a brush that says, you know, I don't appreciate the difficulties with being mentally ill. I spend a lot of time trying to help people. So, I think that, as been stated by I think everybody on the board, this project is necessary and is a good thing. You've just got to find the right location for it.

So, based on what I know and frankly I've said this very clearly to you earlier, my trust factor in these folks is very, very low.

CHAIRMAN LORENZINI: Why is that?

MR. EVERDING: Because of the way that they've treated us. When they want to find me, they can find me. When they don't want to find me, they'd say they can't find me. They know, they have my phone number. They have my address. When they say, when they come up here and they say, well, you know, we used this one list and you just weren't on that list and that's why you didn't get invited --

CHAIRMAN LORENZINI: But if they had talked to you before this meeting and fully filled you in, would you have changed your attitude or your opinion?

APPROVED

MR. EVERDING: Well, I have a seven-year history with these people. So, a five-minute meeting isn't going to fix a seven-year history with these people. But I would have liked to, I would like to find a way to make it work. I would like to see, and all the double talk, I mean you guys are doing it right here, you're saying, look, you're saying one thing and you're saying another thing, it makes me very nervous. So, I'd like to see the double talk, the double speak get out of this.

Let's have a real discussion, let's have an honest discussion about it. I'd love to see that happen. But I would like to know what criteria there are of the people. So, someone said on the board, you know what, these people aren't going to be at that level, they're not going to be at that level. How do we know that? I don't know what level these people are going to be at.

CHAIRMAN LORENZINI: Well, but I mean, to be quite honest, there are a lot of very prejudicial people when they hear --

MR. EVERDING: I agree. I was --

CHAIRMAN LORENZINI: All I'm saying is no matter what they tell you, and you may be saying that's fine with it, there's still going to be customers out there that no matter what, they're going to have the same feelings.

MR. EVERDING: Absolutely. Absolutely.

CHAIRMAN LORENZINI: So, I don't know what them explaining to you what the level of acceptance is going to help, how that's going to help your business at all.

MR. EVERDING: Well, I don't know that it would either. But I certainly would want to listen.

COMMISSIONER JENSEN: I'm really confused here because there's a 34-page document that's in our packet that those are the tenant selection plan criteria. It's 34 pages. Now, I don't know why that wasn't made widely available, but it goes through in great detail who and how they select, who they're going to allow in.

MR. EVERDING: But what was presented, the first slide that I think you showed said you'd like to see that.

MR. HUBBARD: They've provided a tenant selection plan, it's just kind of a blank template. They haven't filled it out that has, you know, they haven't clarified, you know, different items within the tenant selection plan. So, it's just a blank copy that, you know, could be filled out at that point.

COMMISSIONER JENSEN: So, then we need to ask Mr. Koenig, do you actually have a tenant selection plan with detail on it that you use when you screen people?

MR. KOENIG: So, the tenant selection plan is a form document provided by our primary funding source. It's got the Illinois Housing Development Authority, that's typically the primary funding source that we use to fund this. It's a form document, we put the name of the project on it, the title of the project and the address, all that information. Then there are a few things that we can select when we go to the waiting list, different ideas, different options that they allow us to select.

So, we provided that standard form as part of our application packet because we haven't gone through that process of filling it out yet because we haven't been approved for that funding source yet. Every project that we have --

COMMISSIONER JENSEN: But you do screening for other facilities that you have.

APPROVED

MR. KOENIG: Every single building that we have has that tenant selection plan filled out for that specific development with the specific requirements of that building.

COMMISSIONER JENSEN: Is there a huge variation between one facility that's up and running versus another?

MR. KOENIG: They're very similar because of the form of the selection plan. You can only, you only have so many choices.

COMMISSIONER JENSEN: I just didn't want the thought that there is no criteria whatsoever and it's just a mystery to everybody how people get selected. Eventually, my question, that you do have some fairly significant number of criteria that have to be met and I assume you apply that fairly and, you know, appropriately.

MR. KOENIG: Right. We follow that selection plan that's made. We gave you the generic version because it's a document that's out there and we will fill that out when we need to get that done and get that turned in.

COMMISSIONER JENSEN: Well, if you are taking this before the Board, it might be a good idea to fill that out before even prospectively so that at least people, you would say this is our selection criteria.

MR. HUBBARD: It's a condition of approval this evening that they have a draft format filled out before the Village Board.

CHAIRMAN LORENZINI: Mr. Everding, I've got one more question for you. So, I'll just cut to the chase. You mentioned after all this went down and the property was vacant, they offered you pennies on the dollar.

MR. EVERDING: Yes.

CHAIRMAN LORENZINI: Are you saying that if someone gave you a good offer you would sell out?

MR. EVERDING: It's my mom's property. The purpose of that property is for her to have a retirement and be able to pay her bills. That's the purpose of that property, okay. I don't know what a fair price is, I wouldn't know how to stand here and tell you that. But the purpose of the property is that. So, if we can fulfill that purpose in another way, I would be open to that.

CHAIRMAN LORENZINI: But right now the only way you can really see, sorry to put words in your mouth, but the way you see it is just to have a viable business that has monthly income?

MR. EVERDING: Yes, I don't know how else to do that. I don't know how to have a viable business next to what's been proposed. I just want to say, as I listened to it, the selection criteria, I heard a lot of double speak. I want to see this. It's like, well, we've got this template but we can't really show it to you. Somehow the whole thing continues to be.

CHAIRMAN LORENZINI: Seven years ago, I still remember the night very clearly, no matter what their criteria says, people have certain expectations, it's not going to change.

MR. EVERDING: Agreed, agreed.

CHAIRMAN LORENZINI: Because at that meeting seven years ago, the first people that came forward were all about, well, these crazy people are going to kill our kids.

MR. EVERDING: Yes.

CHAIRMAN LORENZINI: Then they started listening to what they said. Then they come back and said, well, we should protect the people from the kids. So, I mean

APPROVED

people have certain perceptions, you're not going to change that.

MR. EVERDING: I agree. That's why I was so thankful to Ms. Dawson that she did not classify me in that group. Because I reject that, but our society, that's where we live today. The reality is if that facility goes in there, we're going to have an empty building.

CHAIRMAN LORENZINI: All right, thank you. Any other questions, comments? Recommendations?

COMMISSIONER CHERWIN: I would just comment that, you know, I said before but speakers from the public had mentioned, you know, maybe there were other issues here and not so much just the land use, but I mean I'm looking at it from a land use perspective and I keep drawing comparisons to on Arlington Heights Road, you know, when we were taking such a drastic, when I look at a change, they come to us, you know, for some of these exceptions and when you're going outside the Comprehensive Plan, you're going to change the Comprehensive Plan, you're going to make these major zoning changes, that's why we're here tonight, I keep drawing comparisons to when we were looking at a medical building they wanted to change to, ironically, a daycare facility, so it was going the other way around. I gave a lot of weight to the adjacent property owners because they had, you know, invested in those properties with a certain expectation of the adjacent use. It was such a drastic change in the use that they were very concerned about what would happen to those values and the quality in those houses given this drastic zoning change.

That's why we notify adjacent owners because we do have to give some deference to those owners and the impact it has when we're changing what the expectation would be in an existing state. So, I think that's the comparison I keep drawing. That's why I struggle with this particular use and this particular space given the effect it's obviously had in the market it's already dictated based on previous conduct, that it does have an effect on the adjacent property.

COMMISSIONER JENSEN: If I could, I'd like to ask Commissioner Green to help us here a little bit, it might clarify some things. What would you consider to be the two or three principal things that they should be looking for in the appropriate property?

COMMISSIONER GREEN: I think all the variations would go away if the site was big enough, so there would be no variations at all.

COMMISSIONER JENSEN: So, they have a four-acre piece of property.

COMMISSIONER GREEN: Or two-acre.

COMMISSIONER JENSEN: Or two-acre, whatever, you'd have no problem with this even though it's right next door to a daycare?

COMMISSIONER GREEN: No, that's not what they said. I said if they got rid of the variations on a two-acre piece, there would be no variations, okay, and that piece should not be next to this use of the daycare. It has nothing to do with who they're helping or whether we need it or any of that. It has nothing to do with it.

COMMISSIONER JENSEN: Okay, so it's size and the adjacent property?

COMMISSIONER GREEN: That would take care of the zoning issues. That would clear up all the zoning issues. If they had a two-acre piece in 2010, all those zoning variations would have gone away, or most of them.

COMMISSIONER JENSEN: Okay, that's one criteria.

COMMISSIONER GREEN: That's one criteria. My big problem with this is what's next door and the history of what happened in 2010. I don't know why it wouldn't happen

APPROVED

again, and I don't think it's right to take the chance that it won't happen again. That's my feeling. So, understand where I'm coming from, these are great projects, and I keep telling you, find the right site. It's a shoo-in.

COMMISSIONER DAWSON: I just don't know that we can absolutely draw the conclusion that this is what caused the vacancy. I know that may sound ridiculous to some, you can stop laughing now, Bruce --

COMMISSIONER GREEN: You just said it might sound ridiculous and I disagree.

COMMISSIONER DAWSON: Well, again I'm just reminding you of what 2010 was. The number of vacancies in 2010 were worse than we had seen in many, many, many years. People were vacating premises right and left. Kinder Care is not here to speak to that. We don't know --

COMMISSIONER GREEN: But they're on record of what they said.

COMMISSIONER DAWSON: No, we're on record that they were bothered, yes, by this facility going in next door. They came to that meeting. But we cannot say that the reason that another tenant couldn't come in there was because of this facility. We cannot say that because we don't know the reason for the vacancy at that period of time.

COMMISSIONER GREEN: That's true, there's a million possibilities.

COMMISSIONER DAWSON: We also don't know because it never let it get that far. We don't know if the daycare would have gone under because of this facility being next door, because Kinder Care made the decision and moved. We don't actually know, none of us know the ramifications of this business in that spot. You're making assumptions. I don't know that they are wild assumptions, I'm not saying that at all. But I am saying that you are making --

COMMISSIONER GREEN: But you see what I'm saying --

COMMISSIONER DAWSON: I'm still speaking by the way, what I'm saying is that you are making assumptions in a facility --

COMMISSIONER GREEN: No, don't say what I'm saying. You speak for yourself, not for me.

COMMISSIONER DAWSON: You are making assumptions in a facility, and what I'm saying is that I cannot make any assumptions at this time because I do not know the impact it will have on this facility.

COMMISSIONER GREEN: Okay, I refuse to make an emotional decision here tonight. I'm making the financial monetary decision.

COMMISSIONER DAWSON: You sound very emotional.

COMMISSIONER GREEN: It is because everybody is putting the emotion into this. In the past, I've used the old K-Mart analogy. Let's pretend this was not a supportive housing project next door. Let's present it's a K-Mart and all these variations that they want, would you want a K-Mart next to your daycare or something? In other words, take the emotion out of it and just deal with what happened to the guy. I believe the man, I do 100 percent. I don't know why he would come here and lie about it.

COMMISSIONER DAWSON: I'm not saying he's lying. I never said he was lying.

COMMISSIONER GREEN: That's what I think, you're not going to change my mind here on this and so I wish we would stop because I want to go home.

COMMISSIONER JENSEN: We're trying to clarify this.

APPROVED

COMMISSIONER DAWSON: Do we have to extend past midnight, Sam?
We're at midnight. Don't we have to do another motion to extend past midnight?

CHAIRMAN LORENZINI: Do we have a motion to extend it?

COMMISSIONER DAWSON: I'll move to extend.

CHAIRMAN LORENZINI: Second?

MR. HORWITZ: Would you like to read the testimony of --

CHAIRMAN LORENZINI: Excuse me, the public hearing is done.

MR. HORWITZ: But your Commissioner seems to not remember.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Why don't we take a five-minute break? I need to
take a break.

(Off the record.)

CHAIRMAN LORENZINI: Why don't we get started again? I think we've had
our five minutes and more. So, let me just say believe it or not, this isn't the hardest part of the job
going to midnight. The hardest part of the job is closing the public portion because there's always
more ideas, there's always more data, there's always more information.

COMMISSIONER DAWSON: Don't we need the Petitioner? The Petitioner
is not back yet.

COMMISSIONER GREEN: Let's vote.

COMMISSIONER WARSKOW: He's outside with --

COMMISSIONER DAWSON: Yes, should we let him know?

(Pause.)

CHAIRMAN LORENZINI: Anyways, as I was saying, the hardest part of
these hearings is closing the public portion because there's always more information, you get
more things to say, more good ideas. But if we don't close it, well, the meeting will never end. It's
only fair because once we close it, it's closed. So, we've done it in all of our other hearings and
we plan to keep the record going here.

So, anyways, any more questions, concerns, deliberations, motions?

COMMISSIONER DAWSON: I just wanted to clarify my comments because
it seems that this is what the individual in the audience is very upset about. What I said was we
know what Kinder Care said. But what we don't know is what would have happened if they had
stayed. What we don't know is what would happen if this facility came in. So, there was an
indication from the audience that I don't know what Kinder Care said. I do, I know that they left,
but I don't know what would have happened if they had stayed and I don't think we should be
making assumptions of what would happen since we have absolutely no actual evidence in front
of us what would actually happen if this facility opened with this place next door. That's all, just to
clarify that comment.

CHAIRMAN LORENZINI: Let me make a suggestion. Why don't we just go
down one by one and not make an argument or recommendation or anything but just give our
current opinion. I'll start.

My opinion is I think this is a wonderful project and I think this does a
lot of great things for the community. On the other hand, anything we do is not supposed to hurt
the neighbors and at least it appears it definitely hurt one of the neighbors last time. That's kind of
where I'm standing right now. Anybody else?

APPROVED

COMMISSIONER SIGALOS: Yes, I'd like to make it very clear. I'm in full support of supportive housing, but again this is not different than it was in 2010 and it's just the wrong location. To have the history of what it did to the neighboring property owner, I don't want to see it repeated again. So, again I'd support it if it was the right location, and this is the wrong location.

CHAIRMAN LORENZINI: Who wants to go next?

COMMISSIONER GREEN: I'll go to just remove any doubt. This supportive housing, 16 units, will affect 16 families and that's a good thing. Those 16 families could be just as happy in another location. The daycare to the west would also be happy at the same time. So, the only way to make two parties happy at the same time is take the one away who's not there yet and put it somewhere else. So, great project, bad location. I am not in favor of it at this location.

COMMISSIONER WARSKOW: I guess I can speak next because I'll just kind of comment on that, that to me this is a NIMBY project. If you're not familiar with that terminology, it's not in my backyard. So, I feel that even if we found somewhere where we didn't need this many variations, somebody else would come up with a reason for why it couldn't be located there.

CHAIRMAN LORENZINI: Next?

COMMISSIONER DAWSON: I'll speak to again I don't feel that we have actual evidence of what would happen if this facility moves in. We know that Kinder Care moved. We also know that the economy was much different then, and we do not know if that was the only reason why Kinder Care moved. We do not know if another facility could not have moved in at that time because vacancies were impossible to fill at that time and they were possible to fill for years. About the time when they found a new tenant was about the time properties started filling again. So, I have a hard time making that conclusion.

I think that other than the concerns that the daycare, which I do understand because parents do act in my opinion unreasonably sometimes in what they would say is in the best interests of their children, and I'm not by my comments trying to say that I don't believe that this will impact the business, I think it very well may impact the business, but I don't think it will put the business out of business and I think that they can recover from maybe an impact. Where was I going with this? Oh, my God, it's late. I think that the location itself is actually perfect for the type of individual that's moving into this facility, being close to public transportation, being close to all of the restaurants, the Aldi. I think it is in fact actually a perfect location for this.

I think it's a great project and I'm very glad that they've come back. I also want to point out that it's been 10 years and to me the same agreement of find a better location, and they've clearly come back, or maybe seven years, it's been a long time and they still haven't been able to find another place, so they went back to this place and looked at it again and thought maybe they can make it work. I think the fact that it's been that long, that parcel of land has been vacant for a very long period of time. It clearly doesn't have much marketability. This is a very viable building for this parcel of land and I am in favor of the project.

CHAIRMAN LORENZINI: Jay, Terry or Lynn, anybody want to go next?

COMMISSIONER CHERWIN: Yes, I mean there are a lot of good aspects to the site for this use. But it's a balance between the immediate effect against the existing uses. I don't know if a reconfiguration of the site would ameliorate those effects to the adjacent property owner, but right now it seems like that's where I'm leaning for the existing use, the incompatibility.

APPROVED

COMMISSIONER JENSEN: These decisions where you've got these competing interests where you really can't make everybody happy are very tough. I guess I'm probably more where Commissioner Dawson is. So, I would probably be in favor.

COMMISSIONER ENNES: I've stated my position, it hasn't changed from this. I think it's an institutional use and I think it's a great project as well. But other than that, it's an inappropriate project for this location.

CHAIRMAN LORENZINI: Any more discussion or anybody want to make a motion?

(Pause.)

COMMISSIONER DAWSON: I would make, I think someone needs to make, clearly by going through the numbers we know where the vote is going to go. So, there's no point in me making the motion because then we'll just have to do it twice. So, could someone else make the motion please?

COMMISSIONER GREEN: Okay. I'll make the motion.

A motion to recommend to the Village Board of Trustees denial of PC#17-004, a Rezoning from B-1 Limited Retail Business District and B-2 General Business District to I Institutional; a Preliminary Planned Unit Development (PUD) to allow the construction of a two-story 16-unit supportive housing development; an Amendment to the Village's Comprehensive Plan to change the underlying land use designation from Commercial to Institutional; a Preliminary Plat of Resubdivision to consolidate the two lots into one lot; a Variation from Chapter 28, Section 5.1-8.3, Minimum Area for Zoning District, to allow a reduction to the minimum district standard size from 2.0 to 0.93 acres; a Variation to Chapter 28, Section 5.1-8.1.A, Location, to waive the requirement that property up to four acres and zoned institutional shall have frontage on a street classified at least as a collector on the Arlington Heights Thoroughfare Plan; a Variation to Chapter 28, Section 5.1-8.14, Minimum Distance from Building Wall to Paved Area, to allow a reduction to the minimum distance from 25 to 15 feet; a Variation to Chapter 28, Section 6.5-2, Accessory Structures, to allow an accessory structure (gazebo) in a side yard; a Variation to Chapter 28, Section 11.7(B), Loading Requirements, to waive the requirement for a loading berth on the subject property; and a Variation to Chapter 28, Section 16.12-1, Traffic Engineering Approval, to waive the requirement for a traffic analysis.

COMMISSIONER JENSEN: I'll second.

CHAIRMAN LORENZINI: Roll call vote please.

MR. HUBBARD: The second was Commissioner?

COMMISSIONER DAWSON: Jensen.

CHAIRMAN LORENZINI: Jensen.

COMMISSIONER GREEN: So, just to be clear, if you vote yes, that's for denial?

COMMISSIONER JENSEN: Yes, that is correct.

COMMISSIONER DAWSON: And if you vote no, you're against denial.

COMMISSIONER GREEN: All right.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

APPROVED

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: No.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: No.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: No.

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: No. Four and four.

COMMISSIONER DAWSON: Whoa, look at you.

MR. HUBBARD: Four and four, so the motion to deny does not pass.

COMMISSIONER DAWSON: If we do a motion to approve, that won't pass either.

MR. HUBBARD: Well, typically, when there's a tie vote, if a motion doesn't pass, then the recommendation, the opposite recommendation goes forward.

COMMISSIONER DAWSON: Oh, then awesome.

MR. HUBBARD: I believe, but we'll have to check on counsel on that. Either that would be the option or it would move forward with no recommendation.

COMMISSIONER DAWSON: I think that's probably where you're at.

COMMISSIONER GREEN: It's a no recommendation.

COMMISSIONER DAWSON: It's a no recommendation. But you can move forward, even if we had approved denial, they can still move forward.

COMMISSIONER GREEN: Doesn't make any difference, right.

MR. HUBBARD: Right, it still would move forward.

COMMISSIONER DAWSON: Right.

COMMISSIONER JENSEN: Well, they'll know what the vote was in reading the minutes. So, it is essentially without a recommendation, I agree with that.

COMMISSIONER DAWSON: Yes.

CHAIRMAN LORENZINI: Okay, so I guess we're done with this. So, the next step, Sam, is they go to the Village Trustees?

MR. HUBBARD: To the Village Board. We're tentatively targeting May 15th. It's going to be subject to availability and scheduling. I'm happy to go over that with you already. It may be pushed back. We'll find out the next week or so.

CHAIRMAN LORENZINI: Okay, thank you all for staying this late. Appreciate your attendance. Do we have any other business?

COMMISSIONER DAWSON: I make the motion to adjourn.

CHAIRMAN LORENZINI: Second?

COMMISSIONER GREEN: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

APPROVED

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Adjourned.

(Whereupon, the public hearing on the above petition was adjourned
at 12:23 p.m.)

DESIGN COMMISSION MOTION – 4/6/17

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR HEART'S PLACE TO BE LOCATED AT 120-122 E. BOEGER DRIVE. THIS APPROVAL IS BASED ON THE PLANS RECEIVED 3/10/17, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE FINAL DESIGN OF THE GROUND SIGN BE REVIEWED BY STAFF.
2. A REQUIREMENT TO EITHER PAINT THE SINGLE-DOOR ON BOTH THE EAST AND WEST ELEVATIONS TO MATCH THE SIDING OR PROVIDE PANELIZATION TO THE DOORS.
3. A REQUIREMENT TO MOVE THE CONDENSING UNITS LOCATED NEXT TO THE GAZEBO, FURTHER NORTH TOWARDS THE NORTHWEST CORNER OF THE BUILDING.
4. A REQUIREMENT TO SCREEN ALL OF THE CONDENSING UNITS WITH EVERGREEN LANDSCAPING.
5. A REQUIREMENT TO REPLACE THE 'AUSTRIAN PINE' AND 'HAMELN GRASSES' WITH A DIFFERENT PLANTING MATERIAL.
6. A REQUIREMENT TO CHANGE MATERIAL ON THE TRASH ENCLOSURE FROM VINYL TO MASONRY, TO MATCH THE BUILDING.
7. A REQUIREMENT TO ADD MORE FOUNDATION PLANTINGS ALONG THE SOUTH AND EAST ELEVATIONS, TO PROVIDE MORE LAYERING WITH A MIX OF SHRUBS, PERENNIALS AND GROUND COVER.
8. A RECOMMENDATION TO PROVIDE BRICK PAVERS AT THE MAIN ENTRANCE.
9. A RECOMMENDATION TO ADD SITE FURNISHINGS THROUGHOUT THE SITE, INCLUDING THE MAIN ENTRANCE GAZEBO AND PATIO.
10. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.
11. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER FITZGERALD, TO AMEND THE MOTION AS FOLLOWS:

3. A REQUIREMENT TO MOVE THE CONDENSING UNITS LOCATED NEXT THE GAZEBO, FURTHER NORTH TOWARDS THE NORTHWEST CORNER OF THE BUILDING, TO BE REVIEWED BY STAFF IN CASE OF ANY CHANGES.

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

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
APRIL 6, 2017

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

Members Present: Ted Eckhardt, Chair
Anthony Fasolo
John Fitzgerald

Members Absent: Kirsten Kingsley
Jonathan Kubow

Also Present: Michael Brito-Amador for *Mago Grill & Cantina*
Anthony Massarelli, Owner of *845 S. Bristol Ln.*
George Evangelopoulos, Architect for *845 S. Bristol Ln.*
Scott Nielsen, Fairfield Homes for *919 N. Fernandez Ave.*
Chris Russo, ALA Architects for *919 N. Fernandez Ave.*
Joe Labelle, Rize Properties for *948 N. Fernandez Ave.*
Chris Russo, ALA Architects for *948 N. Fernandez Ave.*
Brent Widler, Architect for *828 N. Forrest Ave.*
Megan Carlson, Owner of *828 N. Forrest Ave.*
Tomasz Augusta, Avas Atelier Design for *905 W. Maude Ave.*
Agnes Piersa, Owner of *905 W. Maude Ave.*
Kris Shirley, Brentwood Development for *1111 W. Maude Ave.*
Alex Pereira, UP Development for *Heart's Place*
Therese Thompson, Cordogan, Clark & Associates for *Heart's Place*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM MARCH 14, 2017

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO APPROVE THE MEETING MINUTES OF MARCH 14, 2017. ALL WERE IN FAVOR. THE MOTION CARRIED.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO MOVE PROJECT DC#17-025, MAGO GRILL & CANTINA, TO THE BEGINNING OF THE AGENDA. ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 8. COMMERCIAL REVIEWDC#17-036 – Heart's Place – 120-122 E. Boeger Pl.

Therese Thompson, representing *Cordogan, Clark & Associates*, and Alex Pereira, representing *UP Development*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to build a new 18,800 square foot, two-story, 16-unit, multi-family supportive housing development to provide housing for families living with disabilities that are in need of supportive services. All units within the building will be 2-bedroom. The first floor contains 7 units, as well as laundry and storage space, a community room, and two offices that can be used to provide the supportive services to the residents. The proposed development includes site improvements with new on-grade parking, an outdoor gazebo, and landscaping throughout the site. The subject property consists of two lots of record comprising a total of 40,435 square feet (0.93 acres). The east lot, which is currently vacant, is zoned B-2, General Business District, while the west lot is zoned B-1, Limited Retail Business District. This proposal requires review by the Plan Commission and approval by the Village Board as a Planned Unit Development, approval to consolidate and rezone the two lots to I, Institutional, as well as various zoning variations (zoning district area, collector street frontage, building/pavement separation, gazebo in the side yard, and parking quantity reduction).

With regards to the architectural design, the overall design has a nice scale and proportion, and a good balance of stone and siding on all facades. The dark brown siding color contrasts nicely with the white trim and the "Sienna" stone, creating a very attractive appearance. The design fits well with the surrounding one and two-story commercial buildings that are primarily dark brown brick construction.

Staff comments relative to site design are as follows:

1. **Parking.** As part of the Plan Commission review, construction of the land-banked parking spaces may be required as part of the development.
2. **Trash Enclosure.** It is recommended that the trash enclosure be constructed of masonry to match the building in lieu of vinyl which is less durable.
3. **Landscaping.**
 - a. As part of the Plan Commission review:
 - i. 4" caliper shade trees are required in the parking islands at the end of all parking rows.
 - ii. Staff is recommending that a 6 foot tall fence be provided on the sides and rear of the property for additional site buffer and security, and additional evergreen trees be provided along the fence.
 - iii. Four additional existing trees are recommended to be saved.
 - b. Additional foundation plantings along the south (front) and east elevations are recommended. The plantings should be layered and consist of a mix of shrubs, perennials, and groundcover.
 - c. Brick pavers are recommended at the main entrance.
 - d. Site furnishings including benches and planter pots are recommended in key site areas such as at the main entrance and under the gazebo.
4. **Mechanical Unit Screening.** The Site Plan indicates 18 individual condensing units on grade. 14 units are on the side of the building, and 4 units are in the rear. All mechanical equipment is required to be screened from public view, so it is recommended that all 18 condensing units be moved to the back of the building and screened with landscaping.
5. **Ground Sign.** The proposed sign is too tall and large, and does not comply with code. 40 sf is the maximum allowed sign area, where 48 sf is proposed. It is recommended that the overall height of the sign be reduced to 6 feet above grade. The message on the sign is small as compared to the size of the sign panel; consider enlarging the message for better readability.

With all of these comments in mind, Staff recommends approval.

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

With regards to the comments about mechanical unit screening, Ms. Thompson stated that there was probably not enough room to line up all 18 of the condensing units across the width of the site, as suggested by Staff. However, they are not opposed to beefing up the landscaping as much as needed on the south elevation to better screen the mechanical units. She also stated that they intend to comply with code for the proposed ground sign; however, the final text on the sign has not been determined. Chair Eckhardt commented that the commissioners are looking at the design of the sign as part of the overall review of the project tonight, and he asked for more specific details about it. Ms. Thompson replied that the ground sign would not be illuminated, the panel color would be a dark color to match the dark siding on the building, the trim color would be white to match the white siding on the building, the stone would be the same as the stone on the building, and the aluminum letters have not yet been determined, although they could be either a mill finish, or a light anodized aluminum to stand out against the dark sign background, or a white baked enamel to match the trim. Chair Eckhardt had no issue with the design of the ground sign as shown in the drawing.

Ms. Thompson said that other than their concerns about trying to move all of the condensing units to the north side of the building, they have no concerns with the other suggestions made by Staff. She added that although it is not shown on the drawings, they are considering adding site furniture on the patio, the gazebo, and possibly a bench or two under the entrance canopy.

Commissioner Fasolo liked the design of the new building, the materials, and the compositions; it is nicely designed, and he was confident that the final sign design will meet code; the colors and materials are consistent with the building. With regards to the condensing units, he suggested locating the units in a well on the roof, and Ms. Thompson replied that it can be difficult to make this type of roof detail look normal and screen the units from the adjacent neighbors, especially on a 2-story building like this. They felt the units would be less visible if they were located on the ground and screened with landscaping. Commissioner Fasolo understood; however, he felt the units that are adjacent to the gazebo could be pushed further north to be more on the northwest corner. He also agreed with Staff comments about changing the trash enclosure to masonry to be consistent with the building. Commissioner Fasolo also agreed with the other comments about the site regarding brick pavers and site furnishings.

Commissioner Fitzgerald agreed with all of the Staff comments, and felt it was a very nice building on all four sides, which is appreciated. He suggested dressing up the single doors shown on both the east and the west elevations, which Ms. Thompson stated were exit-only doors in the stairwell. Commissioner Fitzgerald commented that 'Austrian Pine' can be killed by fungus, and 'Hameln Grasses' can be difficult to grow.

Chair Eckhardt felt the project was great, and although he initially thought that the stone should be raised all the way up, the horizontal line going around the building is a nice detail.

Commissioner Fitzgerald said that he was in favor of allowing Staff to review and approve the ground sign.

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR HEART'S PLACE TO BE LOCATED AT 120-122 E. BOEGER DRIVE. THIS APPROVAL IS BASED ON THE PLANS RECEIVED 3/10/17, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE FINAL DESIGN OF THE GROUND SIGN BE REVIEWED BY STAFF.
2. A REQUIREMENT TO EITHER PAINT THE SINGLE-DOOR ON BOTH THE EAST AND WEST ELEVATIONS TO MATCH THE SIDING OR PROVIDE PANELIZATION TO THE DOORS.
3. A REQUIREMENT TO MOVE THE CONDENSING UNITS LOCATED NEXT TO THE GAZEBO, FURTHER NORTH TOWARDS THE NORTHWEST CORNER OF THE BUILDING.

4. A REQUIREMENT TO SCREEN ALL OF THE CONDENSING UNITS WITH EVERGREEN LANDSCAPING.
5. A REQUIREMENT TO REPLACE THE 'AUSTRIAN PINE' AND 'HAMELN GRASSES' WITH A DIFFERENT PLANTING MATERIAL.
6. A REQUIREMENT TO CHANGE MATERIAL ON THE TRASH ENCLOSURE FROM VINYL TO MASONRY, TO MATCH THE BUILDING.
7. A REQUIREMENT TO ADD MORE FOUNDATION PLANTINGS ALONG THE SOUTH AND EAST ELEVATIONS, TO PROVIDE MORE LAYERING WITH A MIX OF SHRUBS, PERENNIALS AND GROUND COVER.
8. A RECOMMENDATION TO PROVIDE BRICK PAVERS AT THE MAIN ENTRANCE.
9. A RECOMMENDATION TO ADD SITE FURNISHINGS THROUGHOUT THE SITE, INCLUDING THE MAIN ENTRANCE GAZEBO AND PATIO.
10. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.
11. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

Chair Eckhardt felt it was a hardship that the trash enclosure is all masonry, and he suggested changing it to include stone corner piers and a combination of materials that are on the building. Ms. Thompson said that from an economic standpoint, in terms of installation they prefer that the enclosure be all stone instead of a combination of materials. Commissioner Fitzgerald suggested adding to #3, the option for Staff to review the revised location of the condensing units, in case of any zoning issues. Commissioner Fasolo agreed with the suggestion.

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER FITZGERALD, TO AMEND THE MOTION AS FOLLOWS:

3. A REQUIREMENT TO MOVE THE CONDENSING UNITS LOCATED NEXT THE GAZEBO, FURTHER NORTH TOWARDS THE NORTHWEST CORNER OF THE BUILDING, TO BE REVIEWED BY STAFF IN CASE OF ANY CHANGES.

Commissioner Fasolo suggested changing the gates on the trash enclosure from aluminum to siding to match the building. Ms. Pereira was concerned about using fiber cement siding without some substantial backing to it and felt the aluminum was more durable. Mr. Hautzinger suggested a dark finish to match the building and Ms. Thompson agreed.

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

APPROVED

MINUTES OF A MEETING OF
THE ARLINGTON HEIGHTS HOUSING COMMISSION
HELD AT ARLINGTON HEIGHTS VILLAGE HALL
VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS
March 7, 2017

IN ATTENDANCE:

Commissioners

Present: Mark Hellner Zach Creer
Will Delea Alex Hageli

Commissioners

Absent: Karen Conway Anisa Jordan Narita Nelson

Staff Present: Nora Boyer, Housing Planner/Staff Liaison

I. CALL TO ORDER/PLEDGE OF ALLEGIANCE

The meeting was called to order at 7:00 p.m. and the Pledge of Allegiance was recited.

II. ROLL CALL

Commissioners Hellner, Hageli, Delea, and Creer were present. Commissioner Creer was welcomed to the Housing Commission.

III. APPROVAL OF MINUTES

A motion was made by Commissioner Creer, seconded by Commissioner Delea, to approve the minutes of the January 3, 2017 meeting with a few grammatical corrections. The motion carried unanimously.

IV. REPORTS

None

V. NEW BUSINESS

A. Heart's Place Presentation – UP Development

The petitioner's response to the Village's affordable housing policy was included in the Housing Commission meeting packet for this (March 7, 2017) meeting. The project was described to the members of the Housing Commission at its January 3, 2017 meeting.

A motion was made by Commissioner Delea, seconded by Chairman Hellner, to recommend to the Village Board approval of the affordable housing aspect of the Heart's Place residential project at 120 & 122 Boeger Drive which involved the new construction of 16 affordable units for persons with disabilities (all of the units in the development) of which at least 2 units will be permanently

affordable in conformance with the Villages Affordable Housing Rental Guidelines. The motion was approved unanimously.

There was a discussion about whether and the manner in which the Housing Commission's motion can be communicated to the Illinois Housing Development Authority (IHDA) in order to support the developer's IHDA funding application. Ms. Boyer said that she would prepare the minutes of this meeting as soon as possible, and the minutes and approved motion will be made available to the Plan Commission and the developer.

Commissioner Creer commented that it is good to get affordable units built from this project rather than a fee-in-lieu of providing the affordable units. Chairman Hellner agreed and stated that although the full fee amount in the guidelines has not been paid, there has been progress with respect to the negotiated fees with the amount having moved upward for each project.

B. Single Family Rehabilitation Loan Program.

The monthly report was distributed. There has been not change since the January 2017 meeting. There is one open case file.

C. Group Home and Transitional Housing Program Update

Ms. Boyer stated that there are 4 projects in progress:

- 1) Clearbrook is replacing the driveway at a group home. The work is under contract and waiting for warmer weather.
- 2) Little City Foundation is collecting bids for the electrical work to be done at one group home and electrical and kitchen flooring to be done in a second group home.
- 3) Glenkirk is collecting bids for the first floor and basement renovations.

Ms. Boyer mentioned that St. Coletta of Wisconsin applied for funds some time back for a new roof on a group home but did not proceed because they thought that they could wait another year or two for the roof. The CDBG application process for 2017/2018 will be starting soon. Ms. Boyer will make sure that St. Coletta is aware of the opportunity to reapply. Applications will also be sent to the other agencies that own group homes in Arlington Heights.

D. FFY 2017 Annual Action Plan including CDBG Budget

Ms. Boyer said that the grant applications for CDBG funding for 2017/2018 will be released soon. The Housing Commission's motions for with respect to funding of the programs it oversees will need to be made at the April 2017 Housing Commission meeting. Ms. Boyer provided a rough estimate of the CDBG funding that may be available for housing programs.

With respect to the \$150,000 that no longer needs to be reserved for the Senior Center, Ms. Boyer described a proposal for the northwest suburban CDBG entitlement communities to jointly fund the renovations of the Children's Advocacy Center headquarters in Hoffman Estates. She also said that staff is looking at the possibility of funding some public sidewalk improvements, either ADA accessible ramps at sidewalks throughout the Village or public sidewalks in low/moderate income areas of the Village.

Ms. Boyer also mentioned that she may propose to include the possibility of using CDBG funds for the Handyman Program in the description of the Single Family Rehab Program. The Handyman Program, which has been very popular, is running out of grant funds and may need to be re-worked. Including it in

the description of the Single Family Rehab Program would give the Village to option (but not require the Village) to support the Handyman Program with CDBG funds. Any Village CDBG funds could only be used to assist residents of the Village of Arlington Heights.

VI. NEW BUSINESS

A. Northwest Suburban Housing Collaborative – Health and Housing Initiative

Ms. Boyer informed the members of the Housing Commission that the Northwest Suburban Housing Collaborative, under its aging-in-place program area, will be talking with local hospitals about the possibility of linking the Handyman Program with hospital discharges. The idea is to make modifications in homes to improve safety and usability after the patient returns home in order to avoid accidents and readmissions to hospitals. A foundation that may be interested in supporting this link between housing and health has been identified.

A landlord workshop was held recently at Oakton Community College by the Metropolitan Mayors Caucus. Resources for landlords were provided. Around 50 area landlords attended. One of the speakers at the workshop provides landlord training on topics such as property management, fair housing, working with you local building department, etc. Mayor Hayes attended the workshop and gave the concluding remarks. Ms. Boyer said that she will look into the training course and whether this is something that the Village may want to publicize.

B. Wintrust Programs

Commissioner Delea provided information on the Wintrust loans that are associated with the Northwest Housing Partnership's Resilience home rehab loan program. Some grant funds are made available through the program, and then access to the Wintrust program is available for additional repairs. Wintrust is providing 10-year lines of credit up to \$20,000, the rates are prime + ¾% with automatic payment or prime + 1% for non-automatic payment. The debt to income ratio is up to 50% and loan-to-value ratio is not an issue.

Ms. Boyer also mentioned that the Northwest Housing Partnership and Wintrust are offering a first-time homebuyer program to certain townships in the area including Palatine township which include a small part of Arlington Heights. She said that she will look into putting an announcement about Northwest Housing Partnership programs that are available to Village residents in the on the Village's website.

VII. ADJOURNMENT

A motion was made by Commissioner Creer, seconded by Commissioner Delea, to adjourn the meeting. The meeting adjourned at 7:50 pm.

NEXT MEETING: Wednesday, April 12, 2017 7:00 pm

REPORT OF THE PROCEEDINGS OF
THE PLAT & SUBDIVISION COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION
HELD AT VILLAGE HALL ON:

February 8, 2017

Project Title: Hearts Place
Address: 120-122 E. Boeger Dr.
Petitioner: Jessica Berzac
900 W. Jackson Blvd. #2W
Chicago, IL 60607

Requested Action:

- A rezoning from B-1, Limited Retail Business District and B-2, General Business District to I, Institutional.
- A preliminary Planned Unit Development (PUD) to allow the construction of a two story, 16 unit supportive housing development.
- An amendment to the Village's Comprehensive Plan to change the underlying land use designation from Commercial to Institutional
- Preliminary Plat of Resubdivision to consolidate the two lots into one lot.

Variations Required:

- A variation from Chapter 28, Section 5.1-8.3, Minimum Area for Zoning District, to allow a reduction to the minimum district standard size from 2.0 to 0.93 acres.
- A variation from Chapter 28, Section 5.1-8.1.a., Location, to waive the requirement that property up to four acres and zoned Institutional shall have frontage on a street classified at least as a Collector on the Arlington Heights Thoroughfare Plan.
- Chapter 28, Section 5.1-8.14, Minimum Distance from Building Wall to Paved Area, to allow a reduction to the minimum distance from 25 to approximately 16 feet.
- Other Variations may be necessary as identified when detailed plans are received.

Attendees: Alex Pereira, Petitioner
Terese Thompson, Project Architect
Jessica Hotaling, Development Team
Richard Koenig, Development Team
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary:

The subject property consists of two lots of record comprising a total of 40,435 square feet (0.93 acres). The east lot, which is currently vacant, is zoned B-2, General Business District, while the west lot, which has an existing one-story utility building, is zoned B-1, Limited Retail Business District.

The proposed action, if approved, would allow UP Development (the petitioner) to construct a 16-unit multi-family development that would provide a home for families living with disabilities that are in need supportive services. All units within the building would be 2-bedroom. The first floor would contain 7 units, as well as laundry and storage space, a community room, and two offices that can be used to provide the supportive services to the residents. These services would be provided through a network of community-based organizations under the coordination of the Housing Opportunity Development Corporation (HODC). The HODC would partner with local agencies such as Thresholds, WINGS, Catholic Charities, etc. to ensure that the residents have access to the programs and supportive services that they need to remain independent.

Meeting Discussion:

Mr. Koenig introduced the project and said that the development team was interested in constructing a 16 unit housing development. The development would provide affordable supportive housing for people with disabilities. The subject property is currently two separate lots and they would combine the lots into one. They have a contract to purchase both lots and the lots are currently zoned B-1 and B-2 so they would need to be rezoned. All of the 16 units would be two bedroom units and they would be rented out at levels to meet the Village's affordable housing requirement and would comply with the Village's Housing Plan by providing affordable units. The units would be specifically targeted to individuals with a range of disabilities, and any type of disability would qualify, whether it be a physical disability, a mental disability, or a developmental disability.

Mr. Koenig explained that the Housing Opportunity Development Corporation (HODC) would provide the property management for the facility and they would partner with local social service agencies to provide the services needed for the residents so that they could remain independent. The HODC is a nonprofit organization that has been around for over 30 years and they are based out of Wilmette. They have completed over 20 developments totaling over 50 million dollars. Many of the developments that they have completed are very similar to the proposal on the subject property, and they have just completed a similar development located on Milwaukee Avenue in Glenview. They are currently looking for tenants for that facility and working with agencies such as the Wings Program, Clearbrook, Northwest Compass, and other organizations that provide services to the community to help them locate tenants for that development.

Mr. Koenig said he believes that this development provides a valuable form of housing for the community, and that they are asking for the rezoning to be able to provide this housing. He said they will file a zoning application to appear before the Plan Commission and that he believes the requested Variations are due to the structure of the code and not necessarily due to the way that the site has been designed. They will not be asking for any setback Variations, height variations, or density variations. The Variations they need are based on the size of the lot and location of the lot.

Mr. Koenig stated that if they were successful with obtaining zoning approval for this project, the next step would be to go to the Illinois Housing Development Authority to obtain funding for the development, which was necessary to keep the rents affordable for the residents who would qualify to live there.

Mr. Hubbard explained that the subject property was located within the B-1 and B-2 Zoning Districts and so the property would have to be rezoned into the I Institutional Zoning District. The Zoning Code classifies this type of use as an "Institutional Residential Facility", which is appropriate for I District zoning and is permitted use in the I District. Any developments within an I District must be developed as a Planned Unit Development (PUD), and so the subject development would need to apply for PUD approval to allow the 16 unit supportive housing facility. An amendment to the Comprehensive Plan would also be required, which would amend the designation from "Commercial" to "Institutional". Consolidation of the two existing lots into one lot of record is also required for this project.

Mr. Hubbard outlined several Variations that were required for this project as identified during a preliminary review of the conceptual plans, and he mentioned that most of them were relative to the individual I District requirements. A Variation to the minimum zoning district size standard to reduce the minimum zoning district size from 2 acres to 0.93 acres is required, as well as to the I District requirement that all developments within the district that are on property less than 4 acres in size must be located on a street classified at least as a collector street, and the subject property is located on a local street. Finally, the I District has requirement that pavement must be setback at least 25' from a building if that building is 2 stories or less, and the proposed building appears to be setback approximately 16' from the pavement, which would require a Variation. He mentioned that other Variations may be necessary as identified upon the submission of more detailed plans.

Mr. Hubbard mentioned that the Staff Development Committee reviewed the conceptual plans and had offered some feedback. The Village has a Consolidated Plan that identifies a need for housing options to serve non-homeless individuals living with disabilities, including mental disabilities, physical disabilities, developmental disabilities, and

victims of domestic violence, and it appeared that this development may meet this need. Staff would like additional details from the petitioner on the target tenants that would be living here to ensure that this project was providing housing options consistent with the Consolidated Plan. As the petitioner has stated that the proposed development will be for individuals living with disabilities, staff was looking to understand what range of specific conditions qualified as a "disability".

Mr. Hubbard explained that the petitioner would need to provide a written response addressing the approval criteria for any requested Variation. He said that although conceptual plans had been submitted, the formal zoning application would need more detailed plans, at which point staff would have the necessary documents to fully evaluate the request and render a decision relative to staff support of the project. Some of the items that are needed are photometric plans, landscape and tree preservation plans, and preliminary engineering plans, and a traffic study. There is a sanitary main that runs through the center of the site and may need to be relocated, and a water main may need to be extended in order to serve this development. A Design Commission application would be required for this project. Staff encourages the applicant to reach out to the Building Department to understand what Building Codes would need to be met. He said that the property appeared to be code-compliant relative to parking as long as the land-banked parking is factored in, but further details are needed relative to the size of the office spaces within the building, which may have an effect on the overall parking requirement. A neighborhood meeting with nearby residents is strongly encouraged prior to appearing before the Plan Commission. Additional details are needed relative to what security measures will be in place at the facility, and this was identified during the Early Review with the Village Board.

Commissioner Jensen asked about state funds and their importance to this project.

Mr. Koenig responded that they were important for the construction phase of this project. Instead of going to a bank and borrowing money at 5%-6%, they can borrow money from the state at 0%-1%.

Commissioner Jensen asked about funding after the project has been built.

Mr. Koenig replied that there was no state funding after the project has been constructed.

Commissioner Jensen asked about funding the gap in rental income, as rents would be around \$1,300 per month and tenants would not be asked to pay more than \$1,026 per month, so there would be a gap of around \$274 in rental income per unit.

Mr. Koenig explained that this gap was covered through housing vouchers, which is administered through the Housing Authority, which comes from HUD, which is a federal agency. This rental assistance would stay with the unit, so even when a tenant moved out, a new tenant would be able to take advantage of that assistance.

Commissioner Jensen asked if borrowing was from the state or guaranteed by the state.

Mr. Koenig replied that it was from the state.

Commissioner Jensen asked how secure the state funding was given the present economic realities of the state.

Mr. Koenig responded that the state funding was already earmarked for the programs that would provide assistance for permanent supportive housing developments, partly based on a consent decree in Illinois to appropriately house people with disabilities, so the state was required by court order to provide funding for these types of developments.

Commissioner Jensen asked about the loading berth requirement by the Village.

Mr. Hubbard explained that the threshold for requiring such loading space was any residential development over 10,000 sq. ft. in floor area, and the latest documents submitted showed a floor area of 10,118 sq. ft., which would require a loading berth.

Commissioner Jensen asked the petitioner if they felt like they needed a loading berth for their development.

Mr. Koenig responded "no".

Commissioner Jensen stated that they could seek a Variation from this requirement.

Mr. Hubbard said that if the building was modified to less than 10,000 square feet of floor area, it would not require a Variation or a loading berth.

Commissioner Jensen said that a Variation did not appear to be a big deal, but that generally, the less number of requested Variations the better. He asked about the sanitary sewer line and if someone else had some type of responsibility to relocate it.

Mr. Hubbard stated that relocation of the sanitary line was identified in 2010, but that no action was taken on this item, so it would be the petitioners' responsibility to relocate it as necessary with this project.

Commissioner Jensen asked about the Early Review with the Village Board and what the Village Boards outlook on this proposal was, and what, if anything, did they identify as the major issues that should be addressed during the Plan Commission process.

Mr. Hubbard stated that the Village Board expressed their initial reactions towards the proposal during the Early Review process, but that although some board members indicated they were pleased the project had reduced the number and extent of Variations requested, they did not make any commitment towards the project other than that they were willing to consider it.

Commissioner Green asked about the Consolidated Plan.

Mr. Hubbard responded that the Plan was prepared every 5 years and was a requirement to receive Community Development Block Grant funding from the federal government, and generally speaking, the plan is used to identify housing and community development priorities.

Commissioner Green asked if the petitioner would be able to follow the Consolidated Plan.

Mr. Koenig responded that they absolutely would follow the plan.

Commissioner Green asked if homeless people would be qualified to live in the proposed development.

Mr. Koenig responded that they would not be taking homeless people directly off of the street, and said that the proposed development would not be a shelter for homeless people, that it would be permanent, long term housing.

Commissioner Green stated that he believed the Consolidated Plan specifically called for housing options for non-homeless individuals, and he wanted to ensure that the proposed development would be able to conform to this criteria. He asked again if the development would house homeless people.

Mr. Koenig responded that the people that would live there would not be homeless.

Commissioner Green asked if the care provided at the Hearts Place would be 24/7.

Mr. Koenig replied that they did not provide 24/7 care.

Commissioner Green asked if 24/7 care was one of the priorities of the Consolidated Plan.

Mr. Hubbard replied that he did not believe this was specified as a specific priority in the Consolidated Plan for this type of housing, but he would double check with the staff Housing Planner.

Commissioner Green asked if there were properties available for this type of development that met the Institutional District standards requiring land area of at least two acres in size and location along a street classified at least as a "Collector" street.

Mr. Koenig responded that he believed the UP Development team had been searching for some time within the Arlington Heights area for a property that met that criteria, but had been unable to locate one. He said that the subject site was available, had been vacant for twelve years, and in his experience it was of a suitable size to accommodate a small 16 unit supportive housing development.

Commissioner Green said that he was aware the petitioner had located and opened similar facilities in neighboring communities, and so he was surprised to hear that there were no such opportunities available within Arlington Heights that conformed to the I District criteria, and he thought there may be other opportunities within the community other than the proposed site. He asked about some of the facilities in neighboring communities.

Mr. Koenig said that HODC had just opened a similar facility in Glenview and the site there was almost the exact same size as the proposed site in Arlington Heights.

Commissioner Green said that he believed the proposed site to be problematic for several reasons. He said that the Village has a history of considering the effects that a proposed development will have on its neighbors, and he believed that the proposed development would have a negative effect on the existing day care facility abutting the subject property to the west. He asked about mental disabilities of the residents within Hearts Place.

Mr. Koenig said that the development would be "disability neutral", so they would not allow only one specific type of disability. He said tenants could have a physical disability, for example someone in a wheelchair or someone who had lost a leg or a war veteran that was injured, and other tenants could be individuals with a developmental disability, or someone with a mental illness. He said that there would be no specific target disability for this development.

Commissioner Green said he understood that all disabilities would qualify, and used the example of bipolar disorder as a qualifying disability.

Mr. Koenig said that a bipolar disability was a qualifying disability and so individuals suffering from bipolar disorder would be eligible to stay at Hearts Place. He said that as long as a disabled individual could live independently given the supportive services that would be provided to them, then they would be welcomed at Hearts Place.

Commissioner Green noted for the record that all disabilities would qualify. He acknowledged that the number of variations had been reduced from a previous similar proposal in 2010 on the subject property, but he said that the lot size Variation was still an issue for him, as well as the location on a local street and the lack of bussing options. He asked how the typical tenants in a facility like this would travel to the store and to a job, for example would they drive?

Mr. Koenig replied that some would have vehicles, some would take a Pace bus that goes up and down Dundee Road, some would have bicycles, some would have people that could pick them up or would use a Dial-A-Ride service. He said that every individual would be a little different and there was no singular typical mode of travel that they would utilize.

Commissioner Jensen asked if any of the petitioners similar facilities were also not built along a major thoroughfare, as the proposed facility was located on a residential street.

Mr. Koenig said that the proposed development was not in an isolated location, and that the location was just around

the corner from Arlington Heights Road and Dundee Road, both major thoroughfares.

Commissioner Jensen asked about the rationale for the I District requirement stipulating a location along a major thoroughfare.

Mr. Hubbard replied that he was not entirely sure but guessed that it had something to do with access to services that are often provided along major thoroughfare and access to a transportation network that could accommodate heavy traffic.

Commissioner Green asked if the rent for the units could be 100% subsidized.

Mr. Koenig responded that the tenant would pay a maximum of 30% of their income towards rent and that if they had no income, then 30% of nothing was zero and so they would pay no rent. But most tenants had some form of income, whether that was work income or disability income.

Commissioner Green asked if the maximum number of occupants per unit would be four.

Mr. Koenig responded that the maximum number of occupants per unit would be limited to four.

Commissioner Green asked if the maximum number of occupants would affect the parking requirements.

Mr. Hubbard replied that no, the parking requirement was based on the number of units and not the number of occupants or bedrooms within the unit, and that the code required 2 spaces per unit, which is the requirement for any multi-family development in the R-6 District and was the parking classification that was most similar to the proposed development.

Commissioner Green asked if there would be overnight supervision.

Mr. Koenig responded that there would be no overnight supervision. He said that this would function as an independent apartment building and residents would not need overnight supervision. If a resident needed overnight care, then that could be provided through their service agency, for example if a resident needed a care giver to live with them, then a care giver could make arrangements to stay there and that care giver would need to be on the lease and be a part of the permanent operation of the person living there.

Commissioner Jensen asked if the office space was only for daytime use, and if there was no overnight supervision would the building function essentially like a condo complex.

Mr. Koenig confirmed that there would be no overnight supervision and that the offices would be for daytime use. He said the facility is essentially multi-family housing for a special population of individuals.

Commissioner Jensen asked what would happen if someone who had a job signed a lease, then over the course of their tenancy lost their job and could not find another job.

Mr. Koenig responded that the point of the development was to provide a permanent supportive housing environment. He said that leases were renewed on a year to year basis, and a resident that lost their job could ask for an adjustment of their rent based on their income with no job. He said that a resident with no job would not be at risk of not being able to renew their lease once it was up for renewal.

Commissioner Jensen asked how the development would stay financially solvent if multiple tenants lost their jobs and had no income.

Mr. Koenig explained that the rental voucher amount could change to cover a gap in rental income if a resident had no

income to pay rent. He stated that the rental voucher was funded through the federal government.

Ms. Hotaling said that there would be cameras in the building, so although they would not have staff on-site for 24 hours a day, there would be a means to monitor the site via the cameras. She said that they have found cameras to be very effective in providing security to the residents at other facilities they operate.

Mr. Koenig mentioned that the development team had originally thought that R-6 zoning would be appropriate for the proposed facility, which district had a minimum district size requirement of 1 acre, and so the .93 acre site would be very close to conforming. However, in discussions with staff, they were directed that the appropriate zoning district for this development was the I District.

Mr. Hubbard confirmed that this was a discussion that had taken place between staff and the developer, and staff had determined that I District zoning was the most appropriate zoning classification for this type of development.

Commissioner Green concluded that all of his questions had been answered, and explained that the applicant had heard the feedback from the two members in attendance at the Plat and Subdivision Committee meeting and he advised the petitioner to proceed with whatever they thought they wanted to do.

RECOMMENDATION

The Plat & Subdivision Committee provided their feedback to the petitioner and advised petitioner to proceed forward as they saw fit.

Bruce Green, Chair
PLAT & SUBDIVISION COMMITTEE
Sam Hubbard, Recorder

XVI. REPORT OF THE VILLAGE MANAGER

- A. Heart's Place - 120-122 E. Boeger Dr. - Early Review

Mr. Recklaus said UP Development is seeking Early Review for a 16 unit development for people living with disabilities. The site is the previously considered for Boeger Place which was denied in 2010. Early Review does not commit the Village to approving or denying a development proposal; it is simply an opportunity for a developer to obtain a degree of preliminary feedback from the Board.

Trustee Tinaglia recused himself as the petitioner is a client of his on another project. He left the meeting at this time.

Mr. Perkins said the proposal comes with two variation requests, one to rezone the property to Institutional, the other to amend the Comprehensive Plan. Staff has identified two variations: 1) The minimum lot size. 2) Institutional Districts less than four acres must be located on a collector street and Boeger is a local street. Staff recommends a neighborhood meeting early in the process to inform neighbors of their proposal.

President Hayes asked for the rationale for the Code to require four acres for Institutional properties. Mr. Perkins said he did not know. Typically a minimum district size is to avoid spot zoning. It is a little unusual that the property has to be on a collector street. The four acre requirement is per Village Code.

Michael Ezgur, attorney for the project, said this is a less dense project than the one previously presented with 16 residential units and 33 parking spaces. It is designed to meet or exceed the Village's affordable housing guidelines. Heart's Place provides permanent supportive housing for people with a variety of disabilities. Wings, Kenneth Young Center and Alexian Brothers are partners for the Development. The developer acknowledges a zoning change is required and that during the plan development process, variations would need to be discussed. They agree with Staff's analysis to date.

President Hayes said that the proposal targets people living with disabilities. He asked what kind of disabilities will be the target market.

Mr. Ezgar said the target residents are victims of domestic violence, also people with mental disabilities that the Kenneth Young Center addresses.

Jessica Berzac of UP Development said there is a key difference than the previous proposal. The State's policy is different now and projects like these are required to be disability neutral. However, if there is an onsite provider, then those clients are given preference. By partnering with Wings, victims of domestic violence would be placed at the top of the eligibility pool. Other potential residents could include those with medical disabilities like heart failure or diabetes. President Hayes asked for clarification that people who are subject to domestic violence are considered disabled. Ms. Berzac said yes, they are. The selections are made via a process which includes input from County, State, Property Manager and Service Provider representatives. Wings and The Kenneth Young Center will be the onsite providers.

President Hayes said he is happy to see this project is much different in terms of density with fewer variations. He said it is something the Board can at least explore.

Trustee Rosenberg asked for clarification between on site and off site staffing. Ms. Berzac said there will be a property manager and social service providers on site with at least 2-3 people on site each day. As the residents must be able to live independently to qualify for this housing, the clients don't need 24 hour monitoring. Trustee Rosenberg asked if security is an issue for these clients. Ms. Berzac said the service provider would address security. All of the units have 2 bedrooms. The lease holder must be disabled to qualify. If there are two applicants who both qualify, then they could live together if they request it. Residents would not be placed together.

Trustee Rosenberg asked if there were water detention issues. Mr. Perkins said water detention would be evaluated in preliminary plans and on site detention would need to be accommodated. This proposal has more green space than what was presented before. Water will most likely be detained in the green areas. Staff will also evaluate land banked parking and is already suggesting the gazebo be moved in the event that the land bank parking becomes necessary.

Trustee Blackwood asked how residents will access transportation as there is no bus service on Arlington Heights Road. Ms. Berzac said Pace offers van pooling, dial-a-ride is used by many disabled people and case managers do a fair amount of driving. Residents will get around as they do where they currently live. Trustee Blackwood asked if there was a security risk because the residents are victims of domestic violence. Ms. Berzac said she didn't have those kinds of details now; the service provider would address this issue moving forward.

Trustee Sidor asked if the building would have security. Ms. Berzac said yes, there would be security cameras and key fobs. There would not necessarily be a security person on staff, but that is yet to be determined. Trustee Sidor said he was glad to see the project again and would like to see it go through the process.

Trustee Labedz said she is glad this is coming forward as she supported Boeger Place while on the Plan Commission. She said the need is great. She asked if this was a transitional program. Ms. Berzac said no. Trustee LaBedz asked if every apartment was fully handicapped accessible. Ms. Berzac said 20% are fully accessible, the others are fully adaptable. Trustee Labedz asked if this project was designed for families. Ms. Berzac said yes, that is the intent.

Trustee Scaletta said he was supportive overall but wanted to understand how the balance of people in the building will work out. Ms. Berzac said there are other properties which have a mix of different kinds of disabled residents. The populations of these developments have shared obstacles in society and often work together despite their differing disabilities. Case managers will be able to work with those with impairments as well as those with domestic violence histories.

Trustee Scaletta asked if a child has a disability, will the parent be able to live with them. Ms. Berzac said the lease holder has to have a disability, so an adult child with a disability cannot have parent live with them unless parent also qualifies. Two people per bedroom are the maximum allowed. There are also limits on number of people in a unit based on sex of children. Boy and girl children may not share a bedroom.

Trustee Scaletta asked how the building would be conducive to the current Code. Mr. Perkins said other than Institutional Zoning, staff would have to look at the land area in regards to density. The parking is okay. The building could be a typical apartment building.

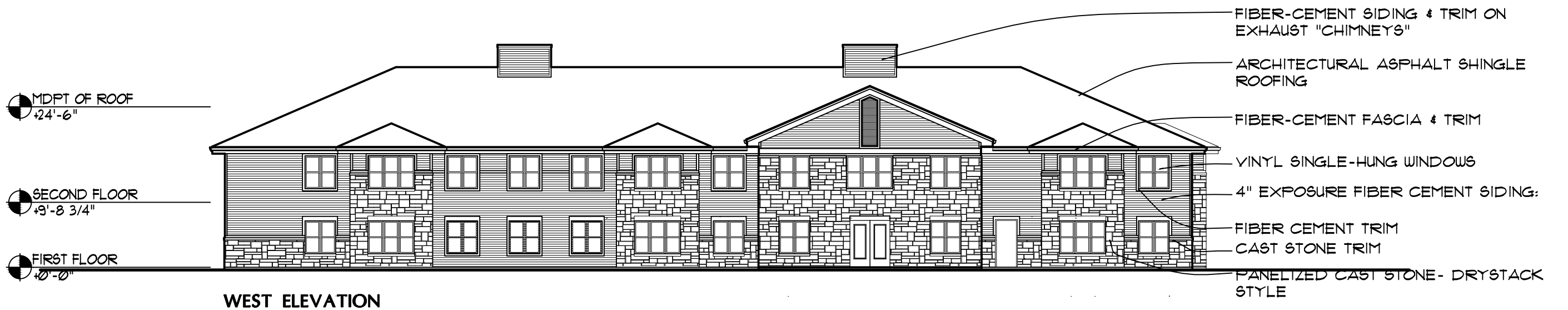
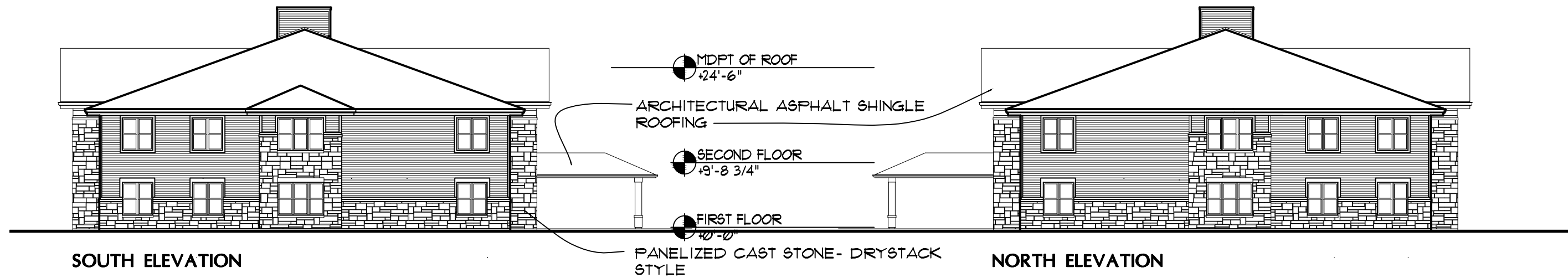
Mr. Perkins said UP is requesting the following variations: 1) less than required minimum district size for an Institutional District 2 acres are required and they have .9 acres. 2) The location of Institutional District is on less than four acres and should be on a collector street, this is a local street. They also need two zoning changes: 1) From B-1/B-2 to Institutional. 2) Amend the Comprehensive Plan which calls for this property to be commercial. Mr. Perkins said the detailed plans might bring other variations.

Trustee Scaletta said this is significantly better than what was proposed before when the unit sizes were smaller than the Code required. The square footage for each unit is now between 800 square ft. to 1200 square ft. when previously the units were from 495 square ft. to 585 square ft.

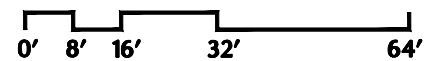
Trustee Sidor asked if a child is the victim of domestic violence, can the mother and child live here. Ms. Berzac said she did not know and would investigate.

President Hayes said this is Early Review and no indicator of how the Board will vote if the project goes through the process. Ms. Berzac asked for feedback on how to make the process go more smoothly. President Hayes said this was a good start. He was pleased to hear the decrease in the amount of units, the increase in the size of the units and the decrease in the number of variations. He also appreciated the support services provided to the residents.

Trustee Rosenberg suggested that UP have a neighborhood meeting to make sure the neighbors understand the differences between this proposal and the previous one. He recommended they reach out to the different groups who were engaged before.



JANUARY 29, 2017



UP Development, LLC

HEART'S PLACE
120 -122 EAST BOEGER DRIVE ARLINGTON HEIGHTS, ILLINOIS

CORDOGAN CLARK & ASSOCIATES, INC.
ARCHITECTS • ENGINEERS



01.03.2017



UP Development, LLC

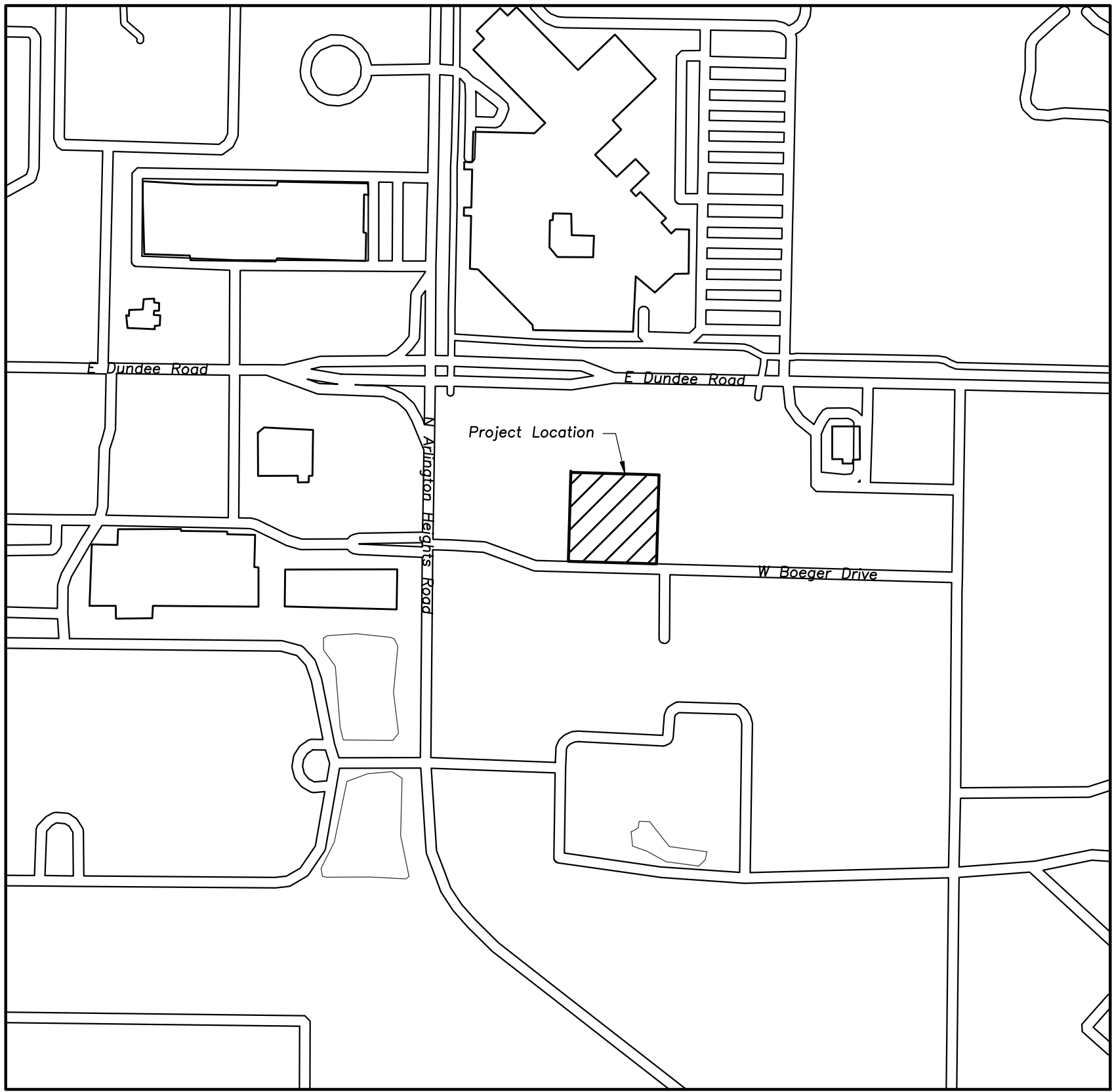
HEART'S PLACE

120 & 122 E. BOEGER ROAD

ARLINGTON HEIGHTS, ILLINOIS

CORDOGAN, CLARK & ASSOCIATES
: ARCHITECTS : ENGINEERS :

HEART'S PLACE
2 Story Residential Building
120&122 W Boeger Drive
Arlington Heights, IL



SITE LOCATION MAP (N.T.S.)

GENERAL NOTES

1. The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and Is Given For The Convenience Of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.
2. Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
3. Notify The Owner, Engineer and The Village Of Arlington Heights A Minimum of 48 Hours In Advance of Performing Any Work.
4. All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.
5. These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) and Stake All Site Improvements Accordingly.
6. No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
7. The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.
8. Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations.
9. The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.

INDEX OF SHEETS

C000	Civil Cover Sheet
C001	Preliminary Engineering Plans
C100	Fire Truck Autoturn Exhibit
C101	Fire Department Accesss
C102	Refuse Truck Autoturn Exhibit
C103	Watermain Extension
L001	Preliminary Landscape Plan
TP001	Tree Preservation Plans

SURVEY PROVIDED BY:

Plot of Survey and Topography Provided By R.E. Allen And Associates, LTD. For UP Development, LLC. on 12-27-16.
Order Number 16-910

PROJECT BENCHMARKS

1. BENCHMARK: MONUMENT RECOVERY
SHEET VILLAGE OF ARLINGTON
HEIGHTS, ILL. #3436 KENNICOTT,
ARLINGTON HEIGHTS, IL MONUMENT 6

1" DISC ON THE NORTH OF A CONCRETE
BASE FOR A TRAFFIC SIGNAL MAST ARM,
52'+/- SOUTH OF THE CENTERLINE OF
DUNDEE ROAD AND 32'+/- WEST OF
THE CENTERLINE OF KENNICOTT.
NAVD 1988
ELEVATION = 742.25



ERIKSSON
ENGINEERING

ASSOCIATES, LTD.

145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL: INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2017

HEART'S PLACE
2 STORY RESIDENTIAL BUILDING
120 & 122 W Boeger Drive
Arlington Heights, Illinois

Reserved for Seal:

Expiration Date: _____

No.	Date	Description
1	1/30/17	PUD SUBMITTAL
2	3/23/17	PUD REVIEW COMMENTS
3	4/07/17	PUD REVIEW COMMENTS 2

© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2016
THIS PLAN & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD.
NO REPRODUCTION OR PART THEREOF MAY BE MADE WITHOUT THE WRITTEN
CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

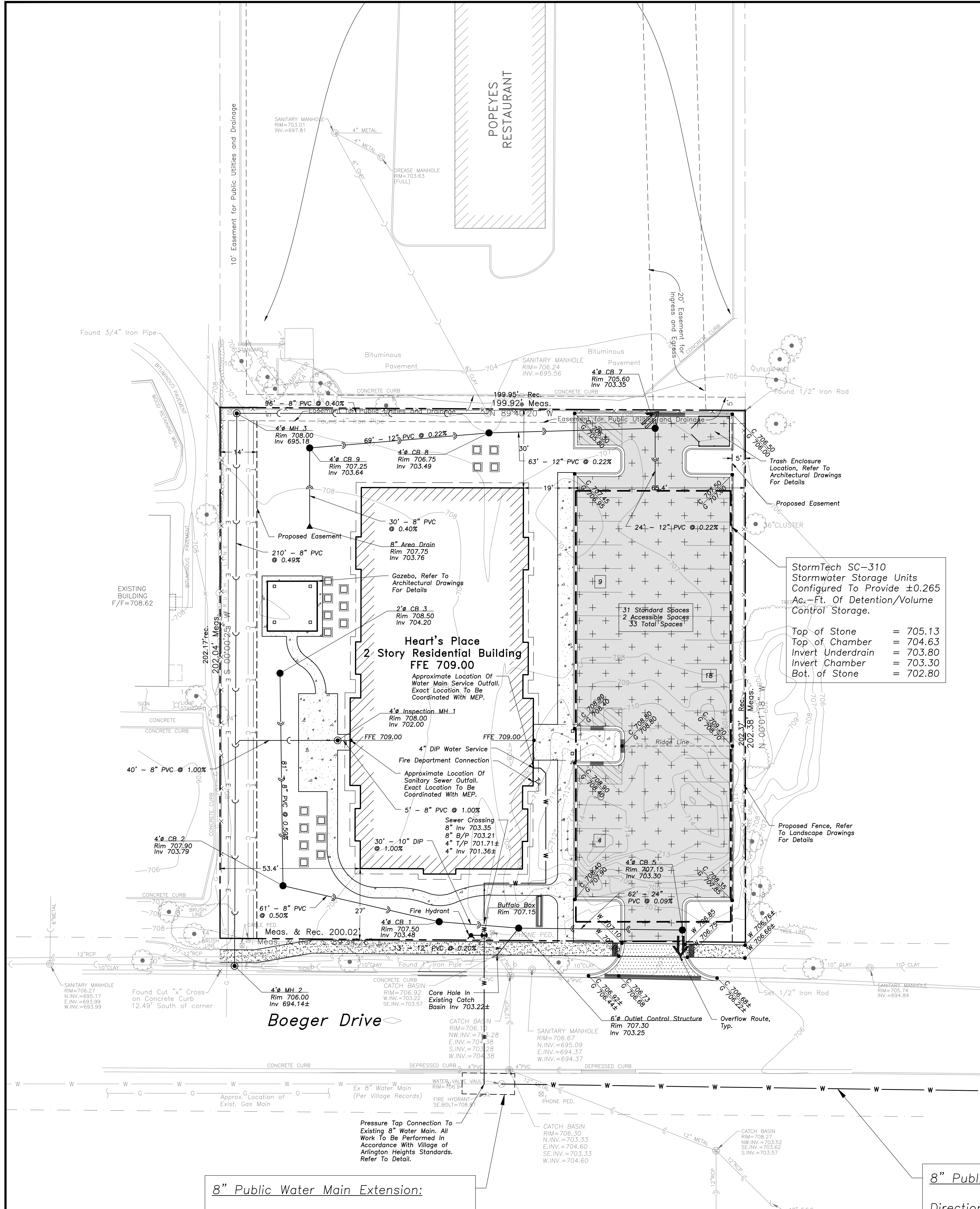
Design By:	Date:
CDF	01/13/17
Approved By:	Project No.
MR	

Sheet Title:

CIVIL COVER
SHEET

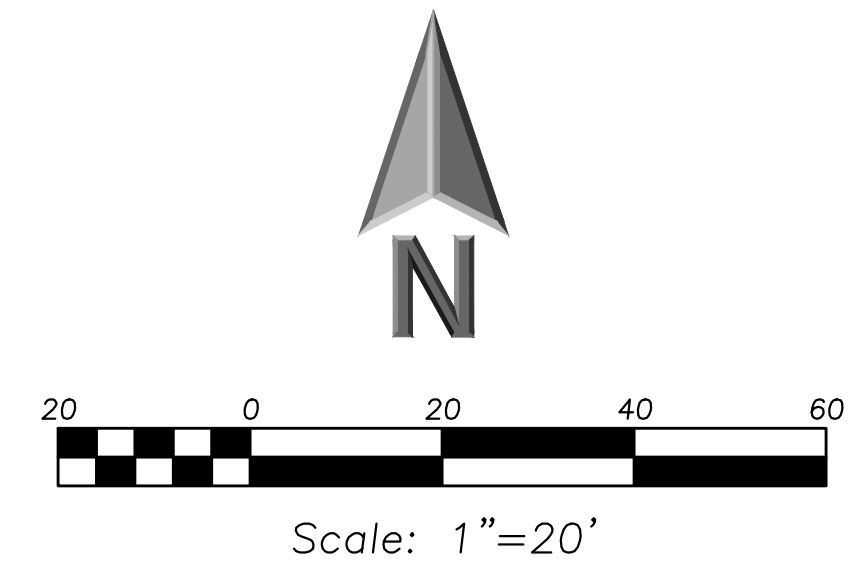
Sheet No:

C000



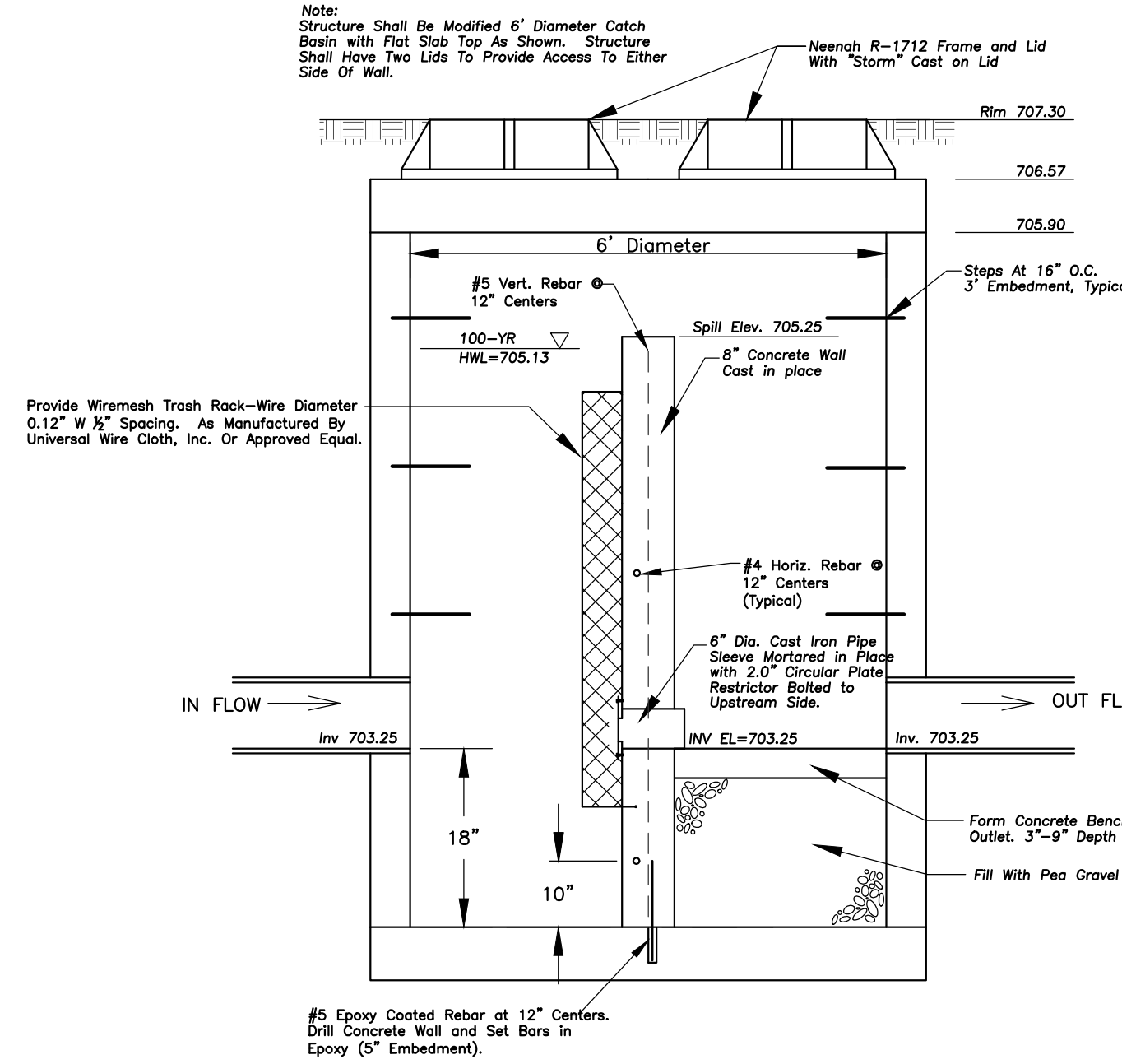
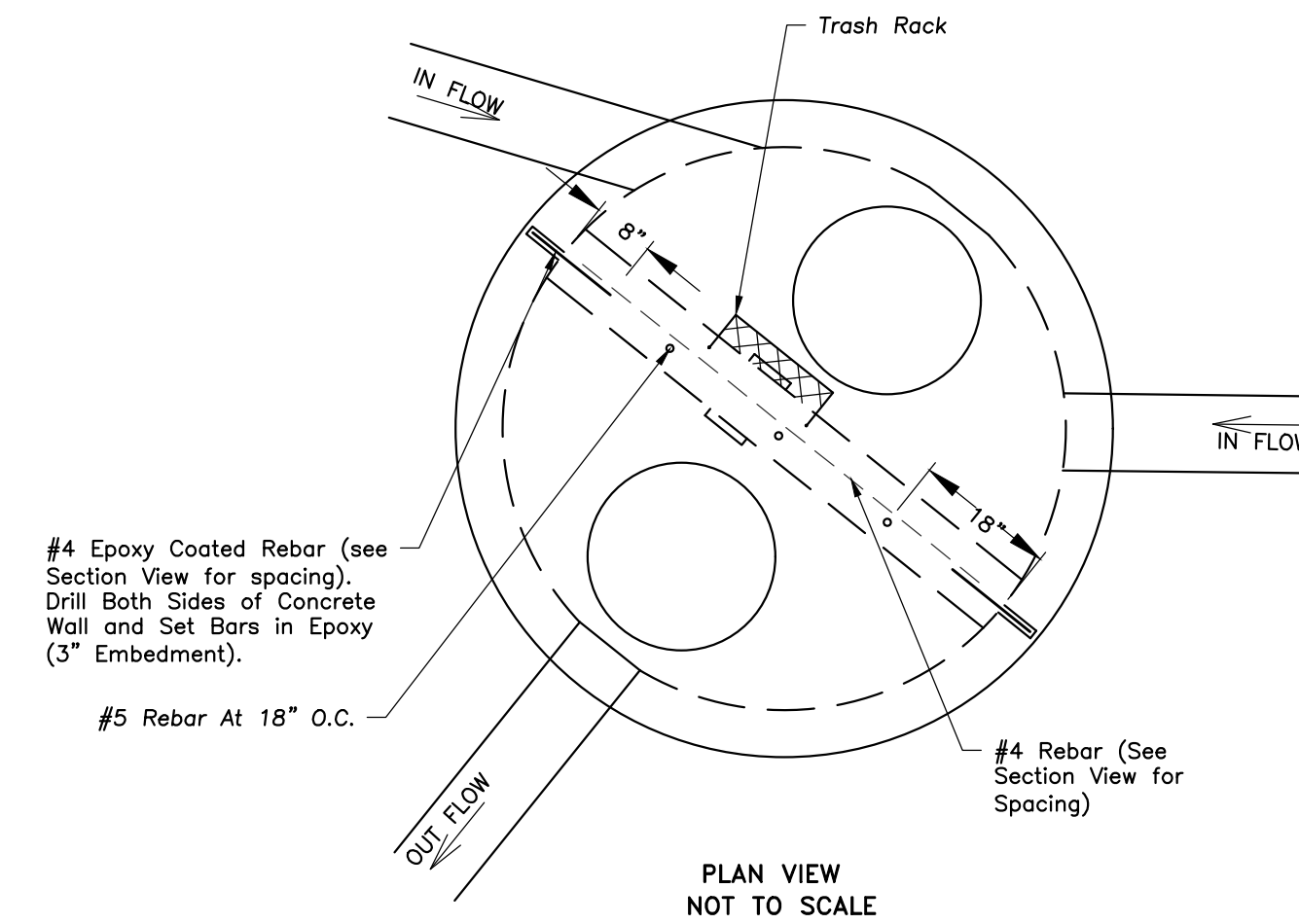
PAVING & SURFACE LEGEND

- Concrete Driveway Section
8" Portland Cement Concrete
6" Aggregate Base Course, Type B, Crushed
- Concrete Sidewalk Section
5" Portland Cement Concrete
2" Aggregate Base Course, Type B, Crushed
- Concrete Sidewalk Section
5" Portland Cement Concrete
6"x6" W1.4xW1.4 Welded Wire Fabric
2" Aggregate Base Course, Type B, Crushed
- Heavy-Duty Asphalt Pavement Section
2" Hot Mix Asphalt, Mix D, IL-9.5, N50
2 1/4" Hot Mix Asphalt, IL-9.5, N50
2" Hot Mix Asphalt, IL-9.5, N30
Prime Coat (0.25 gal/sq. yd)
4" CA-6 Aggregate Subbase

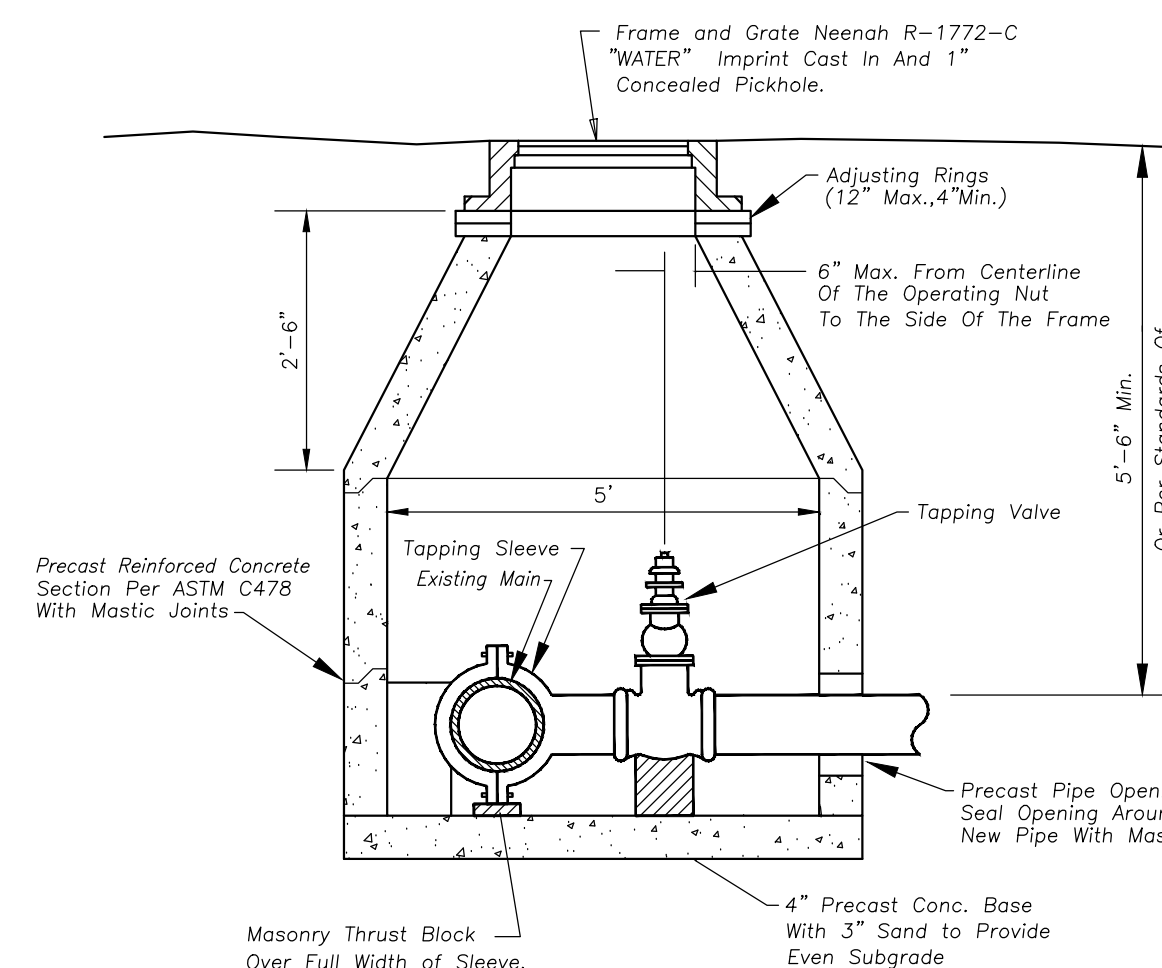


LEGEND

- | EXISTING | PROPOSED |
|--------------------------------------|--------------------------------------|
| Manhole | Manhole |
| Catch Basin | Catch Basin |
| Inlet | Inlet |
| Area Drain | Area Drain |
| Clean Out | Clean Out |
| Flared End Section | Flared End Section |
| Storm Sewer | Storm Sewer |
| Sanitary Sewer | Sanitary Sewer |
| Combined Sewer | Combined Sewer |
| Water Main | Water Main |
| Gas Line | Gas Line |
| Overhead Wires | Overhead Wires |
| Electrical Cable (Buried) | Electrical Cable (Buried) |
| Telephone Line | Telephone Line |
| Fire Hydrant | Fire Hydrant |
| Valve Vault | Valve Vault |
| Buffalo Box | Buffalo Box |
| Downspout | Downspout |
| Bollard | Bollard |
| Gas Valve | Gas Valve |
| Gas Meter | Gas Meter |
| Electric Meter | Electric Meter |
| ComEd Manhole | ComEd Manhole |
| Hand Hole | Hand Hole |
| Light Pole | Light Pole |
| Light Pole w/ Mast Arm | Light Pole w/ Mast Arm |
| Utility Pole | Utility Pole |
| Telephone Pedestal | Telephone Pedestal |
| Telephone Manhole | Telephone Manhole |
| Sign | Sign |
| Fence | Fence |
| Accessible Parking Stall | Accessible Parking Stall |
| Curb & Gutter | Curb & Gutter |
| Depressed Curb | Depressed Curb |
| Curb Elevation | Curb Elevation |
| Gutter Elevation | Gutter Elevation |
| Pavement Elevation | Pavement Elevation |
| Sidewalk Elevation | Sidewalk Elevation |
| Ground Elevation | Ground Elevation |
| Top of Retaining Wall Elevation | Top of Retaining Wall Elevation |
| Swale | Swale |
| Contour Line | Contour Line |
| Deciduous Tree | Deciduous Tree |
| Coniferous Tree | Coniferous Tree |
| Brushline | Brushline |
| Tree Protection Fencing at Drip Line | Tree Protection Fencing at Drip Line |



RESTRICTOR STRUCTURE



PRESSURE CONNECTION VAULT



**ERIKSSON
ENGINEERING
ASSOCIATES, LTD.**

145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2017

HEART'S PLACE 2 STORY RESIDENTIAL BUILDING

120 & 122 W Boeger Drive
Arlington Heights, Illinois

Reserved for Seal:

Expiration Date: _____

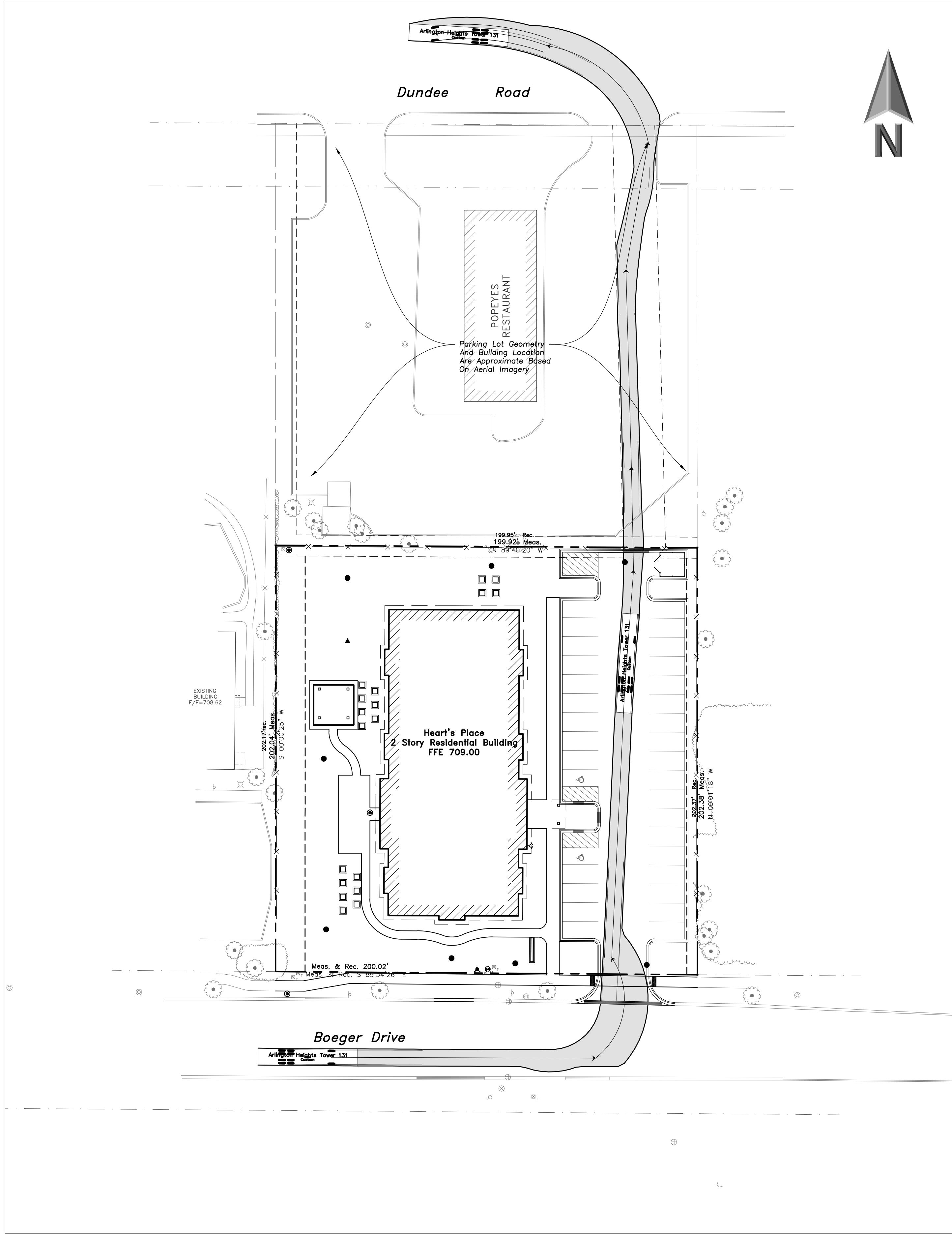
No.	Date	Description
1	1/30/17	PUD SUBMITTAL
2	3/23/17	PUD REVIEW COMMENTS
3	4/07/17	PUD REVIEW COMMENTS 2

© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2016 THIS PLAN & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD. NO REPRODUCTION OR ANY PART OF THIS PLAN IS PERMITTED WITHOUT THE WRITTEN CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.	
Design By: CDF	Date: 01/13/17
Approved By: MR	Project No.

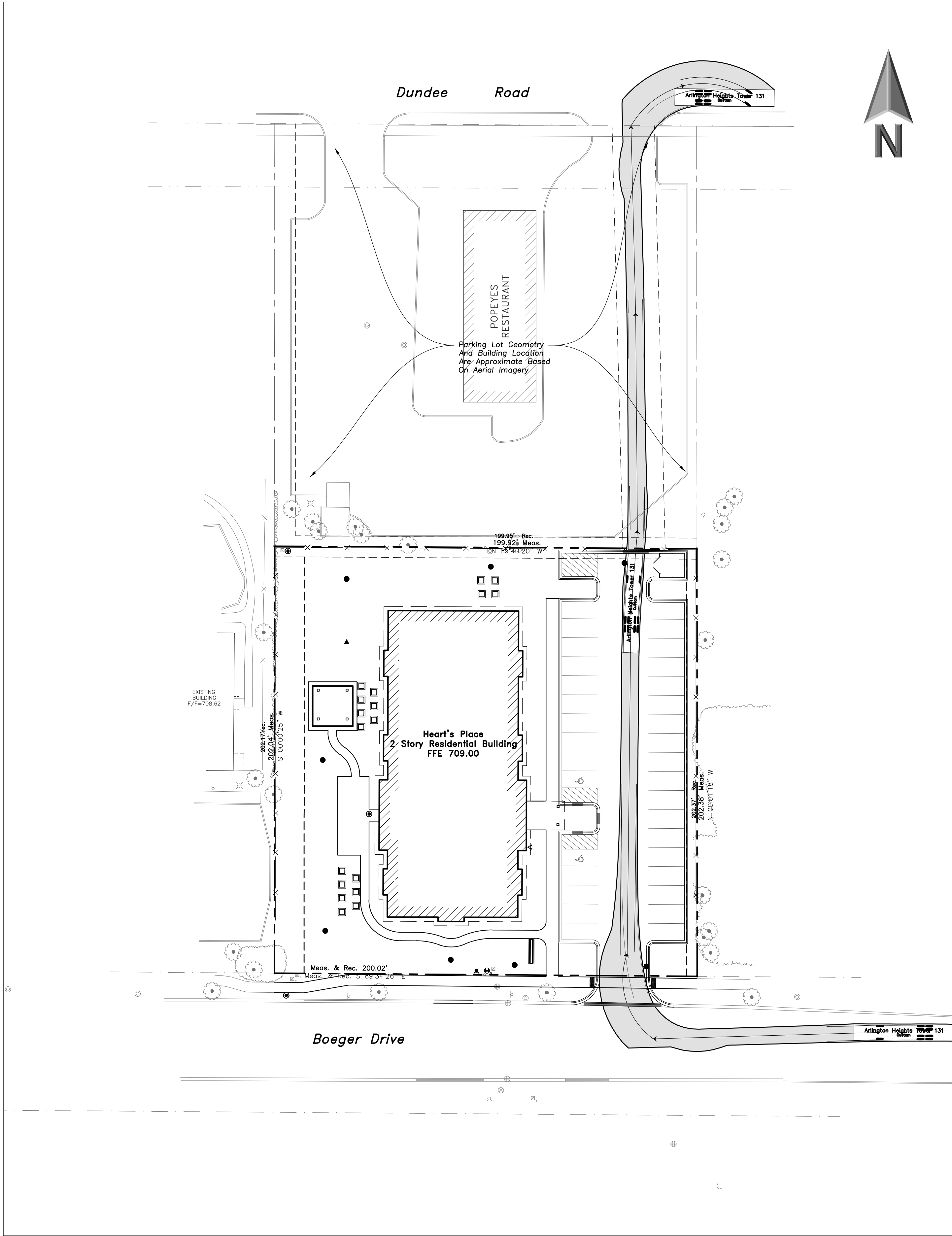
Sheet Title:
**PRELIMINARY
ENGINEERING
PLAN**

Sheet No:
C001

EEA - P:\Code\UP_Development-Hearts Place\Drawings\Hearts Place Siteplan.dwg
Plotted: 4/06/17 @ 3:04pm By: clontang



FIRE TRUCK INGRESS/EGRESS (EASTBOUND)
SCALE: 1"=30'



FIRE TRUCK INGRESS/EGRESS (WESTBOUND)
SCALE: 1"=30'



**ERIKSSON
ENGINEERING
ASSOCIATES, LTD.**

145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL: INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2017

HEART'S PLACE
2 STORY RESIDENTIAL BUILDING
120 & 122 W Boeger Drive
Arlington Heights, Illinois

Reserved for Seal:

Expiration Date: _____

No.	Date	Description
1	1/30/17	PUD SUBMITTAL
2	3/23/17	PUD REVIEW COMMENTS
3	4/07/17	PUD REVIEW COMMENTS 2

© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2016 THIS PLAN & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD. NO REPRODUCTION OR ANY PART OF THIS PLAN IS PERMITTED WITHOUT THE WRITTEN CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.	
Design By: CDF	Date: 01/13/17
Approved By: MR	Project No.

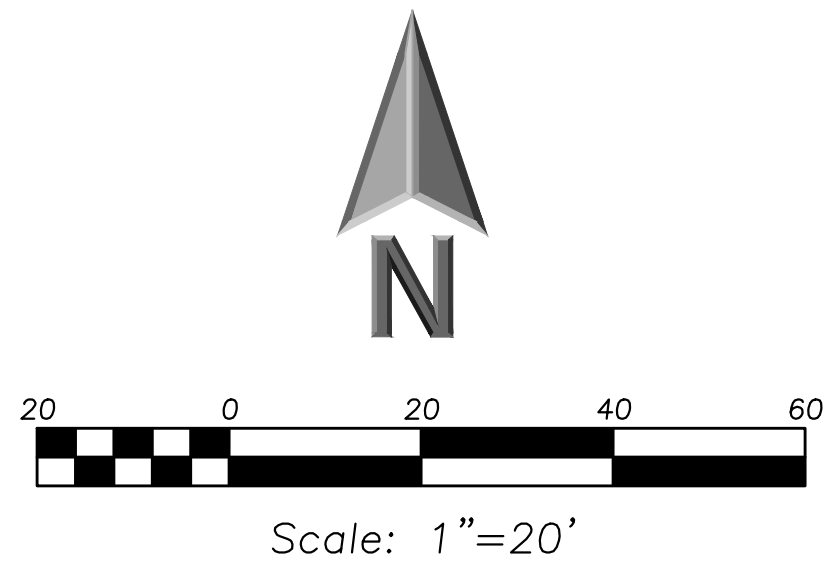
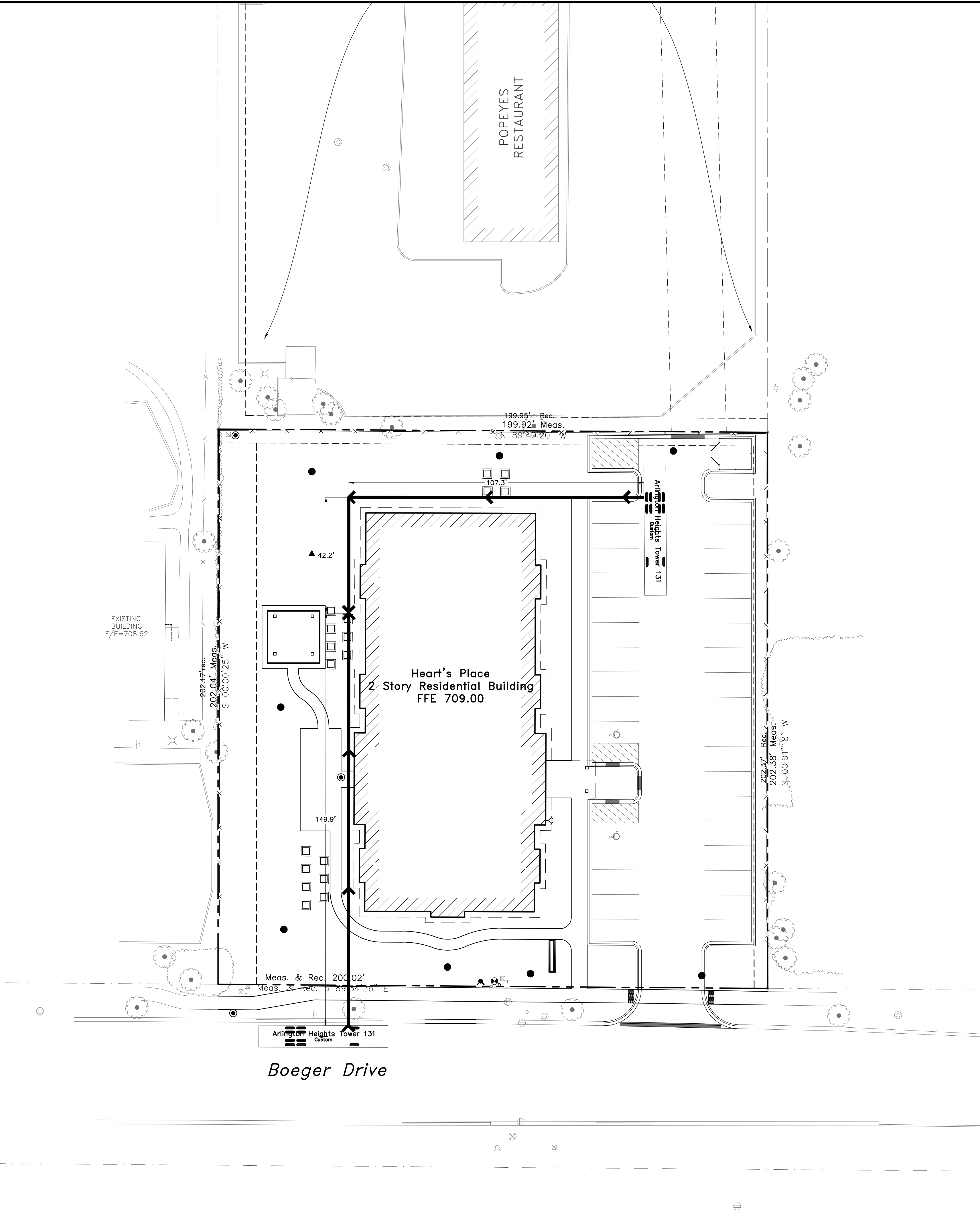
Sheet Title:

**FIRE TRUCK
AUTOTURN
EXHIBIT**

Sheet No:

C100

EEA - P:\Code\UP_Development-Hearts Place\Drawings\Hearts Place Siteplan.dwg
Plotted: 4/06/17 @ 3:15pm By: cfontang



ERIKSSON
ENGINEERING
ASSOCIATES, LTD.

145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2017

HEART'S PLACE

2 STORY RESIDENTIAL BUILDING

120 & 122 W Boeger Drive
Arlington Heights, Illinois

Reserved for Seal:

Expiration Date: _____

No.	Date	Description
1	1/30/17	PUD SUBMITTAL
2	3/23/17	PUD REVIEW COMMENTS
3	4/07/17	PUD REVIEW COMMENTS 2

© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2016 THIS PLAN & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD. NO REPRODUCTION OR ANY PART OF THIS PLAN IS PERMITTED WITHOUT THE WRITTEN CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.	
Design By: CDF	Date: 01/13/17
Approved By: MR	Project No.

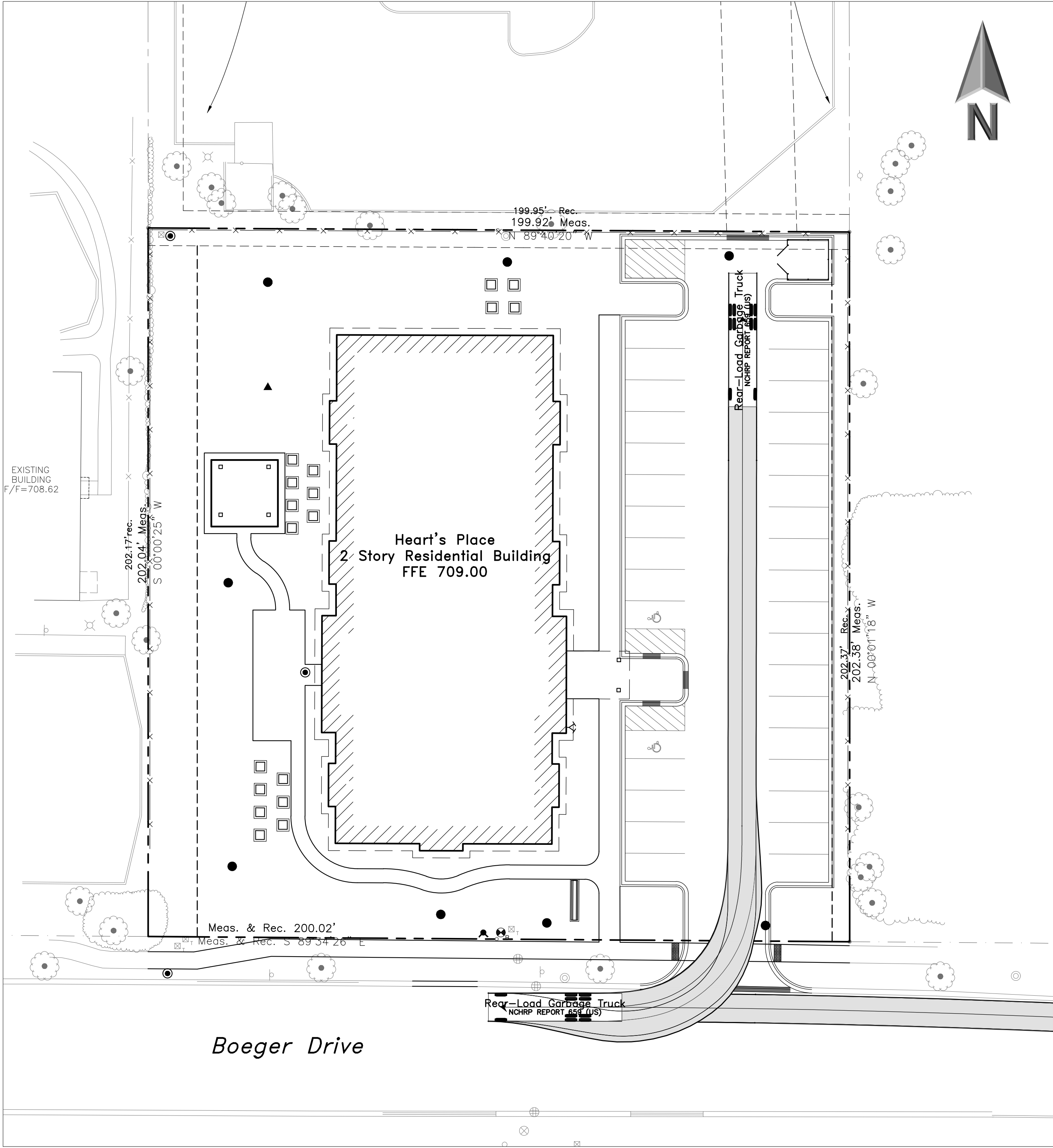
Sheet Title:

FIRE DEPARTMENT ACCESS

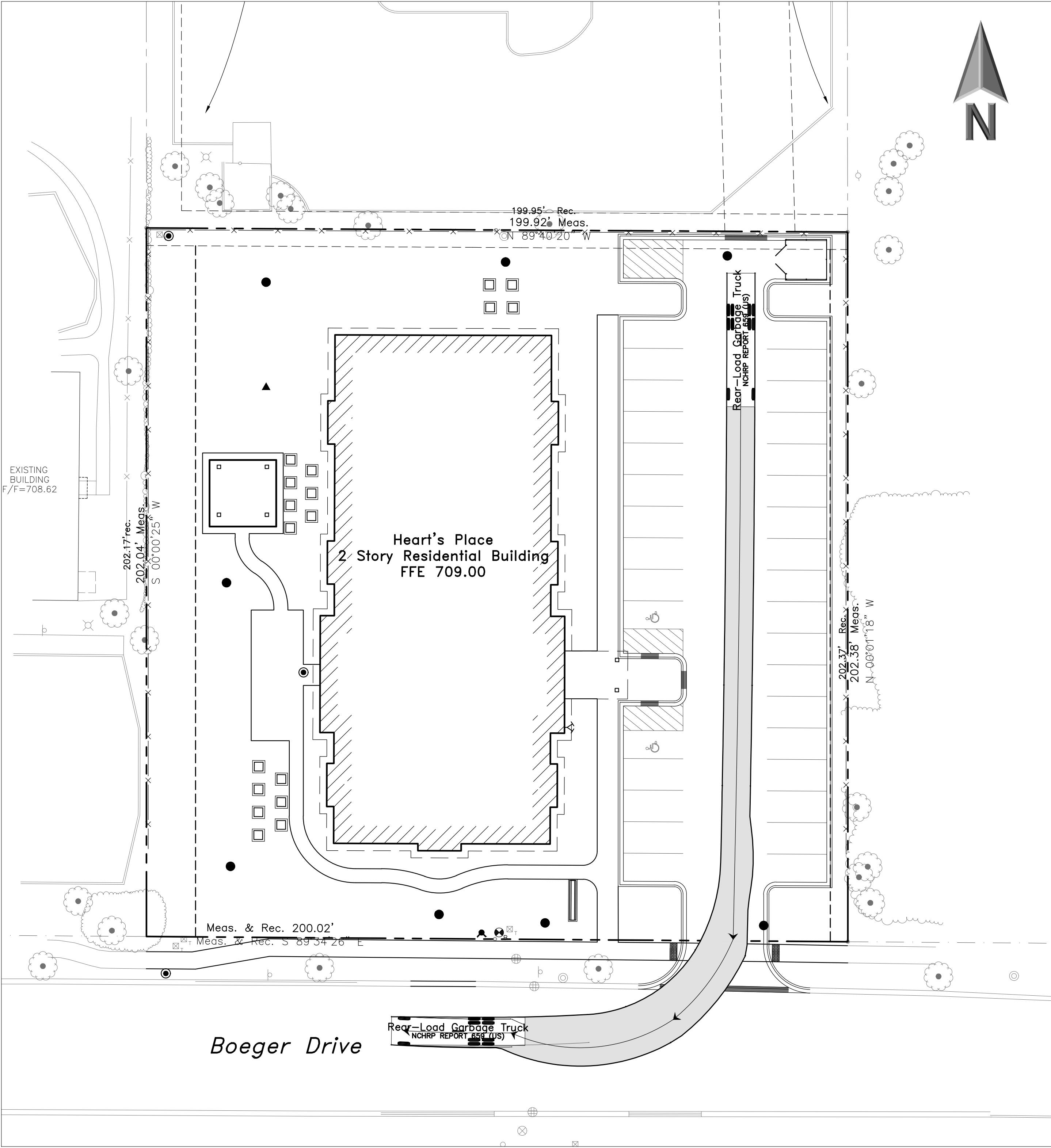
Sheet No:

C101

EEA - P:\Code\UP_Development-Hearts Place\Drawings\Hearts Place Siteplan.dwg
Plotted: 4/06/17 @ 3:22pm By: cfontana



REFUSE TRUCK INGRESS
SCALE: 1"=20'



REFUSE TRUCK EGRESS
SCALE: 1"=20'



ERIKSSON
ENGINEERING
ASSOCIATES, LTD.

145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2017

HEART'S PLACE
2 STORY RESIDENTIAL BUILDING
120 & 122 W Boeger Drive
Arlington Heights, Illinois

Reserved for Seal:

Expiration Date: _____

No.	Date	Description
1	1/30/17	PUD SUBMITTAL
2	3/23/17	PUD REVIEW COMMENTS
3	4/07/17	PUD REVIEW COMMENTS 2

© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2016
THIS PLAN & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD.
NO REPRODUCTION OR ANY PART OF THIS PLAN IS PERMITTED WITHOUT THE WRITTEN
CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

Design By: CDF	Date: 01/13/17
Approved By: MR	Project No.

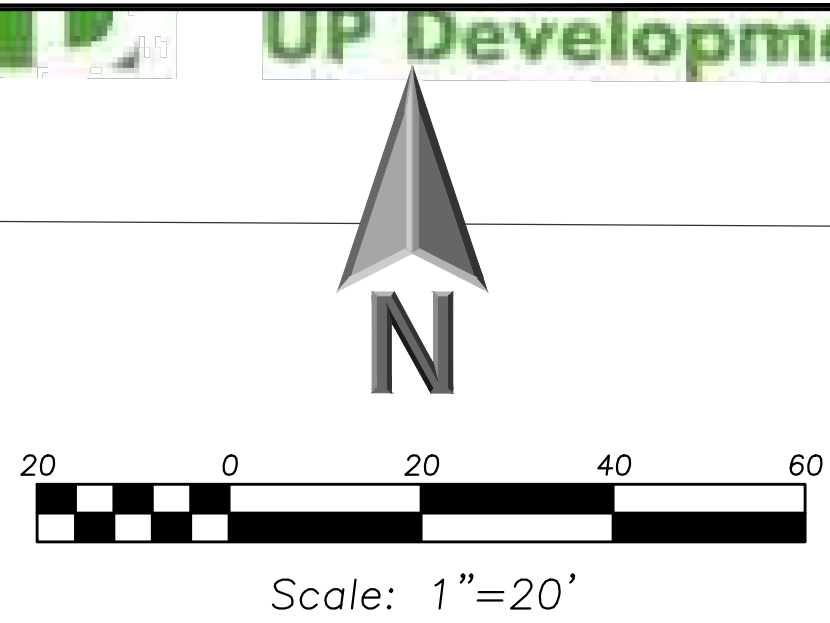
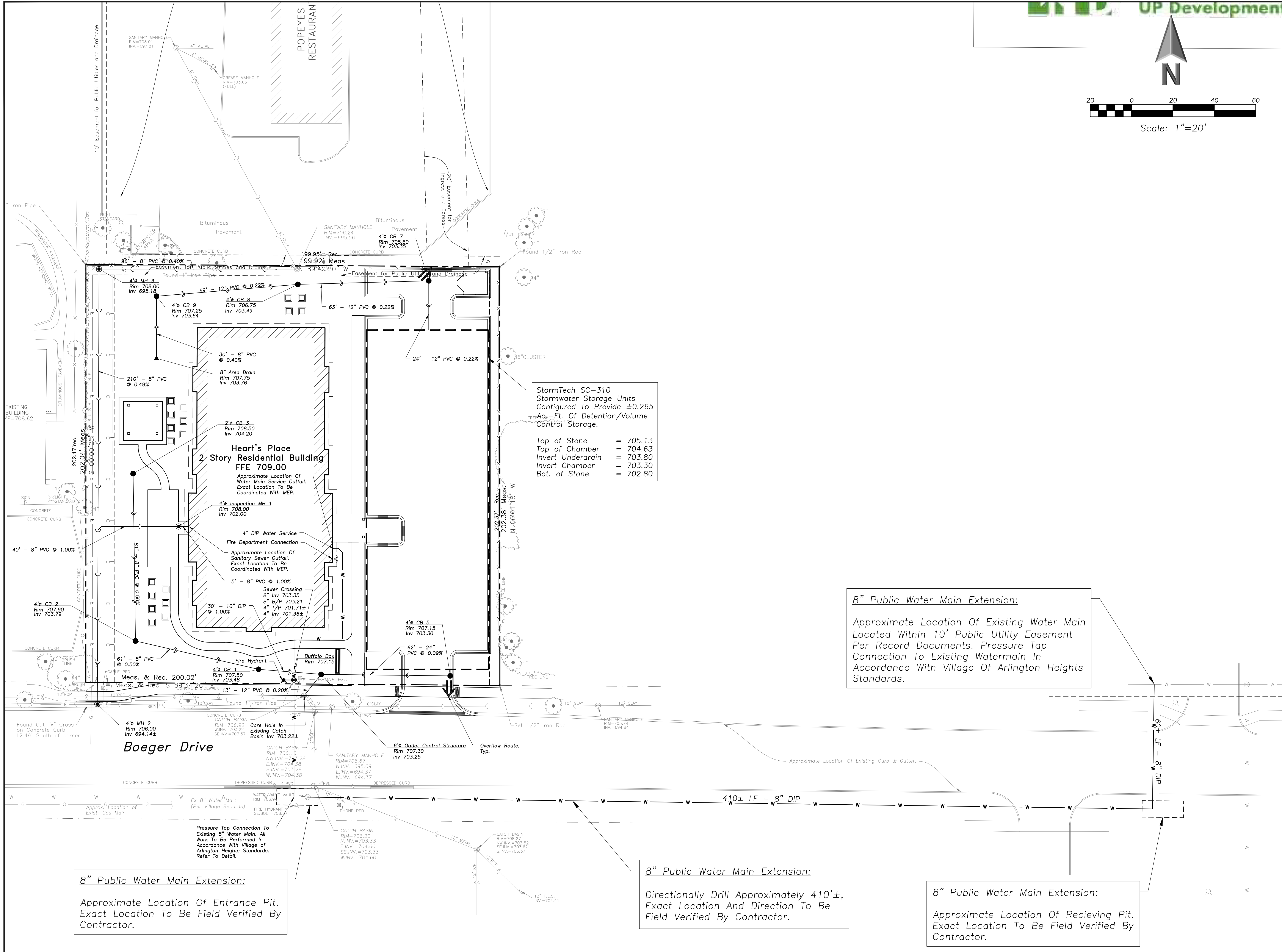
Sheet Title:

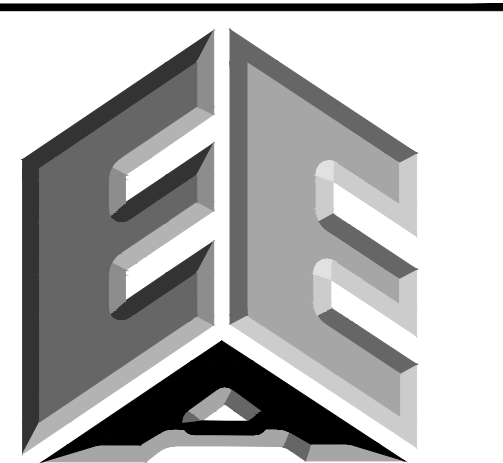
REFUSE TRUCK
AUTOTURN
EXIHIBIT

Sheet No:

C102

EEA - P:\Code\UP Development-Hearts Place\Drawings\Hearts Place Siteplan.dwg
Plotted: 4/06/17 @ 3:23pm By: clontang





ERIKSSON
ENGINEERING
ASSOCIATES, LTD.

145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4864
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2017

HEART'S PLACE

2 STORY RESIDENTIAL BUILDING

120 & 122 W Boeger Drive
Arlington Heights, Illinois

Reserved for Seal:

Expiration Date: _____

No.	Date	Description
1	1/30/17	PUD SUBMITTAL
2	3/23/17	PUD REVIEW COMMENTS
3	4/07/17	PUD REVIEW COMMENTS 2

© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2016
THIS PLAN & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD.
NO REPRODUCTION OR ANY PART OF THIS PLAN IS PERMITTED WITHOUT THE WRITTEN
CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

Design By:
CDF

Date:
01/13/17

Approved By:
MR

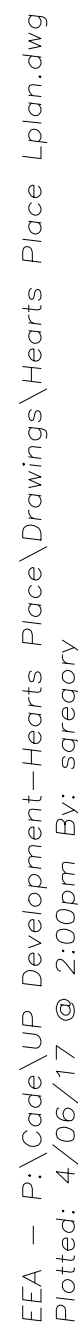
Project No.

Sheet Title:

WATER MAIN EXTENSION

Sheet No:

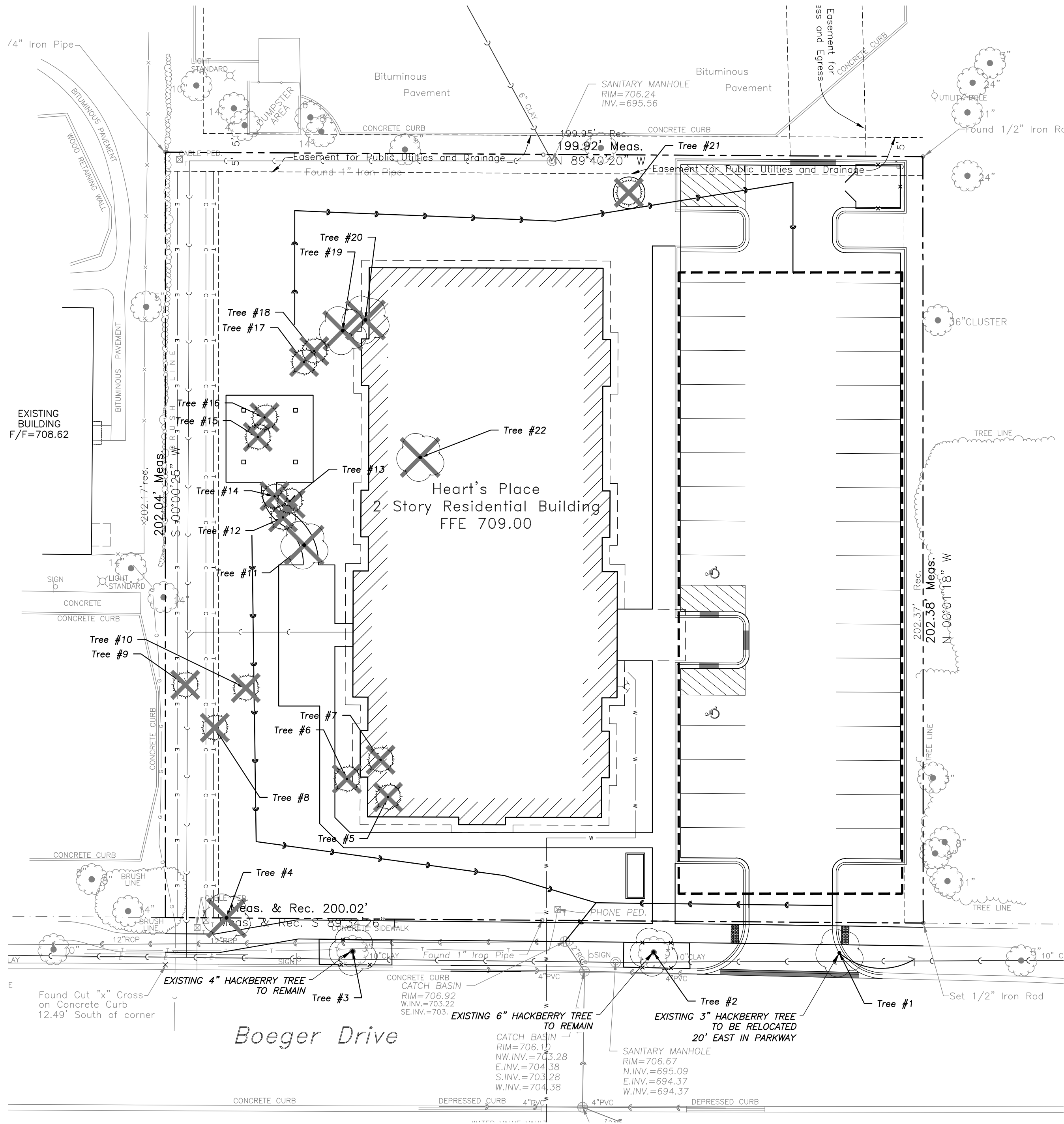
C103



323129.23-04

Scale: 1"=20'

L001

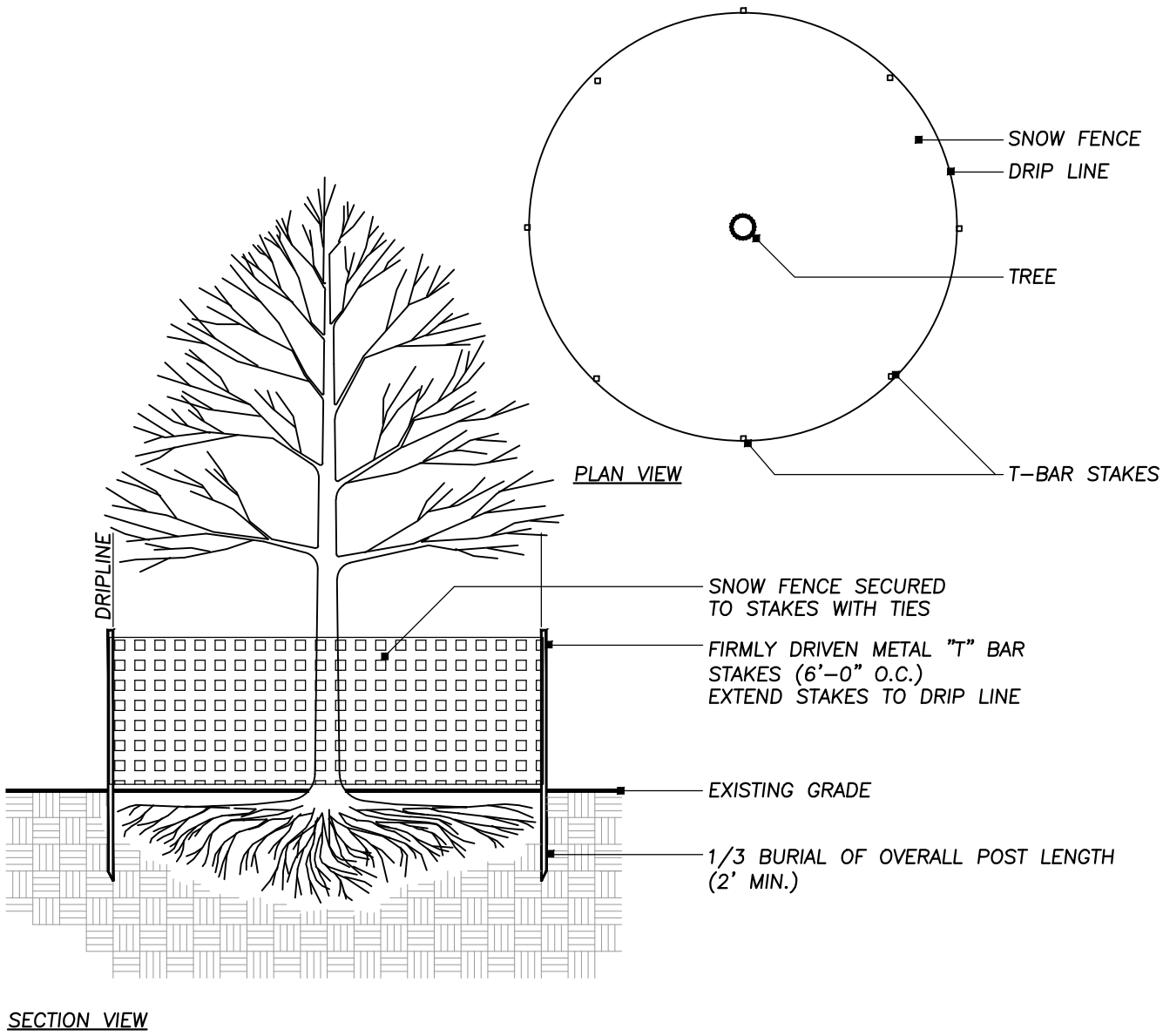


EXISTING TREE INVENTORY

Tree #	BOTANICAL NAME	COMMON NAME	TREE SIZE	CONDITION	COMMENTS
1	Celtis occidentalis	Common Hackberry	3" Cal.	Good	Parkway Tree (Relocate 20' to the East)
2	Celtis occidentalis	Common Hackberry	6" Cal.	Good	Parkway Tree
3	Celtis occidentalis	Common Hackberry	4" Cal.	Good	Parkway Tree
4	Robinia pseudoacacia	Black Locust	6" Cal.	Good	Invasive weed species with thorns
5	Picea pungens glauca	Colorado Blue Spruce	14" Cal.	Fair	Grown together with to other Spruce trees have become one sided
6	Picea pungens glauca	Colorado Blue Spruce	12" Cal.	Fair	Grown together with to other Spruce trees have become one sided
7	Picea pungens glauca	Colorado Blue Spruce	16" Cal.	Fair	Grown together with to other Spruce trees have become one sided
8	Picea pungens glauca	Colorado Blue Spruce	16" Cal.	Fair	Grown together with to other Spruce trees have become one sided
9	Picea pungens glauca	Colorado Blue Spruce	12" Cal.	Fair	Grown together with to other Spruce trees have become one sided
10	Picea pungens glauca	Colorado Blue Spruce	14" Cal.	Fair	Grown together with to other Spruce trees have become one sided
11	Acer negundo	Boxelder	10" Cal.	Fair	Growing right next to concrete structure
12	Thuja occidentalis	Arborvitae	12" Cal.	Fair	Grown together with to other Arborvitae trees have become one sided
13	Thuja occidentalis	Arborvitae	6" & 8" Trunks	Fair	Grown together with to other Arborvitae trees have become one sided
14	Thuja occidentalis	Arborvitae	8" & 2" Trunks	Fair	Grown together with to other Arborvitae trees have become one sided
15	Thuja occidentalis	Arborvitae	3 @ 8" Cal.	Fair	Grown together with to other Arborvitae trees have become one sided
16	Thuja occidentalis	Arborvitae	10" & 3" Cal.	Fair	Grown together with to other Arborvitae trees have become one sided
17	Thuja occidentalis	Arborvitae	12" & 10" Cal.	Fair	Grown together with to other Arborvitae trees have become one sided
18	Thuja occidentalis	Arborvitae	12" Cal.	Fair	Grown together with to other Arborvitae trees have become one sided
19	Acer negundo	Boxelder	10" Cal.	Poor	Growing right next to concrete building foundation
20	Acer negundo	Boxelder	8" Cal.	Poor	Growing right next to concrete building foundation
21	Juniperus virginiana	Eastern Red Cedar	16" Cal.	Fair	Some scarring on trunk
22	Acer negundo	Boxelder	8 @ 2" - 8" Cal.	Poor	Cluster of suckering growth near concrete structure and foundation

TREE PRESERVATION NOTES

- ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT A DISTANCE OF 8.5' FROM THE TRUNK.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC., WHICH IS DAMAGED DURING PLANTING AND TREE REMOVAL OPERATIONS.
- REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
- CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
- LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
- REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
- PRUNE AND FERTILIZE ALL EXISTING VEGETATION TO REMAIN ON SITE.
- TREE SYMBOL WITH NUMBER INDICATES EXISTING TREE TO REMAIN.
- TREE SYMBOL WITH NUMBER AND AN "X" INDICATES EXISTING TREE TO BE REMOVED.



1 TREE PROTECTION DETAIL



ERIKSSON
ENGINEERING
ASSOCIATES, LTD.

145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2017

HEART'S PLACE
2 STORY RESIDENTIAL BUILDING

120 & 122 W Boeger Drive
Arlington Heights, Illinois

Reserved for Seal:

Expiration Date: _____

No.	Date	Description
	01/30/17	P.U.D. Submittal
	03/23/17	P.U.D. Review Comments
	04/07/17	P.U.D. Review Comments #2

© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2016
THIS PLAN & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD.
NO REPRODUCTION OF ANY PART OF THESE PLANS IS PERMITTED WITHOUT THE WRITTEN
CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

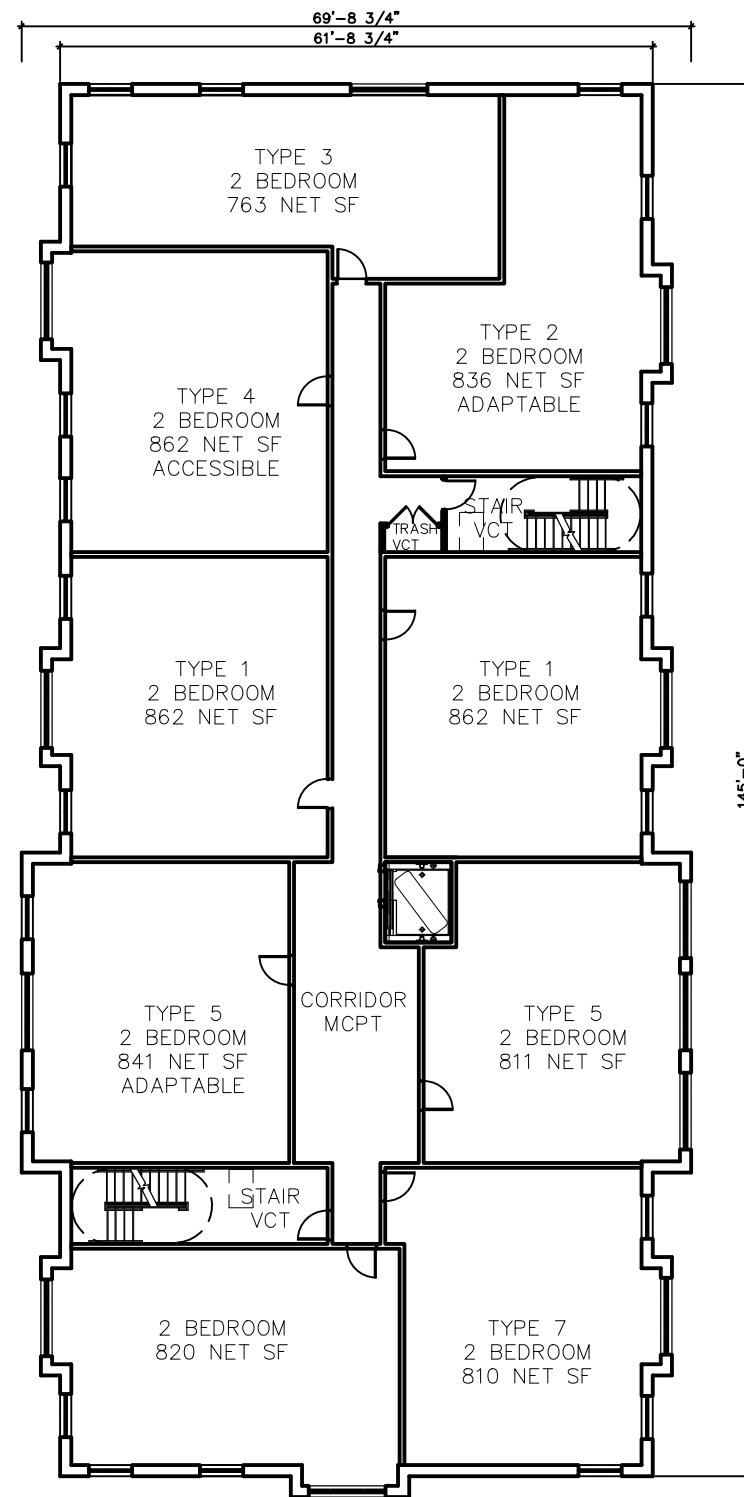
Design By:	CDF	Date:	01/13/17
Approved By:	MR	Project No.	

Sheet Title:

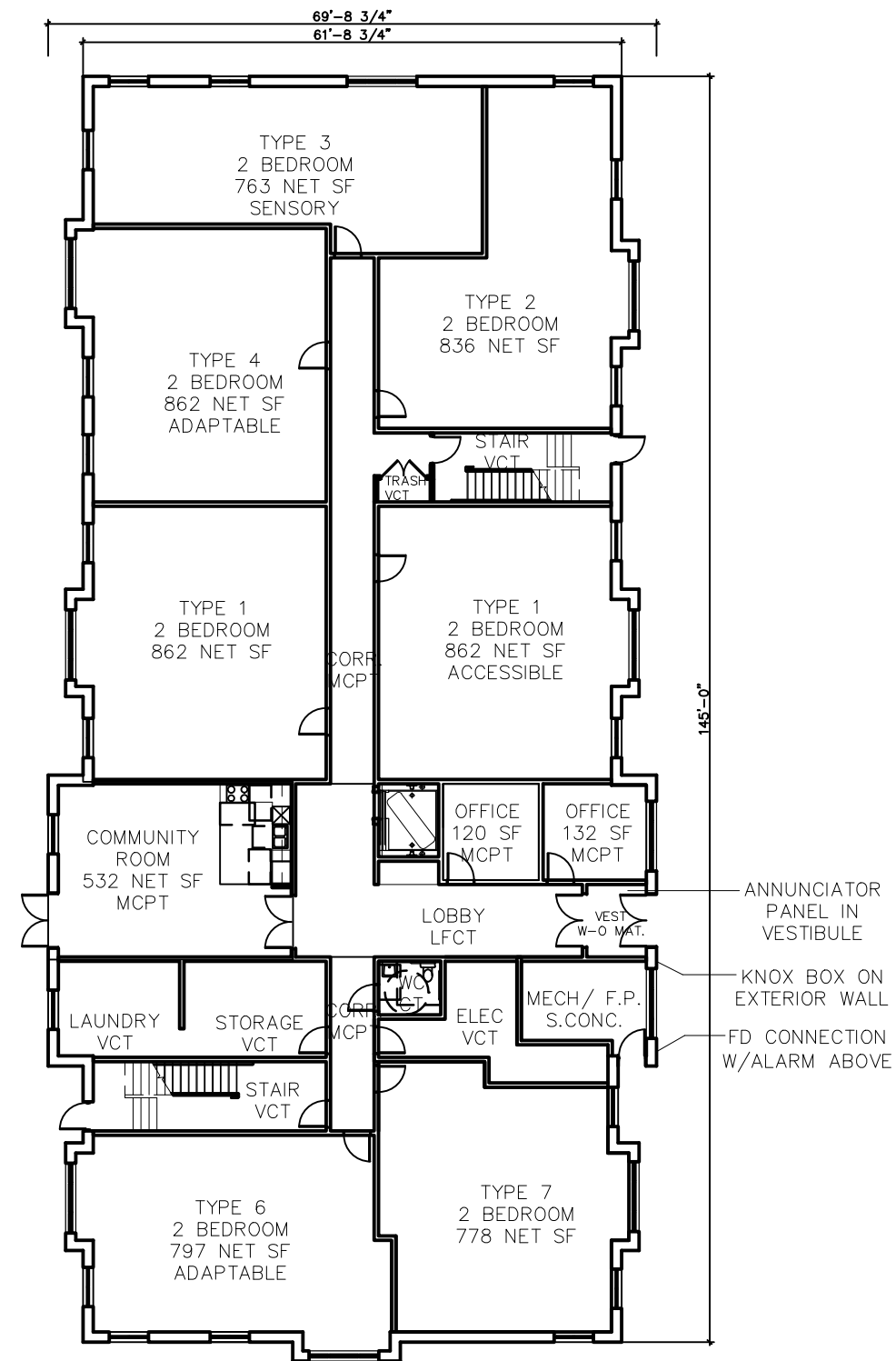
**TREE
PRESERVATION
PLAN**

Sheet No:

TP001

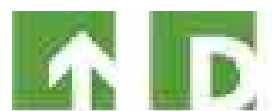


SECOND FLOOR PLAN
1" = 20'-0"



FIRST FLOOR PLAN
1" = 20'-0"

MARCH 23, 2017-REV



UP Development, LLC

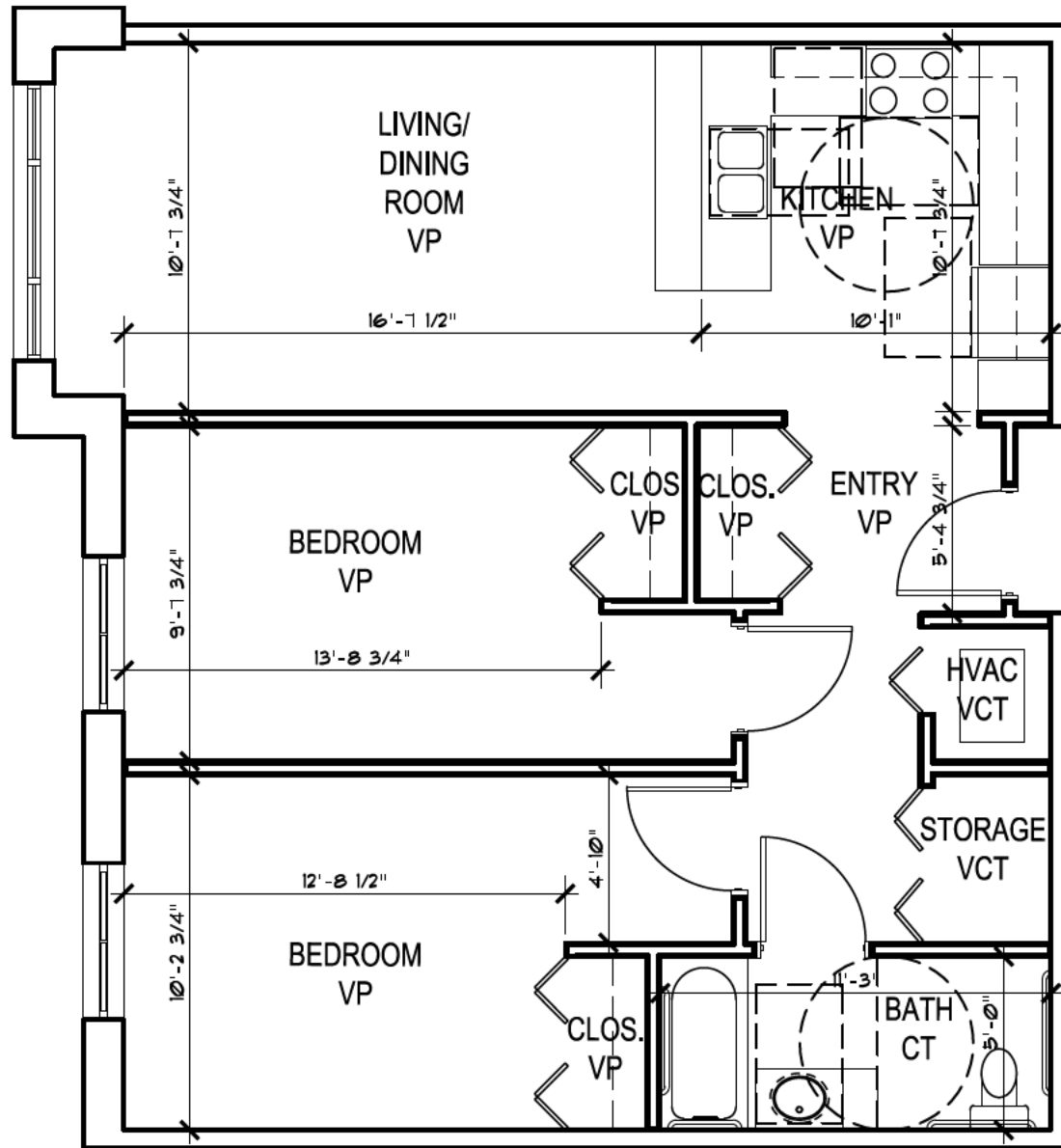
HEART'S PLACE

120 -122 EAST BOEGER DRIVE ARLINGTON HEIGHTS, ILLINOIS

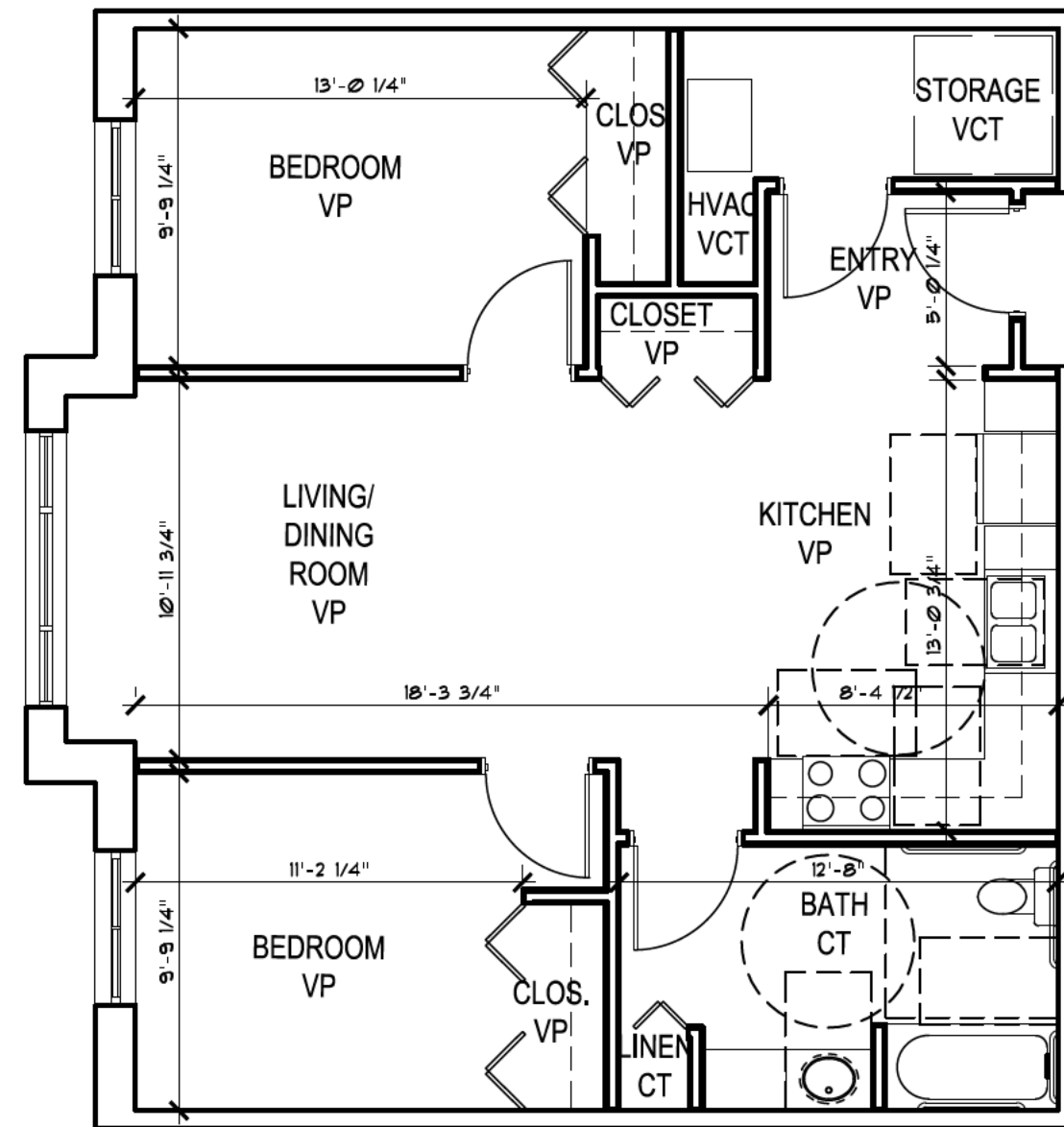


0' 5' 10' 20' 40'

CORDOGAN CLARK & ASSOCIATES, INC.
ARCHITECTS • ENGINEERS

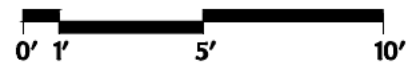


UNIT TYPE 4



UNIT TYPE 1

ROOM FINISH SCHEDULE	
VP-	LUXURY VINYL PLANK
CT-	CERAMIC TILE
VCT-	VINYL COMPOSITION TILE



FEBRUARY 27, 2017



UP Development, LLC

HEART'S PLACE

120-122 E. BOEGER DR. ARLINGTON HEIGHTS, ILLINOIS

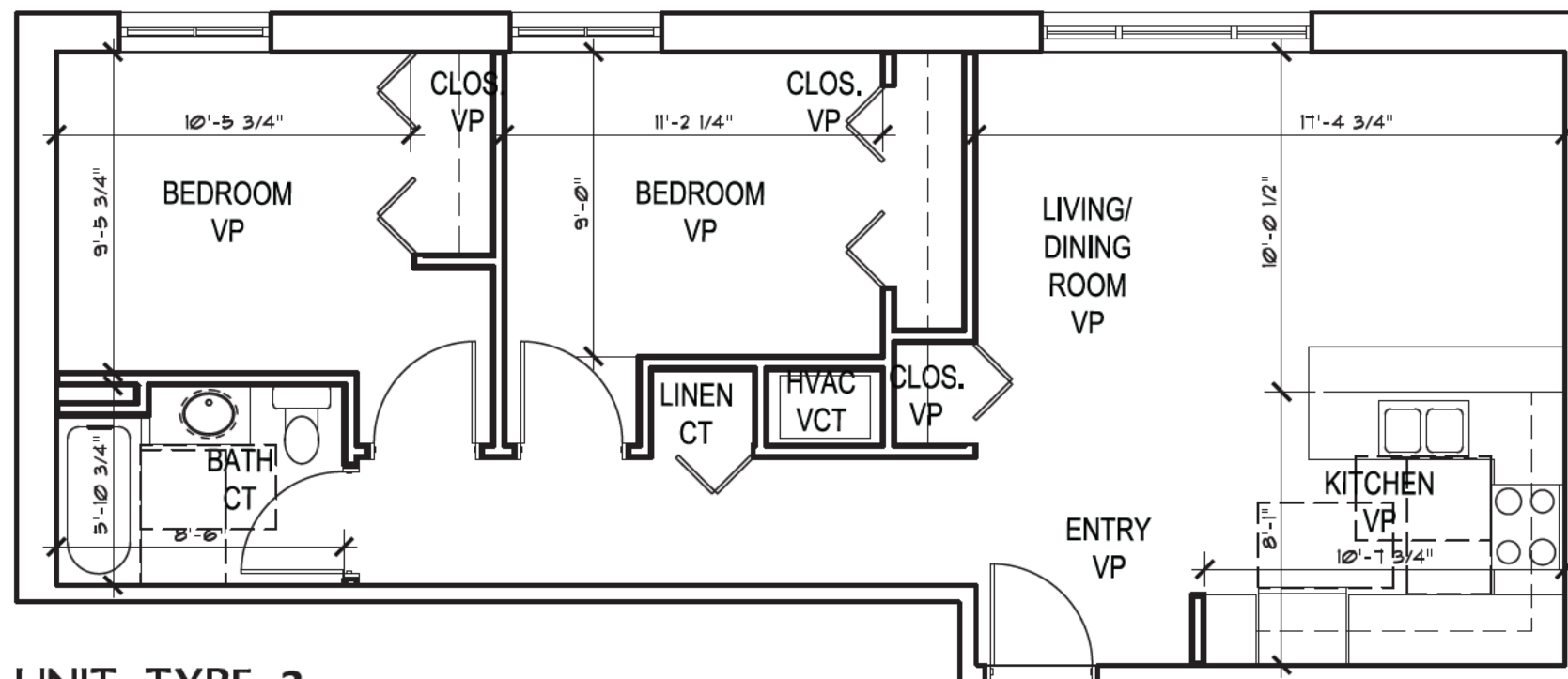
TITLE:

UNIT PLANS

CORDOGAN CLARK & ASSOCIATES, INC.
ARCHITECTS • ENGINEERS

SHEET:

A6.0



UNIT TYPE 3

ROOM FINISH SCHEDULE	
VP-	LUXURY VINYL PLANK
CT-	CERAMIC TILE
VCT-	VINYL COMPOSITION TILE



FEBRUARY 27, 2017



UP Development, LLC

HEART'S PLACE

120-122 E. BOEGER DR. ARLINGTON HEIGHTS, ILLINOIS

TITLE:

UNIT PLANS

CORDOGAN CLARK & ASSOCIATES, INC.
ARCHITECTS • ENGINEERS

SHEET:

A6.1

A DEMAND ANALYSIS FOR
THE PROPOSED

HEART'S PLACE
A 16-UNIT SUPPORTIVE HOUSING PROJECT

120 EAST BOEGER DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004

MARCH 10, 2017

PREPARED FOR

UP DEVELOPMENT, LLC



March 10, 2017

Ms. Jessica H. Berzac
UP Development
900 West Jackson Boulevard, Suite 2W
Chicago, Illinois 60607

RE: Demand Analysis for Heart's Place in Arlington Heights, Illinois

Dear Ms. Berzac:

We are pleased to submit the following demand analysis for the proposed construction of Heart's Place in Arlington Heights, Illinois. The property will consist of 16 two-bedroom permanent supportive housing units targeting low-income households living with a disability. All units will be subsidized through the Housing Authority of Cook County's Section 8 and Regional Housing Initiative (RHI) programs and tenants units will pay 30 percent of income as rent, while supportive resident services will be coordinated by the Housing Opportunity Development Corporation (HODC).

There is very strong demand for supportive housing options from local target tenant groups. American Community Survey (ACS) disability data highlights nearly 3,000 qualified individuals in the Arlington Heights alone, while a deep secondary demand pool of income-qualified households also exists. The proposed two-bedroom layouts are very versatile and can accommodate a range of household sizes—particularly families, which remain underserved by the current supply of permanent supportive housing units in suburban Cook County—and the site will maintain good access to health care, recreation, and shopping options in the neighborhood.

The development partnership has been very successful in the past in coordinating local social service agencies to identify and meet the housing needs of these target tenant groups, and similar projects in the nearby communities of Mt. Prospect, Glenview, and Wheeling are all fully-occupied with lengthy waiting lists. Given these findings, we support your proposal. Development Strategies appreciates the opportunity to assist you with this analysis. Should you or your associates have any questions about the following report, please call. We will be glad to hear from you.

Yours very truly,



Brad Beggs, MAI
Illinois State Certified General Appraiser



Jake Narup
Analyst

TABLE OF CONTENTS

PROJECT SUMMARY INFORMATION	1
DEVELOPER INFORMATION	1
LOCATION	1
APARTMENT DETAILS/RENT SCHEDULE	3
DEMAND/AFFORDABILITY	3
LOCAL DEMAND FROM QUALIFIED HOUSEHOLDS	3
AFFORDABLE RENT ANALYSIS	4
IHDA DEMAND ANALYSIS	4
DETAILED DEMAND ANALYSIS	6
OVERALL HOUSING NEED	7
CONCLUSIONS	8
ASSUMPTIONS AND LIMITING CONDITIONS	APPENDIX
CERTIFICATION.....	APPENDIX
APPENDIX	
• Assumptions and Limiting Conditions	
• Certification	
• Qualifications	

PROJECT SUMMARY INFORMATION

DEVELOPER INFORMATION

The developer of the subject property will be:

UP Development
900 West Jackson Boulevard, Suite 2W
Chicago, Illinois 60607

Project Description:

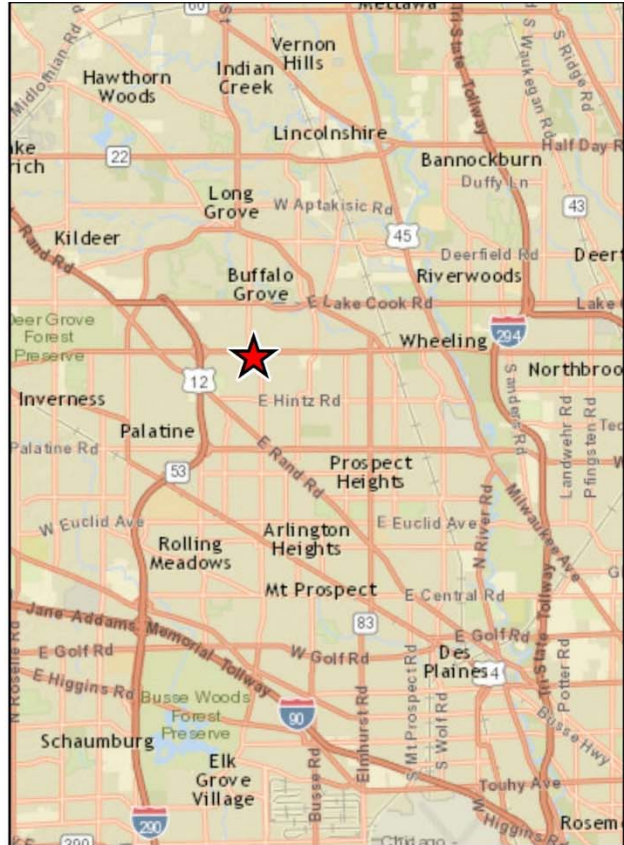
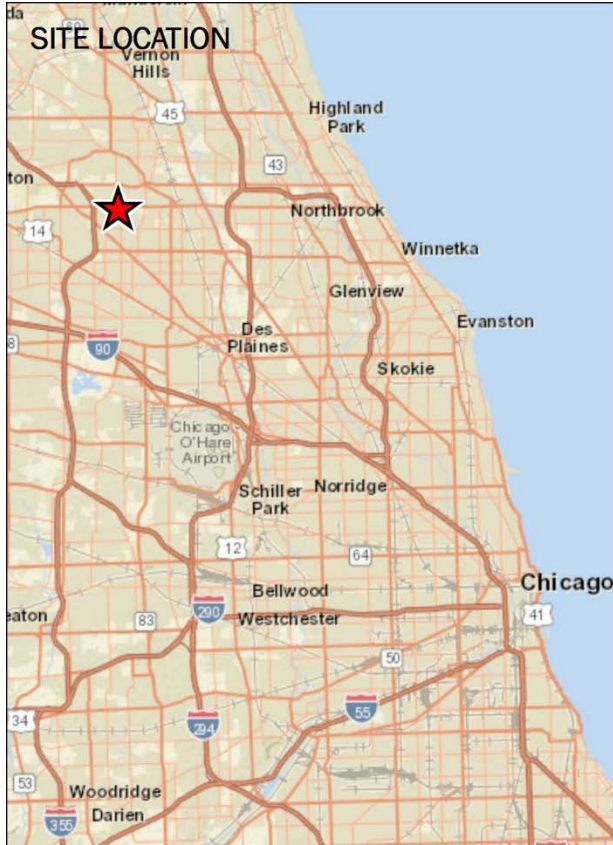
The subject of this demand analysis is the proposed Heart's Place, a new 16-unit permanent supportive housing development to be constructed at 120 East Boeger Drive in Arlington Heights, Illinois, that will be reserved for low-income households living with a disability. Four units will be restricted to households earning below 30 percent of Area Median Income (AMI) and the remaining twelve units will be restricted at 60 percent of AMI.

The project will be partially funded by IHDA through the Low-Income Housing Tax Credit program. A Section 8 HAP contract administered by the Housing Authority of Cook County and the Regional Housing Initiative will subsidize all 16 units, while supportive housing services will be coordinated by the Housing Opportunity Development Corporation (HODC).

LOCATION

The site is located near the northern Arlington Heights near the boundary of neighboring Buffalo Grove. Boeger Drive is immediately east of North Arlington Heights Road—a primary north-south thoroughfare—and just south of East Dundee Road—a primary east-west thoroughfare and commercial corridor. Surrounding uses include several fast food restaurants, an orthodontic office, an auto care center, and a radio station. The site is within two miles of routes 53 and 83 and is easily accessible from across the northern portion of Cook County.

The following page includes a map illustrating the site's location.



APARTMENT DETAILS/RENT SCHEDULE

The subject will contain 16 two-bedroom units. Four units will be available to tenants earning less than 30 percent of AMI, and twelve units available to households earning less than 60 percent of AMI. Because of the HACC and RHI subsidies, proposed rents will exceed LIHTC maximum gross rents, but tenant contributions at 30 percent of income will fall below the rent limits. The proposed unit mix is summarized in the following table.

Heart's Place							
PROPOSED UNIT MIX							
Unit Type	Total Units	Average Unit Size	Contract Rent	Proposed Rent/SF	Utility Allowance	Gross Rent	LIHTC Max Gross Rent
30% AMI							
2-BR/1-Ba	4	830 SF	\$1,298	\$1.56	\$0	\$1,298	\$519
60% AMI¹							
2-BR/1-Ba	12	830 SF	\$1,298	\$1.56	\$0	\$1,298	\$1,039
<i>All units will be supported by an HACC, RHI, or other subsidy and tenants will pay no more than 30% of income towards rent</i>							

The landlord will pay for all utilities including water, sewer, trash, gas heat and hot water, and electricity. The proposed two-bedroom units will range in size from 754 to 862 square feet, averaging 830 square feet. These layouts are very versatile and can accommodate a range of household sizes, particularly families, which remain underserved by the current supply of permanent supportive housing units in Cook County.

DEMAND/AFFORDABILITY

LOCAL DEMAND FROM QUALIFIED HOUSEHOLDS

Data from the American Community Survey (ACS) provides insight into the incidence of a number of disability types in the market. While reliable data is not available at the municipal level, the incidence of disabilities at the county level can be applied to Arlington Heights' population to provide an estimate of the number of individuals that would be qualified for the proposed units. This data is provided by age group, but we have focused our analysis on adults aged 64 and younger. Disabled adults above the age of 64 are likely to pursue alternative housing accommodation in assisted living or skilled nursing facilities.

The population distribution by age and implied disability ratios for Arlington Heights are summarized in the following tables.

Age Distribution Comparison

Age Cohort	Arlington Heights	
Total 2016 population:	76,120	
0 - 4 (Pre-school)	3,839	5%
5 - 17 (K-12)	12,083	16%
18 - 24 (College Age)	5,369	7%
25 - 34 (Early Workforce)	8,443	11%
35 - 49 (Family Years)	14,836	19%
50 - 64 (Empty Nesters)	16,888	22%
65 - 74 (Seniors)	7,372	10%
2016 Median Age	43.8	

© ESRI, 2017

Disability Ratios (Ages 18 to 64)

Disability	Arlington Heights	
Total population:	45,536	
Hearing	565	1.2%
Vision	688	1.5%
Cognitive	1,462	3.2%
Ambulatory	1,940	4.3%
Self-Care	692	1.5%
Independent Living	1,371	3.0%
Total	3,661	8.0%

Distribution based on county-level data;
American Community Survey 2010-2014

Though individual disability rates range from 1.2 percent (hearing difficulty) to 4.3 percent (ambulatory difficulty), many individuals have disabilities in multiple categories, resulting in an overall disability rate of eight percent for those aged 18 to 64 in Arlington Heights.

Heart's Place will be disability neutral, and able to accommodate residents with a number of types of disability types. However, it will lack the on-site staff support to accommodate individuals with a self-care disability, which is defined as "having difficulty bathing or dressing". Excluding these 692 individuals lowers the overall disability rate to 6.5 percent, which represents qualified demand of approximately 2,969 individuals in Arlington Heights.

AFFORDABLE RENT ANALYSIS

We have included a secondary demand analysis identifying the number of households in Arlington Heights that are income-qualified for the proposed community. To qualify for the tax credit units, incomes of tenants must fall below 30 percent and/or 60 percent AMI for Cook County as established by HUD.

IHDA DEMAND ANALYSIS

The **capture rate** is defined by IHDA as "the percentage of low income households needed to achieve stabilized occupancy" and is calculated by dividing the number of the proposed affordable units by the total number of income/age eligible households in the market area.¹ We have calculated the number of income-qualified households on the following pages.

The Section 8 and RHI contracts will cover all of the property's units. In this scenario, essentially any household earning less than \$41,580 (the maximum income for a two-bedroom unit at 60 percent AMI for Cook County)

¹ The definitions of the penetration rate and capture rate are often interchangeable and switched, depending on the agency involved. For instance, the National Council of Housing Market Analysts defines the capture rate as, "the percentage of age, size, and income qualified renter households in the primary market area that the property must capture to achieve the stabilized level of occupancy."

would be eligible to live at the subject. While some tenants may have some form of income or assistance, a minimum income of zero is used to analyze demand.

We have summarized the maximum allowable LIHTC rents, the proposed rents, and the income ranges by unit type and income level in the following table.

Rent and Income Analysis

<i>Unit Type</i>	<i>Average Household Size</i>	<i>2016 Max. Gross Rent</i>	<i>Utility Allowance</i>	<i>Maximum Affordable Rents (Net)</i>	<i>Proposed Contract Rents</i>	<i>Proposed Gross Rents</i>	<i>2016 Minimum Income</i>	<i>2016 Maximum Income</i>
30% AMI								
2-BR	3.0	\$519	\$0	\$519	\$1,298	\$1,298	\$0	\$20,790
60% AMI								
2-BR	3.0	\$1,039	\$0	\$1,039	\$1,298	\$1,298	\$0	\$41,580

To quantify demand for the property, we must first determine the number of households that are qualified by income to live at the property. ESRI has provided income estimates of the number of households in the Arlington Heights, which we have summarized in the following table.

Primary Market Area - Households by Income

<i>Household Income</i>	<i>2016 Estimate</i>	
Total households:	31,461	
Less than \$15,000	1,812	6%
\$15,000 - \$24,999	1,841	6%
\$25,000 - \$34,999	2,039	6%
\$35,000 - \$49,999	3,487	11%
\$50,000 - \$74,999	5,391	17%
\$75,000 - \$99,999	4,317	14%
\$100,000 - \$149,999	5,800	18%
\$150,000 or more	6,774	22%
Median HH Income	\$80,388	

© 2016 ESRI. All rights reserved.

Based on data from the previous table and the income ranges established for each unit type, we have determined that there are 7,222 households that earn less than \$41,580. Of these, 2,878 households are eligible for 30 percent AMI units.

We have summarized the capture rate calculation in the following table.

IHDA Capture Rate Calculations

	<i>30% AMI Units</i>	<i>60% AMI Units</i>	<i>Total Demand</i>
ESRI Estimate of 2016 Qualified Households	2,878	7,222	7,222
Total Units	4	12	16
Indicated Capture Rate (Units ÷ Qualified HHs)	0.1%	0.2%	0.2%

By using the IHDA methodology for calculating capture rates, the project has an overall capture rate of 0.2 percent. IHDA guidelines suggest that a capture rates up to five percent are reasonable for projects that are not age-restricted to seniors. Thus, the very low capture rates for the subject suggest that there is substantial demand for affordable rental housing. In the unlikely scenario that the property stops serving a targeted tenant base with disabilities, these figures indicate the property would continue to be successful as traditional affordable housing.

DETAILED DEMAND ANALYSIS

To more accurately determine the capture rate for households that would be interested in renting units at the subject, we will eliminate homeowners from the field of potential renters and make an additional adjustments for household size. Further, we have determined that 75 percent of the units will be rented by households within the Arlington Heights, so only these units will be used in the capture rate calculations.

Renter Household Ratio

We start by subtracting the portion of renters that are not necessarily in the market for rental housing similar to the subject, as well as those that already own a home. According to 2016 ESRI estimates, approximately 24 percent of the households in Arlington Heights area are renters. However, given the cost of home ownership in the area, low-income households are much more likely to rent. Approximately 45 percent of households qualified for 30 percent AMI units rent, while 40 percent of those qualified for 60 percent AMI units rent.

Household Size Ratio

As the subject will offer only two-bedroom units, not all households will be willing to rent the units due to their household size. While a two-bedroom unit could accommodate an individual, we have focused on households of two to four persons, which comprise 62 percent of all households in Arlington Heights.

Market Area Ratio

We have estimated that 75 percent of the demand for the subject property will come from the village of Arlington Heights, with the remaining 25 percent coming from other parts of Cook County. Therefore, the capture rate calculations for the primary market area are based on twelve of the subject's 16 units.

Our detailed capture rate calculations are summarized in the following table.

Summary of Demand from Income-Qualified Households

	30% AMI Units	60% AMI Units	Total Demand
ESRI Estimate of 2013 Qualified Households	2,878	7,222	7,222
Renter Household Demand	45%	40%	41%
Household to Size Ratio	62%	62%	62%
Qualified Renter Households	803	1,791	1,836
Units Serving Income Group	4	12	16
Demand from Primary Market Area	75%	75%	75%
Units Serving Primary Market Area	3	9	12
Indicated Capture Rate (Units ÷ Qualified HHs)	0.4%	0.5%	0.7%

Given the small number of proposed units, detailed capture rates remain very low. The capture rate for 30 percent units is 0.4 percent, while 60 percent units generate an overall capture rate of 0.5 percent. The project's overall capture rate is 0.7 percent, highlighting significant demand for affordable housing.

OVERALL HOUSING NEED

The target tenant pools identified above will be further supplemented by referrals from HODC and partner social service providers such as WINGS, the Kenneth Young Center, and Alexian Brothers. The development partnership has been very successful in the past in coordinating these groups to identify housing needs within the community and advance a viable product to meet them.

HODC recently opened Axley Place, a similar 13-unit permanent supportive housing community in nearby Glenview (six miles southeast) in late 2016. The community includes a combination of one-, two-, and three-bedroom units and was fully-occupied upon completion. HODC capped the Axley Place waiting list at 100 applicants—nearly ten applicants for each unit—and Mr. Koenig indicated that a large number of additional households showed interest in applying. This represents a waiting period of several years for most qualified households, and highlights only a fraction of the demand for housing of this type.

UP Development has also completed several similar projects targeting tenants with mental disabilities. Myers Place was the first supportive housing development of this type completed in the northwest suburbs in 2013 and is located in neighboring Mt. Prospect. Demand has been overwhelming since its completion. Upon opening the application window approximately 150 submissions were made in the first several hours, essentially filling the property immediately. The waiting list was reopened in 2015 for a brief period, reaching its maximum length of 50 applicants within one hour. A second property, PhilHaven, opened in Wheeling in late 2016. Several hundred families attempted to apply the first day applications were accepted, with the waiting list for some unit types closing within four hours.

CONCLUSIONS

Heart's Place will create 16 two-bedroom permanent supportive housing units serving low-income disabled households. There are very few affordable housing options in Arlington Heights and neighboring communities, and no affordable facilities in the village that provide services for the targeted tenant base. The general demand for any type of affordable housing in Arlington Heights remains largely unmet, as evidenced by a very low capture rate of 0.2 percent under IHDA's methodology for calculating demand, and ACS data highlights nearly 3,000 qualified disabled individuals in the village.

The development team has had success in the past in meeting the supportive housing needs of the target group in other suburban Cook County communities. The property's coordination with local social service agencies will provide a significant number of supplementary tenant referrals, and the proposed two-bedroom layouts will accommodate larger households that have been historically ill-suited to studio and one-bedroom permanent supportive housing units. Overall, the project will have no negative impact on existing subsidized and market rate properties in the area and will be an asset to the community while filling an existing housing gap.

VIII. APPENDIX

1. ASSUMPTIONS AND LIMITING CONDITIONS
2. CERTIFICATION
3. QUALIFICATIONS

ASSUMPTIONS AND LIMITING CONDITIONS

This economic analysis and study of housing needs is subject to the following limiting conditions and assumptions:

1. Information provided by various secondary sources is assumed to be accurate. However, this information cannot be guaranteed or construed to represent judgments by the consultant. Such information and the results of its application by the consultant are subject to change without notice.
2. The future course of the Cook County economy is based on our current understanding of the market and representations made to us. The future course of residential development is difficult to predict and our forecast is subject to change, although we deem our projections as reasonable given current information available.
3. We have analyzed the current economic conditions in the primary market area and have taken them into consideration in making our projections. However, should the local, regional, or national economies suffer a major recession or depression, this will have a material effect on our projections.
4. Our analyses, opinions, and conclusions were prepared in conformance with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute, of which Brad Beggs is a member.

CERTIFICATION

Development Strategies understands that this demand analysis is to be submitted to the Illinois Housing Development Authority (IHDA) and we certify that IHDA may rely on the data included in this document in its review of competing tax credit and financing applications. We agree to answer any questions regarding this report and our knowledge of the development proposal from IHDA staff and commissioners.

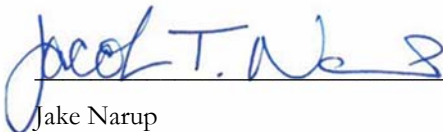
Development Strategies certifies that, to our knowledge and understanding:

- All information and procedures used to establish the study were from factual data and prepared in a professional manner.
- Development Strategies meets IHDA's requirements for professional services firms, including registration with the Illinois Department of Revenue to conduct business in Illinois, adequate insurance coverage, business tenure, and knowledge and experience in preparation of market studies for affordable housing projects using federal, state, and local funding.
- Development Strategies is a member of the National Council of Housing Market Analysts.
- Neither Development Strategies nor any of its employees has any direct or indirect identity of interest with any member of the sponsor's development team.
- Neither Development Strategies nor any of its employees has any direct or indirect ownership interest in the project.
- Our fee for preparation of this study does not rely in any way on the recommendations contained herein.
- No undue pressure or collusion with our client or its representatives exists in the findings and determination of the report.
- We have personally inspected the market area of the proposed development, including the site of the proposed development and each of the competitive properties.

Development Strategies, Inc.



Brad Beggs, MAI



Jake Narup



EDUCATION

Master of Urban Affairs,
Saint Louis University,
St. Louis, MO, 2013

Bachelor of Arts, Sociology and Political
Science, University of Illinois,
Champaign, IL 2011

CAREER SUMMARY AND BACKGROUND

Jake's experience is based in neighborhood development and outreach, where his work has focused on creating cohesive communities through resident empowerment. He works with the research team on various projects that include demographic and economic analyses, market research, and other research assignments.

Jake has been involved in a variety of projects including market studies, economic impact analyses, corridor studies, feasibility analyses, and various other projects. Prior to joining Development Strategies, Jake worked as a university research assistant in public policy, contributing to various neighborhood development initiatives in the city of St. Louis. Previously, he was a staffer in a community organizing office performing research and community outreach duties to assess the health impacts of environmental pollution in low-income neighborhoods.

EXPERIENCE

Market Studies

- Examine the feasibility of various proposed Low Income Housing Tax Credit (LIHTC) developments and/or rehabs in many states throughout the country including Missouri, Illinois, Pennsylvania, California, Michigan, the District of Columbia, and others.
- Compile demographic and housing data for market reports, including the creation and organization a database for affordable housing complexes in the St. Louis region.
- Examining the feasibility for potential residential and mixed-use development by gathering and analyzing data for sites in the St. Louis, Chicago, and Kansas City regions.
- Assessing market support for the reuse of the historic National Maritime Building in Manhattan, New York as a mixed-use medical facility.

Economic Impact Analysis

Data collection and research modeling economic impacts for the remediation and redevelopment of the River City Business Park, a brownfield site located in St. Louis, Missouri.

Neighborhood Plans

Provide market analysis and strategies, as well as economic strategies to help revitalize neighborhoods and districts.

Corridor Plans

Data collection and analysis for the future development of several nodes and neighborhoods in Kansas City, Missouri and Kansas, City, Kansas. Analysis of demographic and income projections, rental housing, for-sale housing, office space and retail demand.

Appraisals

Contributed to appraisals of newly built or rehabilitated multi-family and mixed-use properties in many cities including St. Louis, Chicago, Pittsburgh, Detroit, Kansas City, Los Angeles, Milwaukee, and others.



CAREER SUMMARY AND BACKGROUND

Brad is principal-in-charge of Development Strategies' real estate consulting division and also leads the firm's appraisal practice. With education in architecture, business, and construction management—in addition to over 25 years' tenure with Development Strategies—he brings a high level of expertise and credibility to each project.

He is a recognized expert in real estate valuation and has provided testimony in a variety of cases where the accurate value of property has been an issue. The valuations provided for these cases are easy to defend, as Brad uses his experience and the resources of Development Strategies to build a strong case for his conclusions.

His knowledge of the national real estate market has been a valuable asset that the firm has used in many consulting assignments. Brad has conducted or lent his experience to a wide variety of appraisals, market analyses, feasibility studies, highest and best use analyses and other projects requiring economic research and data analysis. He is an approved appraiser and market analyst for many lending institutions, state and local housing agencies, and the United States Department of Housing and Urban Development (HUD).

Brad acknowledges the great value and efficiency technology affords our industry and he is responsible for ensuring Development Strategies' computer network and information systems assist our professionals in making the best use of their time and resources. He was instrumental in creating a full time staff position for a Geographic Information Systems (GIS) professional who now assists with nearly every project handled by the firm.

EXPERIENCE

Brad has been involved with various market and investment value appraisal assignments of multifamily residential, commercial, industrial, and institutional properties, including vacant land as well as mixed-use projects, primarily in the Midwestern United States. He is recognized as an expert in the field of affordable, mixed-income, mixed-use, and market rate housing and has completed work on projects throughout the United States.

He is actively involved in the following types of projects:

- Expert testimony given in federal court, circuit court, and numerous depositions and condemnation hearings regarding issues of value. Non-testimony assistance provided in a number of additional court cases
- Valuations involving low-income housing and historic tax credits, grants, conservation easements, and favorable financing
- Market studies and appraisals for all types of senior housing
- Valuation and commentary on value methodology provided for real estate tax appeal cases
- Market studies, rent comparability studies, and repositioning analyses for Section 8 and other deeply subsidized housing projects
- Market and feasibility analyses, including focus group discussions and surveys, for various single-family and multiple-family housing developments in urban, suburban, and small town settings
- Market and investment value appraisals of Choice Neighborhood and HOPE VI public housing redevelopment projects in many cities
- Market analysis and redevelopment plans for numerous mixed-use districts including retail, office, hotel, and residential uses
- Hotel market studies and appraisals
- Valuation of special use properties, including schools, museums, sports facilities, concert halls, theatres, churches, etc.
- Highest and best use analysis and development strategies for a wide variety of properties in all types of locations

EDUCATION

Master of Business Administration
Washington University
Olin School of Business, 1991

All coursework completed and examinations passed for Master of Construction Management
Washington University
Sever Institute of Engineering

Bachelor of Arts, Architecture
Washington University
School of Architecture, 1990

REGISTRATIONS

Appraisal Institute, MAI

Certified General Real Estate Appraiser

- Georgia 362070
- Illinois 153001237
- Indiana CG40500281
- Kentucky 4879
- Michigan 1201074684
- Minnesota 40428193
- Missouri RA2973
- Ohio 2014004574
- Pennsylvania 4146
- Tennessee 4616
- Wisconsin 1928-10

Temporary license status in several states

PROFESSIONAL MEMBERSHIPS

Appraisal Institute (MAI)

CIVIC ACTIVITIES

The Missouri Growth Association
– Board of Directors

Habitat for Humanity of St. Louis

- Board of Directors, 2011 - Present
- Project Development Committee
- Real Estate Committee Chairman



MEMORANDUM TO: Alex Pereira
UP Development, LLC

FROM: Michael A. Werthmann, PE, PTOE
Principal

DATE: January 30, 2017
Revised March 21, 2017

SUBJECT: Parking Evaluation
Heart's Place
Arlington Heights, Illinois

This memorandum summarizes the results of a parking evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed Heart's Place supportive housing development to be located in Arlington Heights, Illinois. The site of the proposed development is located on the north side of Boeger Place just east of Arlington Heights Road. Heart's Place is proposed to provide a total of 16 apartments units for people who are living with disabilities. As proposed, the development is to provide a total of 25 parking spaces for a parking ratio of 1.56 spaces per unit. In addition, the development will have two offices with a total of 252 square feet that will be used by the property manager, a part-time maintenance person, and one to two case workers that will be at the development at any one time.

Village of Arlington Heights Parking Requirements

The Village of Arlington Heights Zoning Code requires 2.0 parking spaces per dwelling unit for residential developments regardless of the number of units and one space per 200 square feet for office space and medical or dental clinics. With a total of 16 units, the proposed development is required to provide a total of 30 parking spaces for the residential use and two parking spaces for the office use for a total of 34 parking spaces.

Projected Parking Demand

While the 25 parking spaces to be provided as part of the development do not meet the Village's parking requirements, a review of the development's proposed operation as well as previous parking surveys performed at similar developments demonstrate that the 25 parking spaces will be sufficient to meet the peak parking demand of the supportive housing development.

Operational Analyses. Supportive housing developments have greatly different parking characteristics than a typical residential development. The majority of the residents in supportive housing developments do not own a vehicle due to their financial limitations, even though they may have a driver's license. This is evident in **Table 1** which shows that similar supportive housing developments had a 0.08 to 0.35 vehicle ownership per occupied unit ratio. In addition, supportive housing developments typically have a limited number of employees. The proposed development is expected to have a maximum of two employees working at one time and two case workers at the facility at any one time. As such, it can be seen that the development would have a peak demand of approximately 10 vehicles (six for residents' vehicles and four for employee/case workers' vehicles) which is significantly lower than the 25 parking spaces that are proposed to be constructed as part of the supportive housing development.

Table 1
SURVEY OF RESIDENTS THAT OWN A VEHICLE
AT OTHER SUPPORTIVE HOUSING DEVELOPMENTS

Development	Occupied Units	Residents With Vehicles	Vehicles Per Occupied Unit
PhilHaven – Wheeling, Illinois	40	14	0.35
Myess Place – Mt. Prospect, Illinois	39	12	0.31
Independence Center – Waukegan, Illinois	44	4	0.091
English Manor – Waukegan, Illinois	14	2	0.143
Grand Apartments – Rockford, Illinois	45	5	0.111
Spaulding and Trumbull Apartments – Chicago, Illinois	25	2	0.080
New Hope Apartment Building – Peoria, Illinois	79	7	0.089

Parking Surveys of Supportive Housing Developments. The following summarizes previous parking surveys performed at several similar supportive housing developments:

- **Table 2** illustrates the results of parking surveys conducted by KLOA, Inc. in 2010 at the Independence Center located in Waukegan, Illinois. The surveys were conducted every two hours from 7:00 A.M. to 7:00 P.M. on a weekday and a Saturday. From Table 2 it can be seen that the development had a peak parking demand of four vehicles or a maximum parking ratio of 0.09 vehicles per unit.

- **Table 3** illustrates the results of the parking surveys conducted by the operators of the Spaulding and Trumbull Apartments in Chicago, Illinois and at the New Hope Apartment Building in Peoria, Illinois. It should be noted that both of these developments also contain office space similar to the proposed development. The surveys were conducted on a Monday and Wednesday in 2010 during the evening (7:00 P.M. to 8:00 P.M.). From Table 3 it can be seen that the developments had an evening parking demand of between 0.08 to 0.13 vehicles per occupied unit.

From Tables 2 and 3 it can be seen that the three existing supportive housing developments had a peak parking demand well below the 25 parking spaces to be provided as part of the proposed supportive housing development.

Table 2

PARKING SURVEYS - INDEPENDENCE CENTER, WAUKEGAN, ILLINOIS

Time	Number of Parked Vehicles	
	Saturday, January 30, 2010	Tuesday, February 2, 2010
7:00 A.M.	4	4
9:00 A.M.	4	2
11:00 A.M.	3	1
1:00 P.M.	3	1
3:00 P.M.	1	1
5:00 P.M.	0	2
7:00 P.M.	1	4
Note: Independence Center has a total of 44 units that are currently all occupied.		

Table 3

PARKING SURVEYS - SUPPORTIVE HOUSING DEVELOPMENTS

	Occupied Units	Monday		Wednesday		Vehicles per Occupied Unit (maximum)
		7:00 P.M.	8:00 P.M.	7:00 P.M.	8:00 P.M.	
Spaulding and Trumbull Apartments ¹	25	2	2	0	1	0.080
New Hope Apartment Building ¹	79	8	10	8	10	0.126
1 = Parking surveys performed by operators of the developments.						

Other Parking Surveys. It should be noted that parking rates for supportive housing developments are not provided in either the *Parking Generation Manual*, 4th Edition, published by the Institute of Transportation Engineers (ITE) or the *Shared Parking Manual* published by the Urban Land Institute (ULI). The land use most similar to supportive housing developments that is included in the publications is assisted living facilities. Based on the ITE *Parking Generation Manual*, assisted living facilities have an average peak parking demand of 0.41 vehicles per unit, which is considerably less than the 1.56 parking spaces per unit ratio to be constructed as part of the proposed supportive housing development.

Conclusion

Given the parking characteristics of supportive housing developments, the 25 parking spaces to be provided by Heart's Place will be sufficient to meet the total parking demands of the supportive housing development. This is due to the very low number of residents that own a vehicle and the limited number of employees and case workers (one to two). Further, the parking surveys at similar developments provide further evidence to the limited parking demand experienced at a similar supportive housing development.

April, 2017 Parking Counts for Myers Place and Philhave

At the direction of the Planning Staff, the petitioner conducted parking counts at the Myers Place and Philhaven developments, respectively located in Mount Prospect and Wheeling, IL. The parking counts were conducted at three points during the day (morning, afternoon, and evening), once in a weekday and once on the weekend. The exception is the weekend date for Philhaven, when staff availability limited us to a single count in the morning. These parking counts were conducted by the property manager or other staff at each development, during the week of April 10th, 2017. Vehicles counted include those owned by residents, staff members, service providers, and visitors and guests. Not counted were vehicles that pertain to construction (in Philhaven) or the commercial portion of the development (in Myers Place).

As the data below reveals, the highest level of use seen at either development represents a ratio of no more than around 0.6 occupied parking spaces per occupied unit, and that ratio usually remains under 0.5. Applying these ratios to the Heart's Place proposal results in a expected maximum number of occupied parking spaces of 10, which is comfortably lower than the proposed 33 spaces. Below please find the data collected:

Myers Place

39 occupied units, 67 total parking spaces

Wednesday, April 12th, 2017

Morning 11 / 67

Afternoon 7 / 67

Evening 11 / 67

Saturday, April 16th, 2017

Morning 13 / 67

Afternoon 8 / 67

Evening 12 / 67

Max. parking spaces used: 13

(0.33 parking spaces per occupied unit)

Philhaven

37 occupied units, 65 total parking spaces

Tuesday, April 11th, 2017

Morning 21 / 65

Afternoon 18 / 65

Evening 17 / 65

Saturday, April 16th, 2017

Morning 13 / 65

Afternoon and Evening counts were not conducted.

Max. parking spaces used: 21

(0.57 parking spaces per occupied unit)

We hope the above parking count, along with the parking study conducted by KLOA, Inc. previously furnished by the petitioner, satisfactorily addresses any concerns regarding the parking supply proposed at Heart's Place. If you have any questions, please do not hesitate to ask.

LOT 2 AND 3 IN HARDEE'S DUNDEE ROAD RESUBDIVISION; BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 26, 1986 AS DOCUMENT 86439262, IN COOK COUNTY, ILLINOIS.

THE PREMISES COMMONLY KNOWN AS:
120-122 BOEGER DRIVE ARLINGTON HIEGHTS, IL. 60004
PARCEL AREA = 40,435 S.F.
PIN: 03-08-100-054
03-08-100-053

The site plan illustrates the layout of three lots and their associated infrastructure. Lot 1, located at the top, contains a sanitary manhole (RM=703.01, INV.=697.81) and a grease manhole (RM=703.63, FULL). Lot 2, in the center, features a transformer pad, electric meters, and a catch basin. Lot 3, on the right, includes a sanitary manhole (RM=705.24, INV.=695.56) and a catch basin. The plan also shows various easements, including a 10-foot easement for public utilities and drainage along the western boundary and a 20-foot easement for ingress and egress along the eastern boundary. The plan is bounded by Boeger Drive to the south and a 10-foot easement for public utilities and drainage to the west. The plan includes a north arrow and a scale bar.

STATE OF ILLINOIS
COUNTY OF LAKE S.S.

I, BRYAN J. LEE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND STAKED THE LAND AS DESCRIBED IN THE ABOVE CAPTION. ANY STRUCTURES SHOWN HEREON WERE LOCATED BY ME OR UNDER MY DIRECTION AND THE PLAT DRAWN HEREON IS A CORRECT REPRESENTATION OF SAID SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED AT GRAYSLAKE, ILLINOIS THIS 12th DAY OF
February, A.D. 2010.

ILLINOIS PROFESSIONAL LAND SURVEYOR 35-3616
MY LICENSE EXPIRES 11-30-18
PROFESSIONAL DESIGN FIRM NO. 184-002732

UPDATED SURVEY 12-29-2016 B.J.L.

BENCHMARK:
MONUMENT RECOVERY SHEET
VILLAGE OF ARLINGTON HEIGHTS, ILL
#3436 KENNICOTT, ARLINGTON HEIGHTS, IL
MONUMENT 6
1" DISC ON THE NORTH OF A CONCRETE BASE
FOR A TRAFFIC SIGNAL MAST ARM, 52'+/-
SOUTH OF THE CENTERLINE OF DUNDEE ROAD
AND 32'+/- WEST OF THE CENTERLINE OF KENNICOTT.
NAVD 1988
ELEVATION = 742.25

UNDERGROUND UTILITY LEGEND:

—C—C—C—	= CABLE
—E—E—E—	= ELECTRIC
—G—G—G—	= GAS
—T—T—T—	= TELEPHONE

FIELDWORK COMPLETED: 12-27-16
CLIENT NAME: UP Development, LLC.
ADDRESS: 900 W Jackson Blvd. Suite 2W
Chicago, IL 60607

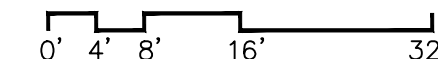
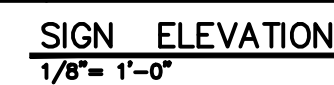
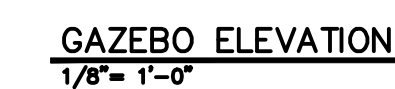
NOTES:

PLAT IS VOID if the Impressed Surveyors Seal does not appear.

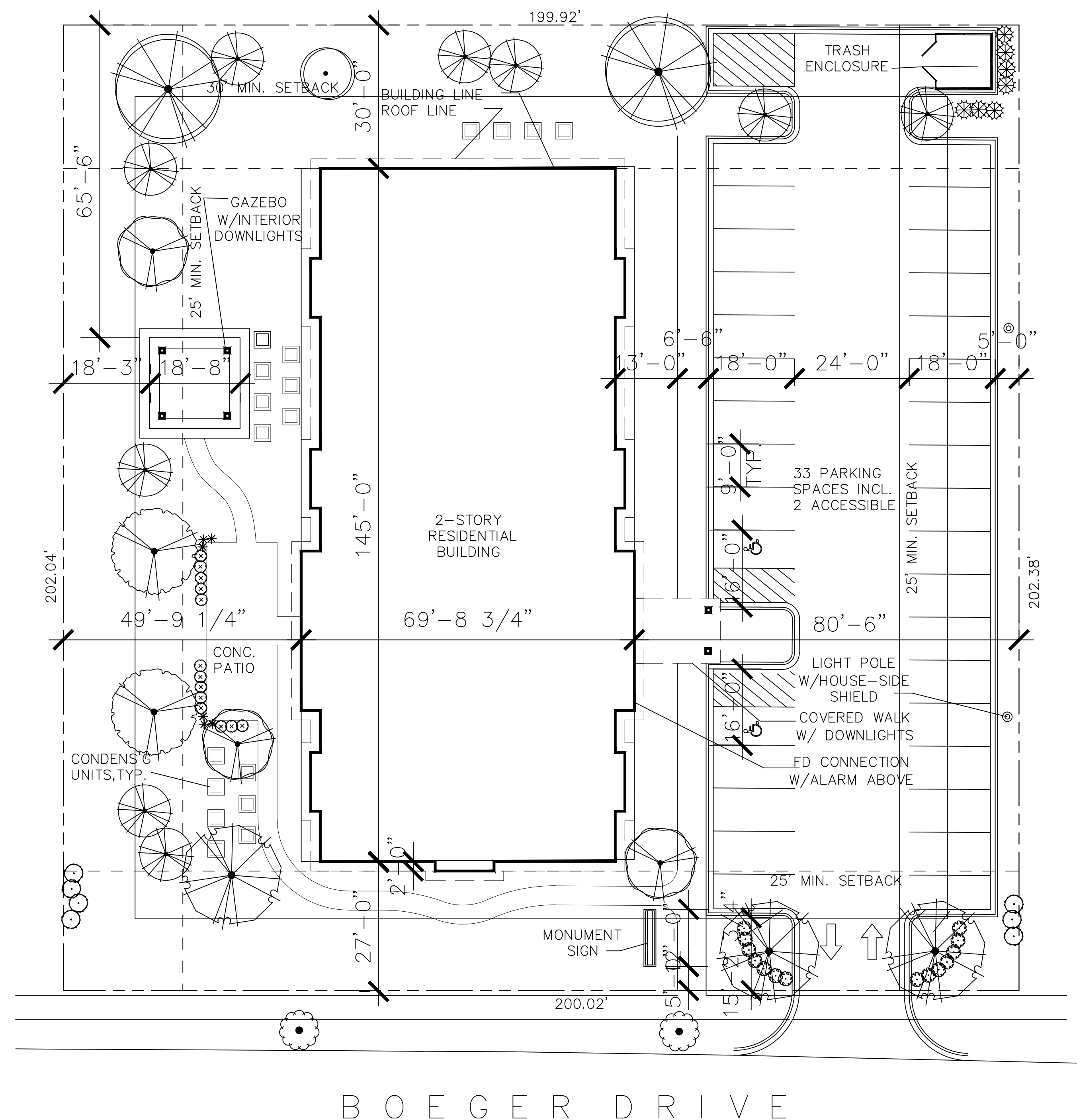
Only those Building Lines or Easements shown on a Recorded Subdivision Plat or From a Recorded Document are shown hereon: check local ordinances before building.

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

R.E. ALLEN AND ASSOCIATES, LTD.
PROFESSIONAL LAND SURVEYORS
31 S. SLUSSER STREET, GRAYSLAKE, ILLINOIS 60030
GRAYSLAKE 847-223-0914 ILLINOIS

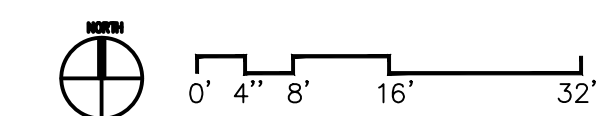


PROJECT DATA			
ZONING DISTRICT	EXISTING	PROPOSED	BUILDING CODE DATA
	B-1 BUSINESS, LIMIT'D RETAIL B-2 GENERAL BUSINESS	I-1 INSTITUTIONAL	
	REQUIRED/ALLOWED I-1 INSTITUTIONAL	PROPOSED I-1 INSTITUTIONAL	CONSTRUCTION TYPE: VB
MIN. LOT SIZE	2 ACRES	0.93 ACRE	MAXIMUM HEIGHT: 2 STORIES / 40'
MIN. LOT AREA/UNIT	2400 SF	2500 SF	
MAX. BLDG COVERAGE	40% = 16,160 SF	24% = 9,605 SF	TABULAR AREA: 4500 SF PLUS INCR.
MAX. LOT COVERAGE	NA	58% = 23,692 SF	
REQ. YARDS	25' FRONT 30' REAR 25' SIDE	25' FRONT 30' REAR 80'-6" EAST SIDE; 49'-9 1/2" WEST SIDE	PERIMETER INCREASE: (248 - 0.25) X 30 = 25
MAX. FLOOR AREA RATIO	1.0 = 40,400 GSF	0.47 = 18,800 GSF	
MAX. BLDG. HEIGHT	45'	24'-6"	SPRINKLER INCREASE: 4500+(4500X.25) + (4500 X 2) = 14,625
MIN. PARKING REQ.	2 SPACES/UNIT= 32	33 SPACES	ALLOWABLE AREA: 14,625 SF
MIN. UNIT SIZE	750 SF/2-BR UNIT	MIN. 763 SF	



BOEGER DRIVE

SITE PLAN

$$1/16'' = 1' - 0''$$



UP Development, LLC

120 -122 EAST BOEGER DRIVE ARLINGTON HEIGHTS, ILLINOIS

HEART'S PLACE

CORDOGAN CLARK & ASSOCIATES, INC.
: ARCHITECTS ▪ ENGINEERS :



Plan Commission
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

RECEIVED

FEB 14 2017

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Re: PUD proposal for Heart's Place – 120 W. Boeger Dr. & 5 W. Dundee Rd.

February 10, 2017

Dear Members of the Plan Commission,

Please accept the enclosed materials as our submittal for a PUD proposal for the Heart's Place development, to be located on the adjoining lots at 120 W Boeger Dr (PIN 0308100054) and 5 W Dundee Rd (PIN 0308100053).

Heart's Place will be a 16-unit, Permanent Supportive Housing apartment building for people living with disabilities and in need of supportive services, to be developed using competitive low-interest loans and grant funds from the Illinois Housing Development Authority. As you know, the Village Board denied the requested variances for a different supportive housing project in 2010, with the majority of the Board comments relating to density and parking variances. As the land has remained vacant in the years since, the project is now redesigned to eliminate those variances and the current building scope and program design are tied very closely to the Village's goals. Demand for Heart's Place is expected to far surpass the limited number of units represented in this proposal, as evidenced in the market study as well as seen in our shared leasing experiences of similar developments.

In response to several non zoning related questions raised in the Plat & Subdivision committee, please see below:

1. What is the target population of Heart's Place?

Heart's Place will be a disability-neutral Permanent Supportive Housing (PSH) development. That means that residents considered for Heart's Place will include adult family members or individuals with any sort of disabling condition (physical, developmental, or mental) that is serious enough to cause a disability, but not so serious as to require institutional or supervised living. A variety of household compositions – including parents with children, related adults, unrelated 'roommates', and persons that require live-in assistance – will be considered.



2. Will Heart's Place house homeless individuals?

Heart's Place will not provide emergency shelter or transitional housing for the homeless. As a PSH development, and in accordance to Priority Need #3 identified in the Consolidated Plan, it will enable persons with special needs who are not currently homeless to live healthily and as independently as possible. Additionally, in accordance to Priority Need #2, Heart's Place will work with referral agencies and service providers to provide permanent homes to households in the community who are at risk of homelessness or were formerly homeless.

HODC is proud to partner with Wings, Pads and other well respected area agencies on this project, all of whom will have access to units for tenant referrals.

3. What security measures will be provided within the property?

Heart's Place will have security cameras in all common areas, both inside and outside. Management staff, maintenance staff, case managers and service providers will be present at the site during business hours to provide management, maintenance, and supportive social services as needed.

Thank you for this opportunity to bring much-needed affordable and supportive housing to Arlington Heights. Please accept this invitation to tour either a HODC or UPD permanent supportive housing development in advance of the public hearing. Our shared experience is that individuals who are not familiar with the product type are very impressed with a tour and opportunity to meet residents who have benefited so greatly from a municipal commitment to those with special needs. We look forward to receiving your comments and answering any questions that may be pending about the project.

Sincerely,

Richard Koenig
Executive Director
Housing Opportunity Development Corporation

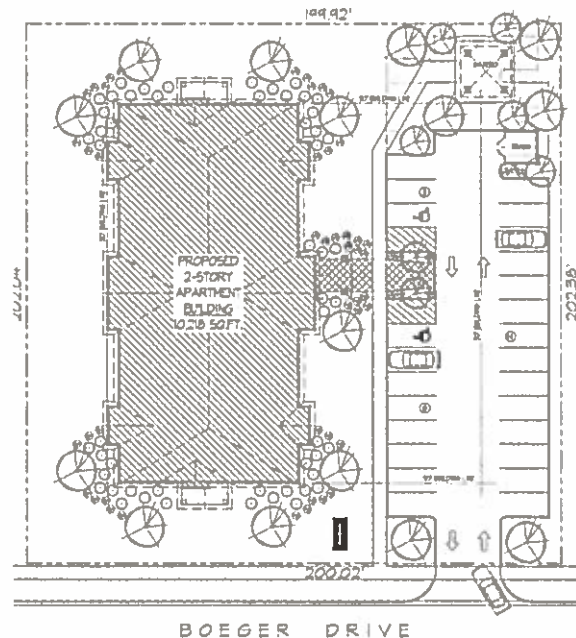


HOUSING
OPPORTUNITY
DEVELOPMENT
CORPORATION



Heart's Place – Arlington Heights, IL

Heart's Place will be a new construction apartment building at 120 & 122 E. Boeger Drive in Arlington Heights, IL. This is the same site as the previously IHDA-approved Boeger Place (2010 LIHTC Award), which was denied by the Village Board due to requested variances, specifically for parking reductions and increased density. Now re-designed as a small, family permanent supportive housing development, Heart's Place will be a 16-unit apartment building targeted towards people living with disabilities and needing access to services. The first floor will be a mixture of ancillary residential spaces including offices, laundry and a community room. The unit mix will include two bedroom apartments of various sizes and targeted to different referral lists, all qualified as supportive households (please see project timeline and details on the next page).



The Project site has been vacant for many years, is located in a well-established mixed-use area and is conveniently located near many public and private amenities. The surrounding area incorporates multi-family developments, commercial uses, recreational areas and public schools along West Dundee Road, a major roadway in the area. Additional amenities within walking distance include retail stores, restaurants, a bank, and a pharmacy, in addition to parks, schools, and healthcare facilities. Arlington Heights offers many opportunities for employment in multiple sectors likely to have wages consistent with affordable housing, such as retail, service, manufacturing, and hospitality.

Heart's Place residents will have access to a full spectrum of supportive services, including case management, life & parenting skills, and employment support, that are individually tailored to their needs and designed to encourage independent living. Services will be offered through a network of community-based service providers under the coordination of the Housing Opportunity Development Corporation ("HODC"). HODC has many years of experience partnering with supportive services agencies throughout the north and northwest suburbs including Thresholds, WINGS, Catholic Charities, CEDA Northwest, Center of Concern, Journeys, Kenneth Young Center, Alexian Brothers, TLS for Veterans, Access Living and others. HODC has a reciprocal relationship with many of these agencies for tenant referrals and the provision of on-site services for residents at its residential developments, which ensures that residents have access to the programs and services they need to remain independent.

RECEIVED

FEB 14 2017

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



This project is a strong candidate for IHDA's new Permanent Supportive Housing Development Program, a new program created to fund small supportive housing projects that are not a good fit for Tax Credit funding. This new program recognizes the realities and needs of communities such as Arlington Heights, where there is a serious deficit of supportive housing but the development size is limited by the largely built-out nature of the community. Heart's Place was thus carefully re-designed to meet the state's requirements, the goals of the Arlington Heights community, and the needs of the vulnerable populations it will serve.

Project details:

Timeline

PUD & IHDA Applications	February 2017
Closing / Start Construction	Summer 2017
Begin Marketing / Lease-up	Spring 2018
Finish Construction	Summer 2018
100% Occupancy	Winter 2018

Building height 24'-6"

Number of stories Two

Number of units 16

Tenancy structure Rental

Green features & Sustainable design

- Enterprise Green Communities 2015 Certification
- HERS rating of 75 or lower

Affordability and Project Rental Rates

Heart's Place

120-122 E. Boeger Drive, Arlington Heights

Heart's Place will provide 16 2-bedroom units of rental housing in the northwestern area of Arlington Heights. **In compliance with the local Housing Commission guidelines for buildings with 6-25 units, the project will provide a minimum of 10% of all units at rents deemed "affordable" per the Guidelines.** These 2 units will be maintained at affordable rents for tenants (subject to annual inflation and local Guideline updates) in perpetuity, and recorded by deed restriction for compliance.

We plan to pursue a variety of different financing mechanisms which will determine the final rental mix. First we will pursue the Illinois Housing Development Authority's Permanent Supportive Housing Development Program, to be complemented as necessary by low interest rate loans and grants. We hold expertise in these highly competitive programs, all of which would more than satisfy the local guidelines for affordability. Ideally, all of the units will be rented at affordable rates.

Proposed market rents are contemplated at \$1298 per month for each apartment at Heart's Place. This figure is contingent on the development receiving an allocation of funds from the state, as well as project-based subsidies from other sources. Rental subsidies would ensure the tenants do not pay more than 30% of their income towards the rent. The maximum tenant contribution for a 2BR unit is \$1,026. This rental figure is subject to change as the financing mix changes.

We understand the VAH commitment to the creation of affordable housing and respect the "fee in lieu" imposed on developers who cannot create viable solutions to house a diverse local population. We believe affordable housing is critical for the community and are committed to ensuring Heart's Place complies with the guidelines for a minimum of 10% of the units to be rented at affordable rates in perpetuity.

RECEIVED

FEB 14 2017

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

LIVING
LUXURY
COMMERCIAL
RENTAL
NEW CONSTRUCTION



Via Email

March 18, 2017

Ms. Jessica H. Berzac
Principal, VP of Development
UP Development LLC
Suite 2W
900 West Jackson Boulevard
Chicago, Illinois 60607

Re: 120 East Boeger Drive, Arlington Heights, Illinois 60604

Dear Jessica,

In accordance with your request Jameson Real Estate ("Jameson") has looked back over the marketing and prospect activity for the above referenced property. Following and enclosed is a summary report.

The property has been openly offered for sale since April 2006; perhaps earlier prior to Jameson's affiliation. Ownership took the property off the Multiple Listing Service from July 2008 to September 2013. Also, most of 2010 it was under contract with Daveri Development. However, Jameson has continuously maintained property information and availability in a number of subscription real estate databases favored by developers and their agents.

The land area is approximately 40,860 square feet or .94 acres. The asking price has been reduced twelve (12) times. Starting at \$959,000 or \$23.47 per square foot and dropping to \$299,000 or \$7.32 per square foot, a cumulative reduction of 69%.

Jameson Real Estate
425 West North Avenue
Chicago, Illinois 60610
Phone 312 751 0300
Fax 312 335 0886
jameson.com

March 18, 2016

Ms. Jessica H. Berzac

UP Development LLC

Re: 120 East Boeger Drive, Arlington Heights, Illinois 60604

Page: 2

During active marketing periods fifty-four (54) prospects inquired or were engaged by Jameson. The only offers received were submitted by Daveri Development and its successor, UP Development. Attempts to prompt offers at any price to start bargaining never succeeded.

Originally Jameson saw the site as a candidate for an owner/user building for office, medical office or destination retail uses. The extension of Boeger Drive to Old Arlington Heights Road made the site far less remote, but has yet to have a discernable impact on its marketability.

The attached report details prospect activity in several ways since 2007 including the identity of each inquirer.

Cordially,



Robert E. Thomas

RET/rwh

Enclosure, three pages

Jameson Real Estate, LLC
425 West North Avenue
Chicago, Illinois 60610

Property: 120 East Boeger Drive, Arlington Heights, Illinois 60004
Report: Prospect Summary as of March 2017
Author: Robert E. Thomas
File Name: 120 East Boeger - 03.2017 Prospect Summary
File Date: 18-Mar-17

Prospects - By Date

2007	23	43%
2008	12	22%
2009		
2010		
2011		
2012		
2013	2	4%
2014	6	11%
2015	6	11%
2016	5	9%
2017		
Total	54	100%

Prospects - By Contact

Principals	30	56%
Agents	24	44%
Total	54	100%

Prospects - By Use

Assisted or Senior Living	2	4%
Automotive Related	2	4%
Childcare	3	6%
Industrial	3	6%
Multi-Family	2	4%
Office	4	7%
Medical Office	6	11%
Retail	4	7%
Other	5	9%
Unidentified	23	43%
Total	54	100%

Jameson Real Estate, LLC
 425 West North Avenue
 Chicago, Illinois 60610

Property: 120 East Boeger Drive, Arlington Heights, Illinois 60004
 Report: Prospect Summary as of March 2017
 Author: Robert E. Thomas
 File Name: 120 East Boeger - 03.2017 Prospect Summary
 File Date: 18-Mar-17

	Date	Contact	Status	Use
1	Jul-07	Azhar Satti	Principal	Unidentified
2	Jul-07	Century 21 1st Class	Agent	Unidentified
3	Jul-07	Coldwell Banker Schaumburg	Agent	Unidentified
4	Jul-07	J.G. Karris	Principal	Office Development
5	Jul-07	Poseidon Development	Principal	Unidentified
6	Aug-07	Evergreen Commercial	Agent	Medical Office
7	Aug-07	Glen Lake Capital	Principal	Medical Office
8	Aug-07	Prasad Bhatt	Principal	Unidentified
9	Aug-07	RMK Enterprises, Inc.	Principal	Unidentified
10	Aug-07	Terraco, Inc.	Principal	Retail Development
11	Sep-07	Dr. Martin Matus	Principal	Medical Office, Optometric
12	Sep-07	Grubb-Ellis	Agent	Office Development
13	Sep-07	Picket Fence Realty	Agent	Retail Development
14	Sep-07	RE/MAX Commercial	Agent	Unidentified
15	Oct-07	Bradford Allen	Agent	Medical Office
16	Oct-07	Brian Zatz	Principal	Unidentified
17	Oct-07	Enterprise Rent-A-Car	Principal	Automotive - Auto Leasing
18	Oct-07	June Simonian	Agent	Medical Office
19	Oct-07	McShane Construction	Principal	Unidentified
20	Oct-07	RE/MAX Northern Illinois	Agent	Unidentified
21	Oct-07	Summit Real Estate Investments	Principal	Medical Office
22	Nov-07	Children of America	Principal	Child Care Facility
23	Dec-07	Feddy O'Shanna	Principal	Unidentified
24	Jan-08	Darwin Realty	Agent	Automotive - Truck Leasing
25	Jan-08	Emercore Group	Principal	Unidentified
26	Jan-08	Mr. Wesley	Principal	Assisted or Senior Living
27	Jan-08	The Glazier Group	Principal	Retail Development
28	Jan-08	Volan Selen	Principal	Unidentified
29	Mar-08	Jameson Realty Group	Agent	Landscape Contractor
30	Apr-08	Children of America	Principal	Child Care Facility
31	Apr-08	Knowledge Learning Corporation	Principal	Child Care Facility
32	Apr-08	Stark & Company	Agent	Unidentified
33	May-08	Sperry Van Ness	Agent	Assisted or Senior Living
34	Jun-08	Amed Manzoor	Principal	Office Development
35	Jun-08	Chicago Downtown	Agent	Unidentified
36	Jan-13	ReMax Villager	Agent	Commercial
37	Sep-13	Real Estate Connect	Agent	Unidentified

Jameson Real Estate, LLC
425 West North Avenue
Chicago, Illinois 60610

Property: 120 East Boeger Drive, Arlington Heights, Illinois 60004
Report: Prospect Summary as of March 2017
Author: Robert E. Thomas
File Name: 120 East Boeger - 03.2017 Prospect Summary
File Date: 18-Mar-17

	Date	Contact	Status	Use
38	Jan-14	George G. Kaplan	Principal	Unidentified
39	Jan-14	LED Broker	Agent	Multi-Family
40	Aug-14	Short Sales .Com	Agent	Short Sale
41	Sep-14	Charles Rutenberg Realty	Agent	Short Sale
42	Nov-14	General Capital Group	Principal	Unidentified
43	Nov-14	Jameson Real Estate	Agent	Industrial
44	Jan-15	Sandra Nicole	Agent	Commercial or 'Multi-Family
45	Feb-15	Cruz Sanchez-Durand	Principal	Unidentified
46	Mar-15	Grobmar Real Estate LLC	Principal	Build to Suit
47	Mar-15	Reed Fellars	Principal	Unidentified
48	Mar-15	Summit Design Build	Principal	Industrial
49	Sep-15	Jameson Real Estate	Agent	Retail
50	Jan-16	Development Services Group	Principal	Unidentified
51	Mar-16	Morgan Group Development	Principal	Unidentified
52	Jun-16	Brian Properties	Agent	Office
53	Aug-16	BeSpoke Commercial Real Estate	Agent	Unidentified
54	Oct-16	UP Development	Principal	Muilti-Family, Supportive

=====

Summary of Faith in Action Open Meeting & Heart's Place Proposal Presentation

Location: Our Savior Lutheran Church – 1234 N Arlington Heights Road
Date & Time: March 7th, 2017 at 7pm

RECEIVED
MAR 23 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Since the PUD application process started for the Heart's Place project, the owners and occupants of surrounding sites were notified regarding the project through two separate mailings, sent out on February 7th and 23rd. On the second of these mailings, the residents were invited to a neighborhood meeting two weeks hence, on March 7th, where the project would be discussed and the developer team could answer questions from the attendants. Contact information for the developer team was also provided, with a statement that the team would welcome questions at any point.

The meeting took place as planned. We had a really good turn out, with nearly 30 people in addition to the development team. After refreshments were served, there was a brief introduction by the Faith In Action and the Task Force members present. The meeting was hosted by Faith In Action, which are faith-based social and housing advocacy groups based in Arlington Heights and surrounding communities. They provided an overview of their work to date and highlighted the need for supportive housing in the region.

Following this introduction, Richard Koenig, Executive Director of Housing Opportunity Development Corporation, introduced the development team, provided an overview of what permanent supportive housing means, shared the project's history and the details of our current proposal. He explained that we are currently requesting a zoning change and specific variances, all pending a PUD approval from the Village, and that the next step in this process is a Plan Commission hearing, to take place tentatively on April 12th.

After Richard's presentation, the development team answered questions from the attendees. These included questions on how the financing works, what are the chances of such financing not coalescing in time, what kinds of amenities surround the site, why there are so few similar projects in the region, details on design and service provision, and the development team's experience with PSH projects and populations.

The meeting concluded around 9pm.

Attached you will find a copy of the meeting agenda, a letter inviting the neighbors to the meeting along with a list of addresses that received said letter, and the meeting's sign-in sheet.



RECEIVED

MAR 23 2017

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

FURMAN CENTER POLICY BRIEF

The Impact of Supportive Housing on Surrounding Neighborhoods: Evidence from New York City

This policy brief is a summary of the Furman Center's research on the effects supportive housing has on the values of surrounding properties. The full study is available at <http://furmancenter.nyu.edu>.

What Is Supportive Housing?

Supportive housing is a type of affordable housing that provides on-site services to people who may need support to live independently. Residents may include formerly homeless individuals and families, people with HIV/AIDS or physical disabilities, young people aging out of foster care, ex-offenders, people with mental illness or individuals with a history of substance abuse. Residents in supportive housing developments, unlike those in temporary or transitional housing options, sign a lease or make some other long-term agreement. Developments provide a range of services to residents, which can include case management, job training and mental health or substance abuse counseling. Supportive housing developments are run by non-profit organizations that typically provide both support services and management.

Researchers have found supportive housing to be an effective and cost-efficient way to house disabled and formerly homeless people.¹ The combination of permanent affordable housing and support services is seen as key to providing a stable environment in which individuals can address the underlying causes of their homelessness—at far less cost than placing them in a shelter or treating them in a hospital.

¹ See, e.g., Culhane, Dennis, Stephen Metraux and Trevor Hadley. 2002. Public Service Reductions Associated with Placement of Homeless Persons with Severe Mental Illness in Supportive Housing. *Housing Policy Debate*. 13(1): 107 - 163; Lipton, Frank R., et al. 2000. Tenure in Supportive Housing for Homeless Persons With Severe Mental Illness. *Psychiatric Services*. 51(4): 479-486.



Supportive Housing in NYC

Supportive housing grew out of attempts in the late 1970s and early 1980s to provide services to mentally-ill individuals who were homeless or living in substandard, privately-owned Single Room Occupancy (SRO) buildings. Soon thereafter, nonprofit groups formed to rehabilitate the housing in addition to providing on-site services.

By 1990, New York City nonprofits were operating over 2,000 units of supportive housing. The success of these efforts led the state and city to sign a historic joint initiative to fund the creation of thousands of new supportive housing units for homeless persons with mental illness. The "New York/New York Agreement," signed in 1990, was the first of three initiatives that have helped spur the development of over 14,000 units in more than 220 supportive housing residences in the city for formerly homeless and inadequately housed people with a range of disabilities. As Figure A shows, the overwhelming majority of these developments were built in Manhattan, Brooklyn and the Bronx. As seen in Figure B, there has been

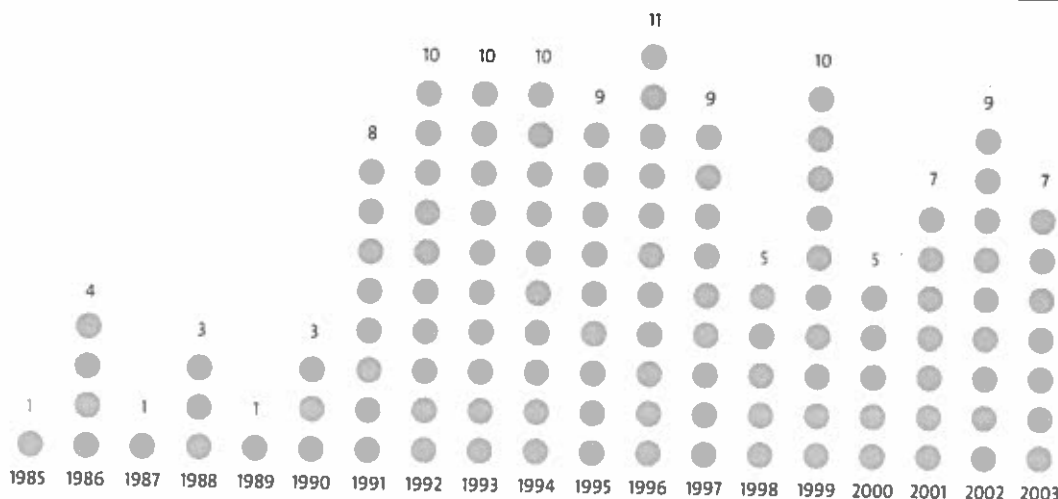
Figure A: Supportive Housing Developments in Our Study by Borough (as of 2003)



fairly steady development throughout the past two decades, with a big building boom following the 1990 NY/NY agreement.

Signed in November of 2005, the "New York/New York III Agreement" was the largest yet, committing \$1 billion to create 9,000 units of supportive housing (both scattered-site and single-site²) for homeless and at-risk individuals and families with disabilities in New York City over ten years. The large scope of this initiative ensures that there

Figure B: Supportive Housing Developments Completed Annually



Note: This figure includes all developments examined in this study: all supportive housing opening in New York City before 2004 that resulted from new construction or the gut renovation of a vacant building.

² Our research looks only at the impact of single-site supportive housing (developments in which the supportive housing units all are located in a single building with on-site social services), but it is important to note that New York City has an additional 9,000 supportive housing units that are scattered-site (dispersed within non-supportive housing buildings).



will continue to be a robust development pipeline of supportive housing to house homeless New Yorkers living with mental illness and other challenges.

As providers of supportive housing begin to implement the NY/NY III agreement, however, they are encountering two related and significant obstacles: New York City has a serious shortage of land suitable for building such developments; and community opposition to hosting supportive housing further limits the sites on which supportive housing can be built. The state and city require some form of public notification for all proposed supportive housing developments, and opposition by the local community often makes it difficult or impossible for developments to secure the necessary funding and land use approvals.

Despite the critical role that supportive housing plays in helping to address the problem of homelessness, communities asked to host the housing often resist, expressing fears that the housing will have a negative impact on the neighborhood. Neighbors voice worries, for example, that the supportive housing will increase crime, drain the neighborhoods' services and overburden its infrastructure, bring people to the community whose personal appearance or behavior will make residents and visitors uncomfortable, or otherwise decrease the quality of life in the neighborhood. They also commonly express a concern that supportive housing will depress the value of housing in the neighborhood, thereby depriving them of potential returns on their investment, and triggering a spiral of deterioration.

What Do We Know About Neighborhood Impacts of Supportive Housing?

Theoretically, supportive housing developments could either depress or raise neighborhood property values. If the development isn't well-maintained or doesn't blend in well with the surrounding community, it could have a negative impact on neighborhood property values. Similarly, if the residents of the new supportive housing engage in offensive behavior or participate in or are targets for illegal behavior, the housing might cause prices to drop. On the other hand, if a new development is attractive and replaces a community eyesore, such as an abandoned or vacant property, or helps to house people who otherwise would be living on the streets nearby, it likely would have a positive impact on property values. Similarly, if the new development is a conscientious and good neighbor and provides useful services to the community, it could raise prices.

While some who oppose supportive housing may do so regardless of the facts, objective, credible research about the experiences other neighborhoods have had with supportive housing should help to inform discussions about proposed developments. Some researchers have studied the effects of group homes, but few have looked specifically at the supportive housing model. Moreover, previous studies have been limited by data constraints, including small sample sizes (as few as 79 units) and limited time frames, and have studied effects in low-density neighborhoods, making it difficult to generalize their results to denser urban settings.³

The Furman Center's research aims to fill this gap in the literature with a rigorous, large-scale examination of the impacts of approximately 7,500 units of supportive housing created in New York City over the past twenty years.

³ See, e.g., Galster, George, Peter Tatian and Kathryn Pettit. 2004. Supportive Housing and Neighborhood Property Value Externalities. *Land Economics*. 80(1): 35-54; for studies of precursors to supportive housing such as group homes, see, e.g., Colwell, Peter F, Carolyn A. Dehring and Nicholas A. Lash. 2000. The Effects of Group Homes on Neighborhood Property Values. *Land Economics*. 76(4): 615-637.



About Our Research

In order to measure the impacts of supportive housing on property values, we use a large dataset with information on the sales prices of all apartment buildings, condominium apartments and one to four family homes selling in the city between 1974 and 2005, as well as property-level data on the characteristics of the units sold. We link these data to a list of all the supportive housing developments and their addresses, which we compiled with assistance from the New York City Department of Housing Preservation and Development (HPD), the New York State Office of Mental Health (OMH), the Supportive Housing Network of New York (SHNNY)—the member association of nonprofit supportive housing providers in New York State, and the Corporation for Supportive Housing (CSH)—a financial and technical assistance intermediary to supportive housing providers. This comprehensive dataset includes 7,500 units in 123 developments that opened between 1985 and 2003 and either were newly constructed or the result of gut renovations of

vacant buildings.⁴ The median size of the 123 developments is 48 units.

Identifying the impacts of supportive housing on the values of neighboring properties is challenging, primarily because it is difficult to disentangle what causes what—to determine whether supportive housing affects neighboring property values or whether neighboring property values affected the decision to build supportive housing in the neighborhood. Developers of supportive housing might, for example, be more likely to build the housing on sites in neighborhoods with very low property values, because more city-owned sites are available in such neighborhoods, because community opposition may be lower in these neighborhoods, or because developers can only afford to build in neighborhoods with the lowest property values. In fact, a simple comparison of census tracts in the city reveals that in 1990, before most supportive housing was sited, tracts that now have supportive housing tended to have higher poverty rates and lower homeownership rates than tracts that do not (see Table A).

Table A: Demographics (as of 1990) for Census Tracts with and without Supportive Housing

<i>Indicator* (as of 1990)</i>	<i>All Tracts in NYC</i>	<i>Tracts that now have Supportive Housing**</i>	<i>Tracts without Supportive Housing</i>
Number of Tracts	2,217	102	2,115
Poverty Rate	19.3%	31.4%	18.4%
Homeownership Rate	28.6%	10.9%	30.5%

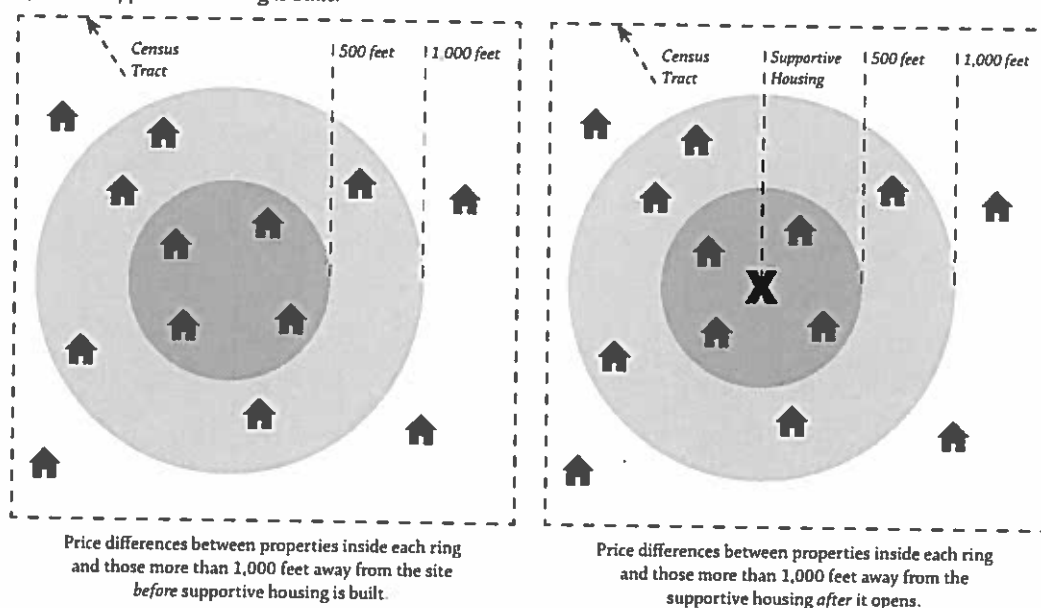
Source: 1990 Decennial Census data (NCDB). *All reported numbers represent the mean value across census tracts, weighted by population. **Tracts with supportive housing are those that are host to the 123 supportive housing developments in our study.

⁴ Because we are interested in the impacts new developments have on a neighborhood, our data on supportive housing developments only include new construction or projects that involved the complete, physical rehabilitation of a formerly vacant building. We did not include instances where an occupied building received cosmetic rehabilitation or was converted into a supportive housing development without undergoing substantial renovation.



Figure C: Methodology

Supportive housing development is represented by the X. We compare prices of properties within 500 feet and 1,000 feet of the development to similar properties in the same census tract but more than 1,000 feet away before and after the supportive housing is built.



We address this problem by controlling for the difference between the prices of properties very near to a supportive housing site and the prices of other properties in the same neighborhood before the supportive housing is constructed. Specifically, our research compares the price differences between properties within 500 and 1,000 feet of a supportive housing development, before and after it is built, with a comparable group of properties more than 1,000 feet from the site but still within the same census tract.⁵

Our strategy is illustrated in Figure C. Our approach controls for differences in prices between properties near to supportive housing sites and other properties in the neighborhood before supportive housing is built. It also controls for neighborhood price appreciation over time. Accordingly, we are able to specifically isolate the impact of the supportive housing. Our approach

also allows us to examine whether impacts vary with distance from the supportive housing development, because the impact on a property closer to a development might very well differ from impacts on properties still affected but further out in the 1,000 foot ring.

Finally, because impacts might be felt as soon as people learn that a supportive housing development is going to be built, and because construction of any building may bring noise, truck traffic, and other problems, we exclude the construction period from our estimate of property value differences between properties within the ring of supportive housing and those beyond 1,000 feet, before supportive housing opens.

⁵ One thousand feet is approximately the length of four North/South streets in Manhattan; across the city, on average, 1,000 feet is about the length of two blocks. While previous property value impact studies have looked at larger distances, it is unlikely that the relatively small developments we study would have an effect on property values many blocks away in the fairly dense Manhattan, Bronx and Brooklyn neighborhoods in which they are concentrated.



What Do We Find?

Our research finds little evidence to support neighbors' fears that supportive housing developments will reduce the price of surrounding properties over time. To the contrary, we find that the opening of a supportive housing development does not have a statistically significant⁶ impact on the value of the properties within 500 feet of the development.

We find that two to five years before a supportive housing development opens, properties within 500 feet of the site sell for almost 4 percent less than properties in the comparison group. This indicates that supportive housing developments are generally being built in areas that are more distressed than the surrounding neighborhood.

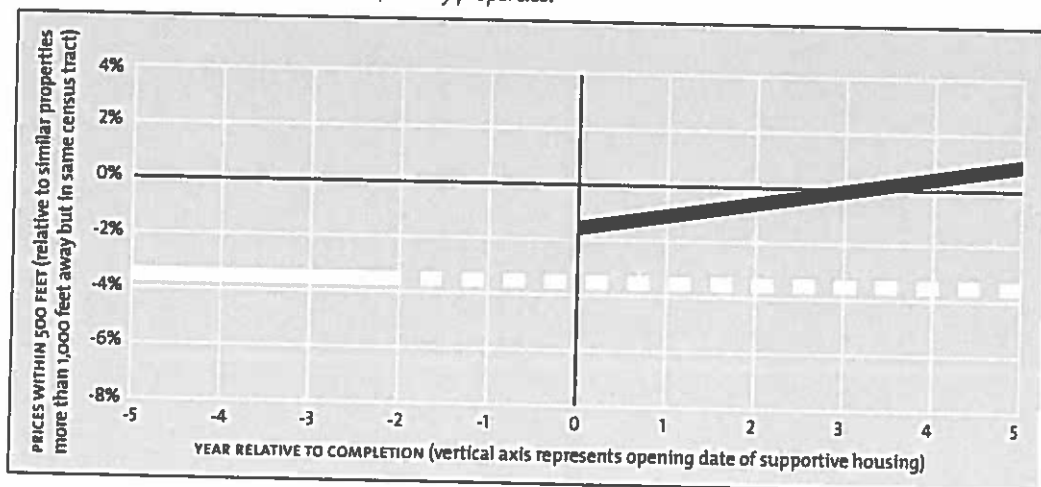
In the five years after completion, we find that the prices of those nearby properties experience strong and steady growth, appreciating more than comparable properties in the same neighborhood but further than 1,000 feet from the supportive housing.

As seen in Figure D, which illustrates the impact of a new supportive housing development of median size (48 units) on properties up to 500 feet away, there is a slight increase in the value of nearby properties when the development opens (compared with their value before construction began), but this difference is not statistically significant. After the supportive housing opens, we see a statistically significant rise in the value of these nearby properties, relative to property values in the comparison group. As a result, the four percent discount neighboring properties experienced before the supportive housing was built steadily narrows over time.

Moving farther away from the development, we find that properties between 500 and 1,000 feet away, unlike those less than 500 feet away, see a statistically significant drop in value when the building is under construction and when the supportive housing opens (compared to prices more than 1,000 feet from the development but within the neighborhood). But once again, we find that prices then show a steady relative gain in the years after completion. That pattern might suggest that the positive effects of the sup-

Figure D: Sales Prices of Properties Within 500 Feet of Supportive Housing Relative to Comparison Group, by Year Relative to Completion (For Median Size Development of 48 Units)

In this figure, the dotted line represents what we estimate would have happened to the prices of nearby properties had there been no new supportive housing development; the solid purple line represents the results of our analysis, which show steady growth in the value of nearby properties.



⁶ The term "statistically significant" refers to the likelihood that the differences between the groups being compared (in this study, the difference between the values of the properties near supportive housing and those further away) could have occurred by chance. If statistical methods show that results are statistically significant at the 95 percent level, we can be sure that the probability that the results are due to pure chance is five percent or less. Generally, researchers will consider results reliable only if they are statistically significant at the 90 (or higher) percent level.



portive housing are diluted farther away from the site and initially are outweighed by community uneasiness about the housing, but as the neighborhood grows comfortable with the supportive housing, prices show steady growth relative to the comparison properties.

In sum, our research reveals that the prices of properties closest to supportive housing—which are the properties opponents of supportive housing claim are most likely to be affected by the development—increase in the years after the supportive housing opens, relative to other properties located in the neighborhood but further from the supportive housing. Prices of properties 500 to 1,000 feet from the supportive housing may fall somewhat while the buildings are being built and as they open, but then steadily increase relative to the prices of properties further away from the supportive housing but in the same neighborhood. Our results accordingly suggest that over time, the values of homes near supportive housing do not suffer because of their proximity to the supportive housing.

Does the Size or Type of Supportive Housing Matter? Does the Population Density of the Neighborhood Matter?

Because of the diversity of supportive housing developments and the neighborhoods in which they are being built, we also wanted to evaluate whether characteristics of either the development or the neighborhood influence any effects the development has. We were somewhat surprised to find that the effects on neighboring property values do not depend on the size of the development (number of units) or the development's characteristics, such as whether the development sets aside a certain number of affordable units for neighborhood residents. The impact supportive housing has on property values also does not differ between lower and higher density neighborhoods.



GLASS FACTORY, a supportive housing development in the East Village, managed by BRC.



What Do These Findings Mean?

Our findings show that the values of properties within 500 feet of supportive housing show steady growth relative to other properties in the neighborhood in the years after supportive housing opens. Properties somewhat further away (between 500 and 1,000 feet) show a decline in value when supportive housing first opens, but prices then increase steadily, perhaps as the market realizes that fears about the supportive housing turned out to be wrong.

The city, state, and providers of supportive housing must continue to maximize the positive effects of supportive housing and ensure that supportive housing residences remain good neighbors. But the evidence refutes the frequent assertions by opponents of proposed developments that supportive housing has a sustained negative impact on neighboring property values.



JEROME COURT, a supportive housing development in the Bronx, managed by Palladia, Inc.

THE FURMAN CENTER FOR REAL ESTATE AND URBAN POLICY

is a joint research center of the New York University School of Law and the Robert F. Wagner Graduate School of Public Service at NYU. Since its founding in 1995, the Furman Center has become the leading academic research center in New York City dedicated to providing objective academic and empirical research on the legal and public policy issues involving land use, real estate, housing and urban affairs in the United States, with a particular focus on New York City. More information about the Furman Center can be found at www.furmancenter.nyu.edu.



WELLESLEY INSTITUTE
a decade of advancing urban health

10 YEAR
ANNIVERSARY
1998-2008

RECEIVED

MAR 23 2017

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

We Are Neighbours

**The Impact of Supportive Housing on Community,
Social, Economic and Attitude Changes**

Prepared by Alice de Wolff

May 2008

ADVANCED GRANTS

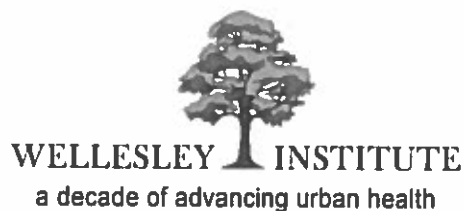
The Wellesley Institute's Advanced Grants programs supports and funds community-based research on housing, health equity, poverty, social exclusion, and other social and economic inequalities as key determinants of health disparities.

The Wellesley Institute's strategic focus is Health Equity, and we work in diverse collaborations and partnerships for social innovation, progressive social change, policy alternatives, and solutions to pressing issues of urban health and health equity.

A Community University Research Project: The Dream Team and the University of Toronto



University of Toronto



ACKNOWLEDGEMENTS

This project would not have been possible without the willing participation and insights of the tenants of the two supportive housing facilities featured in the study, the agency staff that support tenants in these buildings, and their neighbours who all took time to participate in interviews.

The Research Group thanks you all!

We Are Neighbours was funded by an Enabling Research Grant and an Advanced Research Grant from the Wellesley Institute.

Copies of this report and related documents can be found online at wellesleyinstitute.com and thedreamteam.ca.

Dream Team Research Group

The Dream Team

Linda Chamberlain
Phillip Dufresne
Carol Dunphy
Pedro Cabezas
Peter Lye
Neil McQuaid
Dennis Morency
Esther Mwangi
Eliana Roman
Mark Shapiro
Colin Shaw
Tony Sousa

Houselink

Lucy Gudgeon
Kelly Potvin
Carol Zoulalian

Accommodation, Information and Support

Marissa Bastidas

University of Toronto

Brent Berry
Assistant Professor of
Sociology

Research Coordinator

Alice de Wolff

Chinese Interpreters

Helen Ng
James Cheung
Raymond Wat

Transcription

Susanah Adegbesan
Laurel Clayton
Laura Hoddinott

Flyer distribution Building B Tenants

Artwork
Cori Sandler

May 2008

TABLE OF CONTENTS

Executive Summary	iii
1. Motivation For The Study	1
2. Research Background	4
3. Data And Methods	7
3.1 Selecting Buildings A and B	7
3.2 Developing The Interviews	7
3.3 Interview Respondents	10
3.4 Introduction to Building A	10
3.5 Introduction to Building B	11
4. Changes In The Neighbourhood	12
4.1 Recent History	12
4.2 Changes In Demographic Profile	13
4.3 Changes In Crime	13
4.4 Changes In Property Values: Building A's Street	13
4.5 Changes In Property Values: Building B's Street	14
5. Economic Footprint And Relations With Neighbourhood Businesses	15
5.1 Neighbourhood Businesses: Impact Of Supportive Housing	15
5.2 Tenants: Neighbourhood Economic Footprint, Building A	16
5.3 Tenants: Neighbourhood Economic Footprint, Building B	17
6. Neighbourhood Cohesion And Efficacy: Building A	18
6.1 Building A Tenants: Cohesion On The Street	18
6.2 Building A Neighbours: Cohesion On The Street	19
6.3 Building A Tenants: Contributions To Collective Efficacy	20
7. Neighbourhood Cohesion And Efficacy: Building B	23
7.1 Building B Tenants: Cohesion On The Street	23
7.2 Building B Neighbours: Cohesion On The Street	25
7.3 Building B Tenants: Contributions To Collective Efficacy	26
8. Conclusions And Recommendations	28
8.1 Recommendations	28
8.2 Challenges and Opportunities in Supportive Housing Policy	32
8.3 Limitations Of The Study	33

Appendix: Tables And Charts

Table 1: Neighbourhood Police Division Reported Incidents 1997 – 2006	34
Chart 1: Row/Town House Sales, Annual Average 1988 – 2007, Building A Street And Adjacent Street	35
Chart 2: Semi-Detached House Sales, Annual Average 1988 – 2007, Building A Street And Adjacent Street	35
Chart 3: Detached House Sales, Annual Average 1988 – 2007, Building A Street And Adjacent Street	36
Chart 4: Row/Town House Sales, Annual Average 2002 – 2007, Building B Street And Adjacent Street	37
Chart 5: Semi-Detached House Sales, Annual Average 2002 – 2007, Building B Street And Adjacent Street	37
Table 2: Perception Of Neighbourhood Changes	38
Table 3: Do Building A And B Influence Neighbourhood Changes	39
References	40

We Are Neighbours

The Impact of Supportive Housing on Community, Social, Economic and Attitude Changes

Executive Summary

Supportive housing makes for great neighbourhoods. That's the conclusion of this important new study of two Toronto supportive housing buildings for people with mental illness, many of whom were previously homeless, and the communities that surround them. As the City of Toronto, along with the Ontario and Canadian governments, work to develop affordable housing strategies, this research shows the important role that supportive housing has to play.

Supportive housing combines bricks-and-mortar with special supports to meet the physical and mental health needs of tenants. These support services allow people to live independently in the community. People who live in supportive housing know its value. Members of the Dream Team, who conducted this research project, have been engaged for several years in telling their personal stories about how supportive housing has been – almost literally – a life-saver.

But what about the impact of supportive housing on the surrounding neighbourhood? Almost inevitably, when a new supportive housing project is proposed concerns will be raised about “those people” and the impact of “that project” on community safety, cohesion and property values.

The Dream Team set out to test the value of supportive housing through a community-based research process that brought together supportive housing residents, housing providers and their neighbours. They used public data to show that supportive housing does not hurt property values or increase crime. But their interviews go further, to show that supportive housing tenants make important contributions to the strength of their neighbourhoods. Tenants contribute a modest amount to local businesses (most residents are not particularly wealthy, so their economic footprint is not large); they add to the vibrancy of an area through their street presence; they participate in the friendliness amongst neighbours; and they contribute to the collective efficacy of their neighbourhoods through actions around noise and speed, tidiness and crime.

In short, supportive housing residents are just the kind of great neighbours that every community needs.

Key Findings

Property values and crime rates are unaffected

- There is no evidence that the existence of the supportive housing buildings studied has negatively affected either property values or crime rates in the neighbourhood. Property values have increased and crime decreased in the period considered by the study.

Neighbours do not think the Buildings have a negative impact

- Of the 54 immediate neighbours and business people interviewed, only two business people claimed that the houses have a negative impact. They were also the business people with the least experience in the neighbourhood. Only 40% of residential neighbours and business people knew that the buildings were even supportive housing facilities. The opposition that existed to the houses when they were proposed has dissipated, with virtually no expression of negative attitudes found among immediate neighbours.

Modest local economic “footprint”

- Interviews with neighbours and 36 tenants and staff of both buildings indicate that the local economic “footprint” of each building is modest, primarily because of tenants' low income. However, because they tend to have fewer choices than people with higher incomes, they shop at local convenience stores, pharmacies, coffee shops and restaurants. Some local store operators recognize the importance of tenants' business by offering them small amounts of short-term credit.

Contributions to neighbourhood actions and vibrancy

- The study found that each building contributes to the strength of their local neighbourhoods in different ways, depending on the length of time they have been open and the character of the street.
 - Building A has been on a residential street for almost 20 years. Tenants have initiated a new approach to front yard gardening on the street and participated in collective action with their neighbours around noise and speed reduction, and garbage removal
 - Building B is on the commercial side of a mixed-use street. Tenants have stronger relationships with business operators than with residential neighbours, and have created an important, new vibrancy along what was a drab section of the street.

Contributions and crime

- Tenants in Building B in particular have experienced being targets for criminal activity. Tenants and staff in both buildings have developed internal ways to handle crime that protects both tenants and the neighbourhood.

Impact of Supportive Housing On Neighboring Properties In Houston, Texas

Prepared by: United Way of Greater Houston, July 2010



Supportive housing is a successful, cost-effective combination of affordable housing with services that helps people live more stable, productive lives. People who live in supportive housing sign leases and pay rent just like their neighbors. Supportive housing is proven to help people who are persistently homeless find stability in a home of their own.

Corporation for Supportive Housing

EXECUTIVE SUMMARY

Many people in our community face challenges that make living in an affordable, independent home difficult. Permanent supportive housing pairs affordable rental units with services that help people remain in stable housing. This is the most proven, cost-effective way to help people with low-incomes and other barriers live as independent, productive community members.

A common concern about permanent supportive housing is that the residences will cause a negative impact on the property values of surrounding homes and businesses. However, studies undertaken throughout the nation have examined this claim, and all have concluded that permanent supportive housing units have either a positive or neutral impact on their neighbors' properties. It has been found that because permanent supportive housing units blend in with their surrounding neighborhood and tenants act as a typical neighbor would, there is no negative affect.

Permanent supportive housing locations owned and operated by non-profit organizations have been part of the Houston community for more than 15 years. The United Way of Greater Houston researched the impact six of these permanent supportive housing units had on neighboring property values. The supportive housing units studied in Houston all had a long-term positive impact on the properties surrounding them—increasing on average 170% from the year before opening to five years after opening.

Permanent Housing Locations Studied

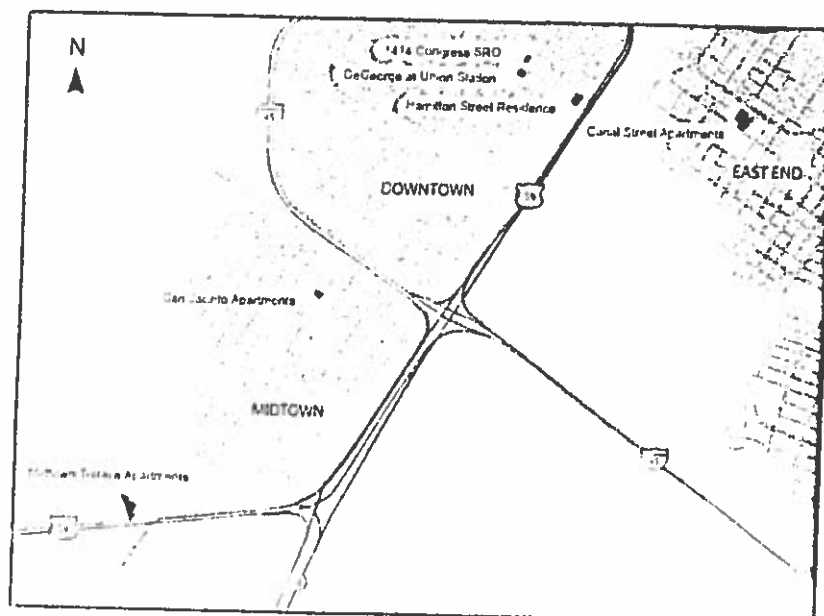


TABLE OF CONTENTS

1.	Defining the concept: <i>What is supportive housing?</i>	3
2.	Purpose of this study	3
	Methodology	
	Background	
3.	Evaluation of properties in study	
	East End	
	• Neighborhood profile	4
	• Facilities studied:	
	• Canal Street—New Hope Housing, Inc.	5
	Downtown	
	• Neighborhood profile	6
	• Facilities studied:	
	• 320 Hamilton Street—New Hope Housing, Inc.	7
	• 1414 Congress Street—New Hope Housing, Inc.	8
	• DeGeorge at Union Station—The Housing Corporation of Greater Houston	9
	Midtown	
	• Neighborhood profile	10
	• Facilities studied:	
	• Midtown Terrace—Cloudbreak Houston LLC	11
	• San Jacinto Apartments—The Housing Corporation of Greater Houston	12
5.	What makes permanent supportive housing work successfully in a neighborhood?	13
6.	Residents of permanent supportive housing	14
7.	National research about permanent supportive housing and neighboring property values	15
8.	Conclusion and acknowledgements	16

ACKNOWLEDGEMENTS

Much gratitude to The GIS/Data Center at Rice University for its generous contribution of staff support and use of GIS software.

Special thanks to the permanent supportive housing properties for providing photographs of their properties.

SUPPORTIVE HOUSING IN HOUSTON

Throughout Houston, several permanent supportive housing sites provide people with limited incomes a stable home to live paired with the services they need to remain in housing. Supportive housing units successfully blend in with their neighborhoods through attractive architecture and landscaping. The United Way of Greater Houston studied the effect six supportive housing units in central Houston have on surrounding property values, and found that in all instances, the neighboring properties within a 1,000 foot radius of the permanent supportive housing increased in value during the five years after opening.

Methodology

The Furman Center for Real Estate and Urban Policy at New York University established the most commonly used method for measuring property value changes in its 2008 study titled *The Impact of Supportive Housing on Surrounding Neighborhoods: Evidence from New York City*. Because Houston has fewer supportive housing properties to study, a modified method was used in our research.

Property value data was obtained from the Harris County Tax Office, and the combined Land Value and Improved Value was used to determine a property's value. The six properties studied were mapped using Geographic Information System (GIS) software, and 500 foot; 1,000 foot; and 5,000 foot radiuses around the properties were set.

Each location was built or converted into supportive housing during a different year, so property values for each location were obtained for the year prior to construction/conversion, the year following construction/conversion, and five years after. This data was used to measure changes in property values nearest the permanent supportive housing units—in the 500 surrounding feet and 1,000 feet areas. A comparison to changes in the larger 5,000 foot radius neighborhood was made. By comparing the property values nearest the permanent housing to the larger surrounding area, it is possible to see if the permanent housing itself had an impact on the properties. The property values within the 5,000 foot radius can be viewed as a "control group" for comparison purposes.

Some types of properties had to be excluded from the property value analysis because the value of the properties is not available—these include civic properties and new properties that did not have a value the first year of the comparison.

Background

During the time period between 1994 and 2010, downtown Houston and the surrounding areas underwent major transformations in municipal and private improvements. Because this is the area and timeframe the permanent housing study examines, it would be overly simplistic to attribute the increase in property values solely to the development of supportive permanent housing. The following narratives include both a description of the permanent housing locations studied as well as an overview of changes that occurred in the surrounding neighborhoods during the time period examined.

The permanent housing locations studied are owned by three different entities—Cloudbreak Houston LLC, The Housing Corporation of Greater Houston, and New Hope Housing, Inc. All of the residences are single room occupancy (SRO), meaning that only one person lives in each residence and rooms have a private bathroom and are equipped with a microwave and small refrigerator. Common areas include living rooms, kitchens, fully equipped business centers and computer labs, libraries, and outdoor areas. Apartment managers and social service support staff are on-site at each location, and there is often a front desk staffed 24/7. Tenants sign leases and pay between 30% of their income and approximately \$400 per month depending on the location.

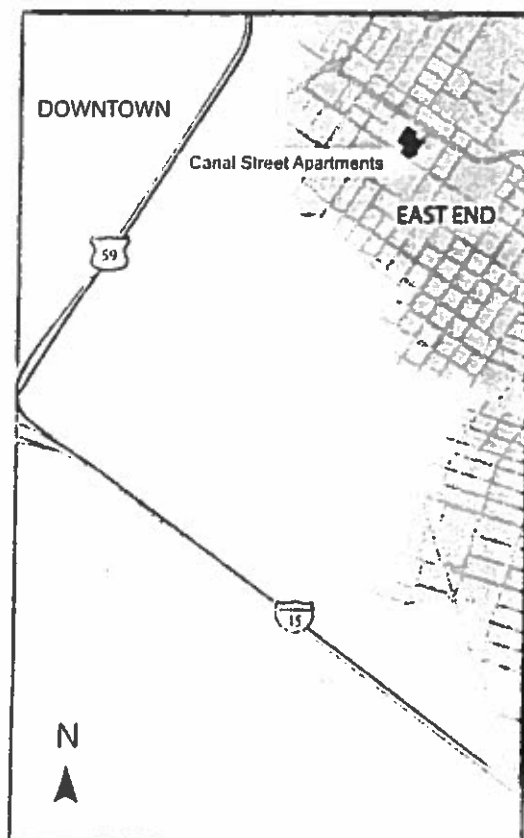
EAST END LOCATION

Neighborhood Changes

The Texas Legislature created the Greater East End Management District in 1999 in order to strategically implement positive real-estate, business, educational, recreational, safety, and visual enhancements in the neighborhood. According to the Greater East End Management District, "Downtown redevelopment and the opening of Houston's new baseball stadium created strong interest in properties east of I-59. Just under \$100 million in new loft apartments and town homes are now under construction between I-59 and Dowling Street."

Between 2004 and 2010 (the period that property values were analyzed near Canal Street Apartments), the following occurred:

- Each year, \$900,000 from area property taxes were invested into civic improvements in the Management District
- 2006: a \$3.4 million grant from the Texas Department of Transportation and City of Houston was used for construction and aesthetic improvements to streetscapes and underpasses leading into the neighborhood
- 2007: plans for construction of a new light rail line in the East End are announced
- 2009: \$5 million in Federal stimulus funds was awarded to bring sidewalks up to city standards
- 2009: a Livable Centers plan was announced for the Greater East end—strategically setting out proposals for enhanced transportation, housing, retail, and business opportunities
- 2004 – 2010: thousands of graffiti sites in the East End were abated

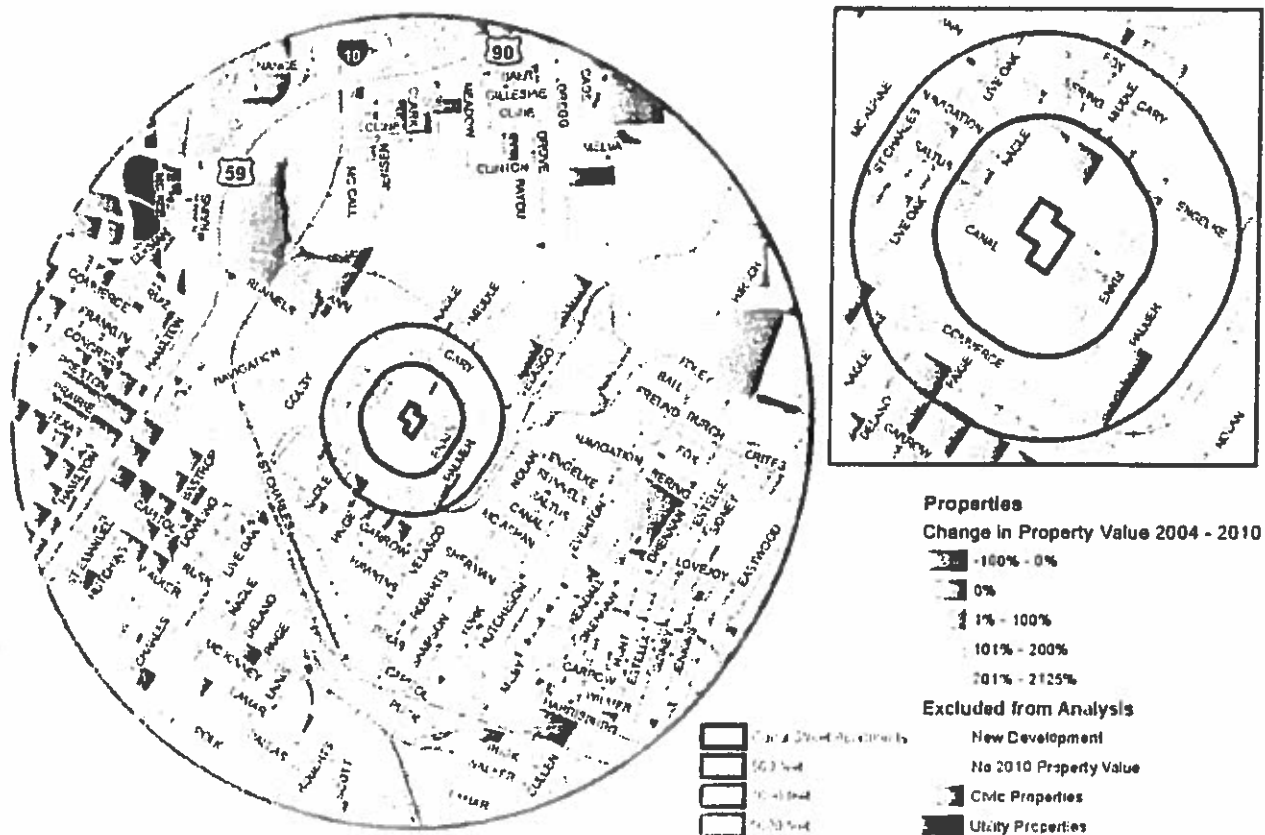


2821 Canal Street—New Hope Housing, Inc.



New Hope Housing's Canal Street Apartments opened in 2005 in the East End near the original Ninf's restaurant, and is an attractive contemporary new construction SRO apartment building with 133 fully-furnished units. A 2009 Urban Land Institute-Houston Development of Distinction, the Canal Street Apartments are a component of revitalization in the East End, a historical neighborhood that has since the mid-1800s been a thriving culturally diverse area close to Houston's downtown.

Close-up of 1,000 feet surrounding Canal Street Apartments



Proximity to Permanent Supportive Housing and Appreciation of Property Values After Opening

Distance from Canal Street Apts.	Pre-Construction to Opening 2004 - 2005	Opening to Post 5 Years 2005 - 2010	Pre-Construction to Post 5 Years 2004 - 2010
500'	34%	151%	251%
1,000'	32%	127%	202%
5,000'	30%	121%	171%

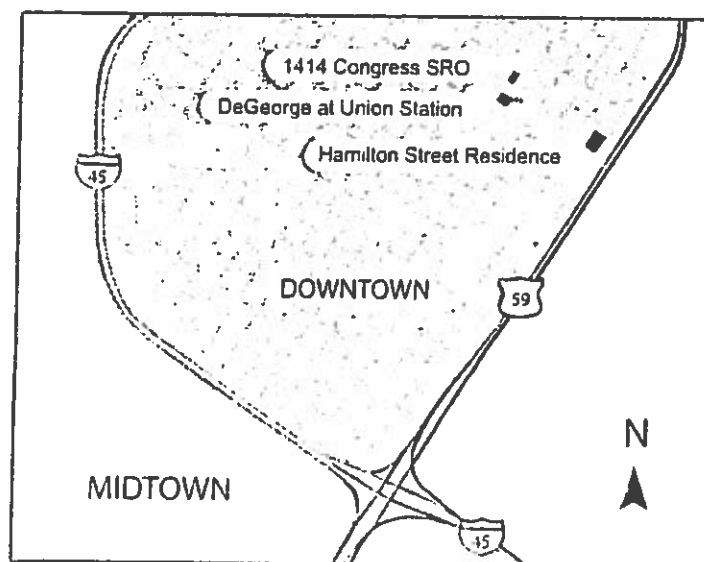
DOWNTOWN LOCATIONS

Neighborhood Changes

The Texas Legislature created the Downtown Management District in 1995. The Management District promotes and implements improvements to the downtown region in the areas of housing, business development, light rail transportation, aesthetic enhancement, and safety. Developers invested more than \$4 billion in downtown Houston's housing, businesses, and entertainment between 2000 and 2010.¹

Between 1994 and 2005 (the period that property values were analyzed in the downtown area), the following occurred:

- 1995 – 1999: the amount of residential units downtown more than doubled from 900 to 2,000²
- 1995: Houston's first single room occupancy (SRO) housing opened, New Hope Housing, Inc's Hamilton Street Residence
- 1996: plans for professional baseball stadium in downtown announced
- 1997: Bayou Place in the Theater District was repurposed from the former convention center into a center for entertainment and restaurants
- 1997: University of Houston Downtown opened
- 1998: the historic Rice Hotel which stood vacant for twenty years was converted into high-end residences and opened as the Post Rice Lofts
- 1998: the Cotswold Project began, investing \$62 million into rebuilding streets and converting northern downtown areas into a pedestrian-friendly environment by adding greenery, trees and public art
- 1999: the Buffalo Bayou bridges were replaced and created an artistic entry point into downtown
- 2000: professional baseball stadium, now Minute Maid Park, opened
- 2000: the Star of Hope Men's Center, a shelter for homeless men, was relocated, causing many people living on the street to move out of the area surrounding Minute Maid Park, the Hamilton Street Residence, and the DeGeorge at Union Station
- 2003: expansion of the George R Brown Convention Center
- 2003: Toyota Center, the professional basketball and entertainment center opened
- 2003: Hilton of the Americas opened, the hotel nearest the Convention Center and the Toyota Center
- 2004: light rail along Main Street leading from downtown through the Medical Center to Reliant Park opened
- 2004: Main Street Square, a three-block pedestrian plaza with art and retail space opened
- 2005: construction of Discovery Green Park was announced and community input was sought in the transformation of concrete public parking lots into an urban green space with free exercise classes, a farmer's market, music and visual entertainment, and restaurants



¹ www.downtownhouston.org

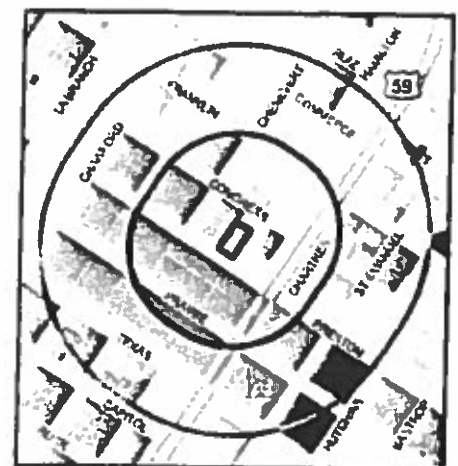
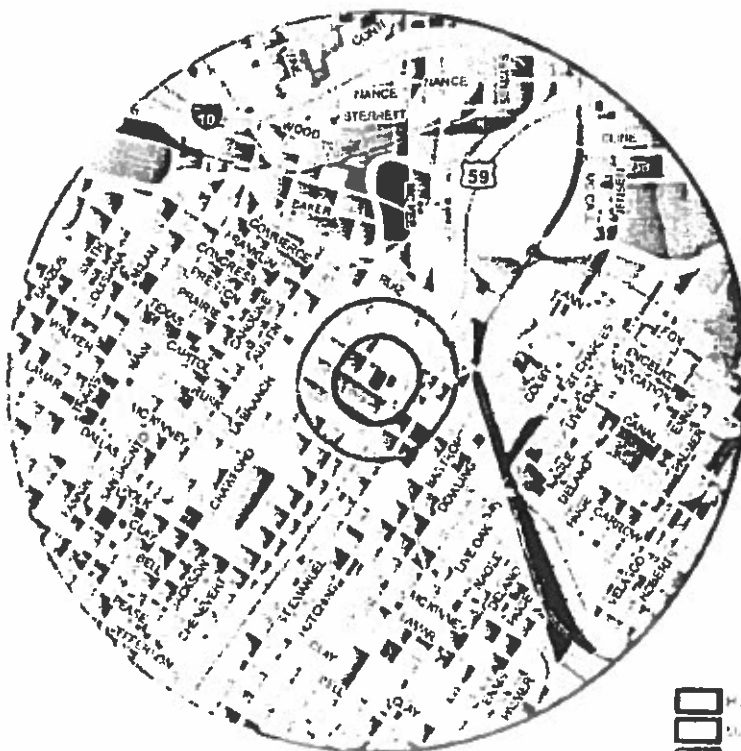
² Barua, Joel Warren. *Filling the Doughnut*. 1998. Published in: Scardino, Eunie and Bruce Webb. *Ephemeral City*. University of Texas Press, 2003.

320 Hamilton Street—New Hope Housing, Inc.

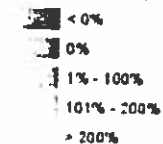


In 1995, the first SRO housing in Houston opened—forty units—the first wing of New Hope's Hamilton Street Residence, just 100 feet from what would be Minute Maid Park. Due to the level of demand, the Hamilton Street Residence expanded twice and today 129 furnished units are available at an affordable rate for people in need of permanent supportive housing.

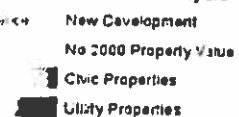
Close-up of 1,000 feet surrounding Hamilton Street Residence



Properties
Change in Property Value 1994 - 2000



Excluded from Analysis



Proximity to Permanent Supportive Housing and Appreciation of Property Values After Opening

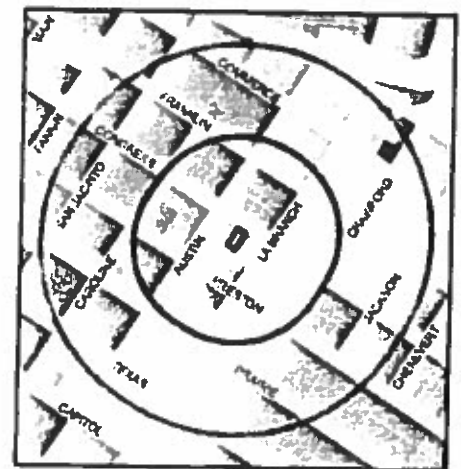
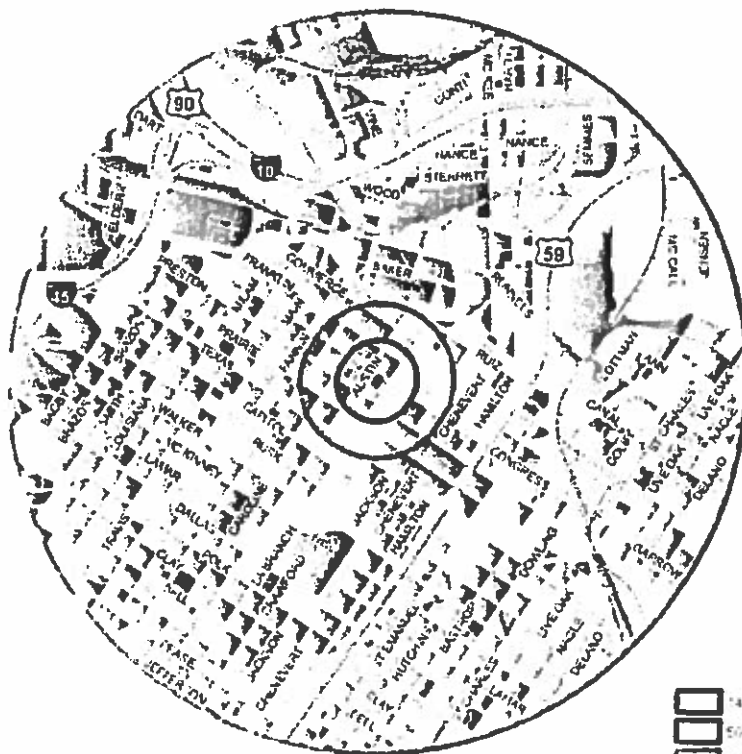
Distance from Hamilton Street Residence	Pre-Construction to Opening 1994 - 1995	Opening to Post 5 Years 1995 - 2000	Pre-Construction to Post 5 Years 1994 - 2000
500'	-2%	265%	252%
1,000'	-3%	228%	212%
1,500'	4%	53%	54%

1414 Congress Street—New Hope Housing, Inc.



In 1998 the restoration of an existing 1930s railroad or travelers' hotel was completed, and the former Powell Hotel became SRO apartments offering permanent supportive housing. Fifty seven furnished units were made available to people in need of an affordable place to live. New Hope Housing assumed governance of the property in late 2002. In 2008 the building was closed for an extensive renovation and reopened in summer 2010.

Close-up of 1,000 feet surrounding Congress Street SRO

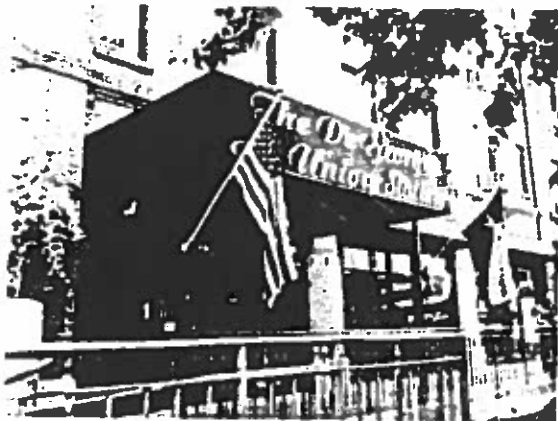


Properties
Change in Property Value 1997 - 2003
 < 0%
 0%
 1% - 100%
 101% - 200%
 > 200%
Excluded from Analysis
 New Development
 No 2003 Property Value
 Civic Properties
 Utility Properties

Proximity to Permanent Supportive Housing and Appreciation of Property Values After Opening

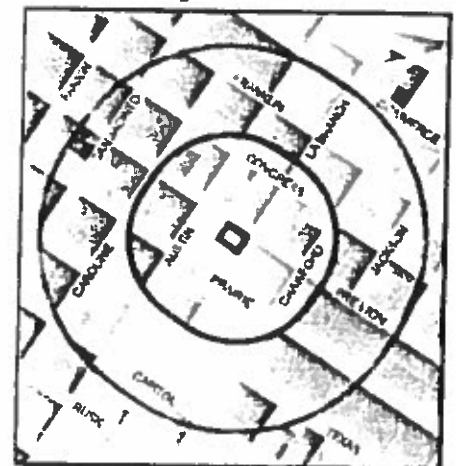
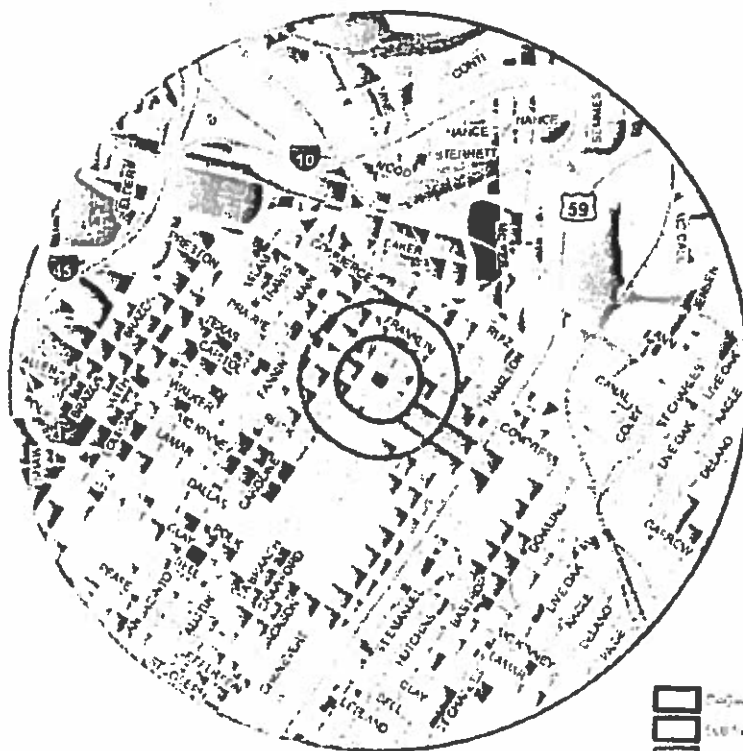
Distance from Congress Street SRO	Pre-Construction to Opening 1997 - 1998	Opening to Post 5 Years 1998 - 2003	Pre-Construction to Post 5 Years 1997 - 2003
500'	-238%	325%	151%
1,000'	-153%	227%	268%
1,500'	-33%	135%	144%

1418 Preston—DeGeorge at Union Station, The Housing Corporation of Greater Houston

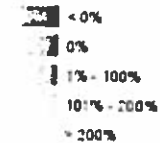


The 100 unit DeGeorge at Union Station SRO apartment for veterans opened in 2000 after a \$3 million renovation of the historic building was completed. The building was originally constructed in 1913 as a high-end hotel near the Union Station for passenger trains. Over the years, the hotel fell into disrepair and eventually became a semi-abandoned "by the hour" hotel. To meet the needs of the veterans who live at the DeGeorge, a Veterans Administration staffed health care center is located on-site.

Close-up of 1,000 feet surrounding De George at Union Station



Properties Change in Property Value 1999 - 2005



Excluded from Analysis



Proximity to Permanent Supportive Housing and Appreciation of Property Values After Opening

Distance from DeGeorge at Union Station	Pre-Construction to Opening 1999 - 2000	Opening to Post 5 Years 2000 - 2005	Pre-Construction to Post 5 Years 1999 - 2005
500'	107%	13%	120%
1,000'	57%	28%	36%
5,000'	32%	98%	154%

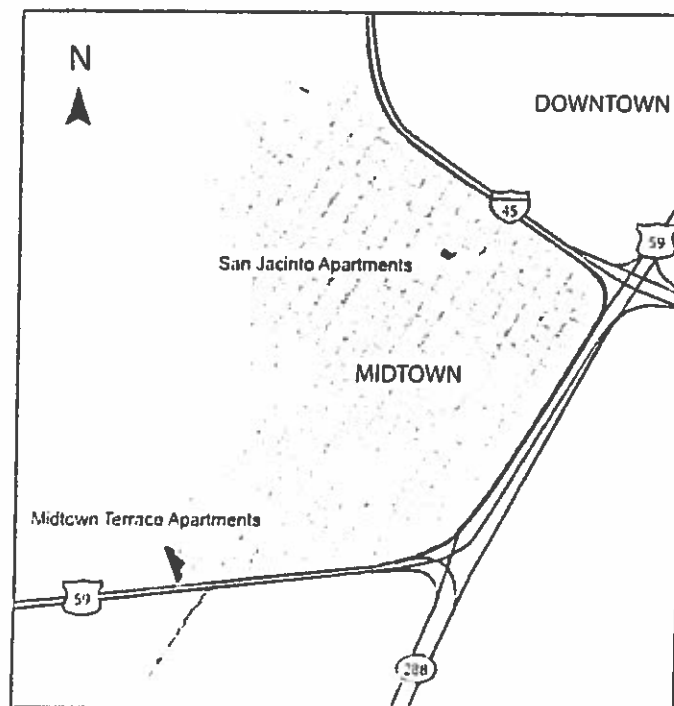
MIDTOWN LOCATIONS

Neighborhood Changes

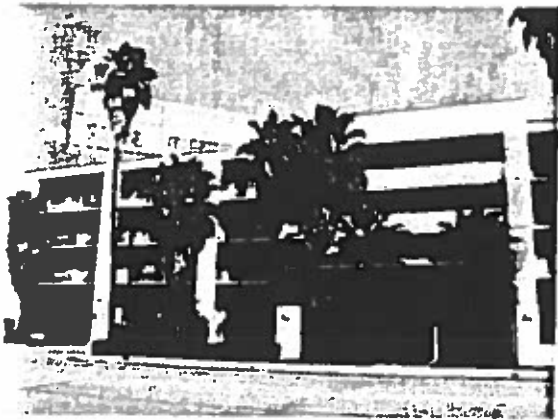
The City of Houston authorized the Midtown Redevelopment Authority whose goal is to increase and enhance housing choices, employment, education, retail, and entertainment in 1995. In 1999, the Texas Legislature created the Midtown Management District whose mission is to improve marketing and perception, urban planning, services and maintenance, and security and public safety for the Midtown area. Between 1990 and 2000 the area within the Midtown SuperNeighborhood saw the population increase from 3,070 to 5,311 and 2,200 multi-family units opened.³

Between 1996 and 2005 (the period that property values were analyzed in the midtown area), the following occurred:

- 1999: Midtown VISIONS Cultural Art Tour began and has been an annual event since
- 2000: street light program began - end result is 1,700 new street lamps in Midtown
- 2001: Midtown Paper began with the goal of portraying the positive aspects of living and working in the neighborhood
- 2001: public safety program enacted to deter and prevent crime
- 2002: annual neighborhood plant and tree planting and trash pickup event began
- 2004: Main Street light rail began
- Federal Transportation Administration awarded grant to improve accessibility for pedestrians in area
- Midtown Park was created, providing a well-maintained green space for recreation and sports

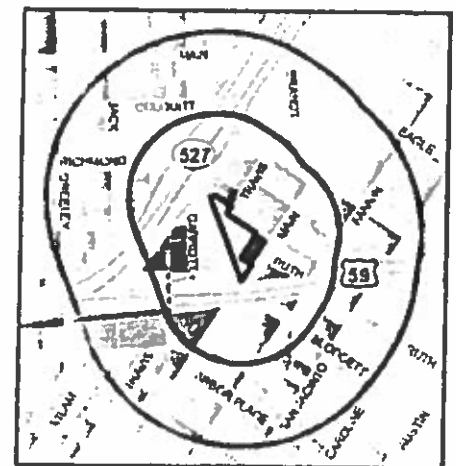
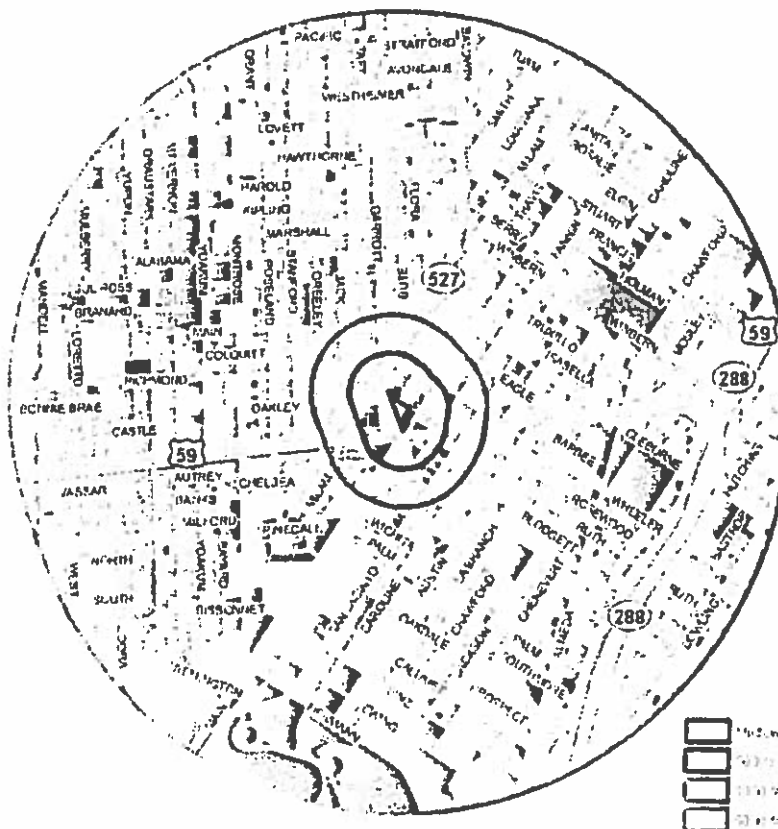


4640 Main Street, Midtown Terrace, Cloudbreak Houston LLC

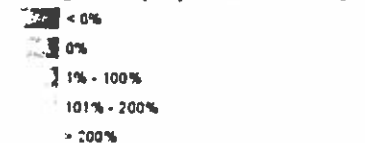


In 1997, after remodeling and converting a Days Inn Motor Lodge into SRO apartments, Midtown Terrace SRO opened. There are 170 units of affordable housing available for veterans at the location, and support services are offered by US Vets on-site.

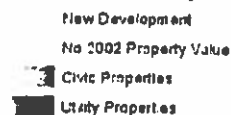
Close-up of 1,000 feet surrounding Midtown Terrace



Properties Change in Property Value 1996 - 2002



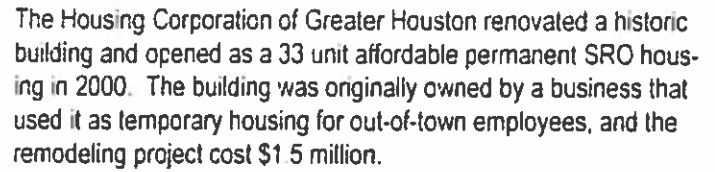
Excluded from Analysis



Proximity to Permanent Supportive Housing and Appreciation of Property Values After Opening

Distance from Midtown Terrace	Pre-Construction to Opening 1996 - 1997	Opening to Post 5 Years 1997 - 2002	Pre-Construction to Post 5 Years 1996 - 2002
500'	7%	67%	77%
1,000'	2%	66%	67%
5,000'	3%	73%	82%

3



New Development
No 2006 Property Value
CMC Properties
Utility Properties

Distance from San Jacinto Apartments	Pre-Construction to Opening 1999 - 2000	Opening to Post 5 Years 2000 - 2005	Pre-Construction to Post 5 Years 1999 - 2005
500'	29%	124%	183%
1,000'	17%	97%	130%
5,000'	35%	84%	133%

WHAT MAKES SUPPORTIVE HOUSING WORK SUCCESSFULLY IN A NEIGHBORHOOD?

Theoretically, supportive housing developments could either depress or raise neighborhood property values. If the development isn't well-maintained or doesn't blend in well with the surrounding community, it could have a negative impact on neighborhood property values. Similarly, if the residents of the new supportive housing engage in offensive behavior or participate in or are targets for illegal behavior, the housing might cause prices to drop. On the other hand, if a new development is attractive and replaces a community eyesore, such as an abandoned or vacant property, or helps to house people who otherwise would be living on the streets nearby, it likely would have a positive impact on property values. Similarly, if the new development is a conscientious and good neighbor and provides useful services to the community, it could raise the price.

-NYU's Furman Center for Real Estate & Urban Policy,

"The Impact of Supportive Housing on Surrounding Neighborhoods: Evidence from New York City"

What do Leaders in Houston Think About Permanent Supportive Housing?

High quality permanent housing, coupled with excellent management, is crucial to gaining neighborhood confidence.

-Michael M. Fowler, board president of New Hope Housing, Inc.

Originally, people were hesitant about a supportive housing location being proposed for our area—thinking it would be like a problematic halfway house. The neighborhood's whole attitude toward subsidized housing has changed as a result of New Hope. The Canal Street Apartments has excellent care, oversight, and management. They have a person on staff 24 hours a day with a single point of entry, making sure people on the property are actually supposed to be there. The building is one of the most attractive in the neighborhood and has created a positive change.

-Diane Schenke, President of Greater East End Management District

WHO ARE SUPPORTIVE HOUSING TENANTS?

Residents of supportive housing are individuals and families who might have been homeless, who also have very low incomes due low-wage employment or physical or cognitive disabilities. Some residents are older adults living on fixed incomes or veterans who served in the military in need of affordable housing. They might have chronic health conditions or permanent disabilities related to mental illness, physical disabilities, or substance abuse. Life situations such as these often make it difficult for a person to find stable housing, but with the necessary support services and affordable rent, tenants are able to thrive.

In Their Own Words

Perry:

As a disabled Vietnam Veteran, I am unable to work, and I live on a very limited budget. Until last February, when I moved into Canal Street, I was in a shabby apartment with no heat or air conditioning. My health was deteriorating and I knew I could not face another hot summer or cold winter in that awful place. Luckily, a friend of mine saw the article about Canal Street in Houston Home and Garden and we came to see the property.

I could hardly believe my eyes when we drove into the parking lot. The building is new and beautiful, landscaped and well lighted and everyone was so friendly. The community manager and assistant took a lot of time showing me the building, the community spaces and the apartments. The veranda upstairs even has a view of downtown Houston.

The best part, though, is my apartment. It came with a lot of furniture and the appliances built in, so I just needed my personal items and linens to make it a real home. I now have my own little cooking area, my own private bath, windows and good light and a lockable private apartment—I really have a home. And it is heated and air-conditioned—so comfortable.

Living here is so much healthier for me, and so much for comfortable. It has lifted my spirits and changed my life for the better. Honestly, it has been an adjustment to live in a community, as I lived alone for so long. I've gotten to know my neighbors and it's good to see people every day who know me and whom I know.

*Sincerely,
Perry*

Pat:

My journey began with a string of poor choices of my own making, that resulted in many other difficult experiences in my life. Getting pregnant at the age of sixteen, which should have been one of my life's greatest highlights, actually set in motion a new set of circumstances and problems.

A failed dysfunctional marriage at the age of seventeen introduced me to life in the fast lane, and that comes with: alcohol, drugs, crime, and incarceration. But more importantly, my greatest loss was relationships with my child, family, and my relationship with the God of my understanding. I wanted to change, but somehow I was powerless to do anything to bring about that change. Finally, after years of living my life in frustration, and hopelessness, I cried out to God to give me whatever it was that I was missing because I was so tired of being sick and tired!

However, the answer didn't come as I had expected; He truly did for me what I could never have done for myself. On June 3rd, 1994 I was arrested and remained incarcerated for six years. Upon my release back into society, I checked myself into an innovative transitional living facility for women. It was there that I first heard of New Hope; the name alone sounded inspiring to me. After my graduation from the transitional program, I applied and was accepted as a resident of the New Hope Hamilton Street residence. Truly, this was a new beginning that's given me a "new hope." A clean and safe living environment that's affordable is a blessing beyond measure or words to even explain all the advantages of being a resident at New Hope. I've resided at New Hope since December, 2005. Not only am I a resident, I am also presently a part-time employee, employed by New Hope, which has been a benefit that's had a very positive affect on my life.

No matter what the future holds for me, I will be forever grateful to New Hope, the staff, and all those involved for assisting me in the rebuilding of my life.

*Gratefully yours,
Pat*

SUPPORTIVE HOUSING THROUGHOUT THE COUNTRY

Every city that has studied the affects of supportive housing on property values has come to a similar conclusion—that supportive housing properties either have a neutral or positive impact on neighboring properties.

Denver

A study of 11 supportive housing apartment complexes in Denver found that the facilities had a positive impact on property values within 1,001 to 2,000 feet of the supportive housing.

"We found no evidence that the announcement and development of these supportive housing sites was associated with any negative impact on proximate [property] prices. On the contrary, the areas within 1,001 to 2,000 feet of these sites experienced both a post-announcement/ operating increase in both general level and trend in [property] prices relative to the prices of similar [properties] in the same census tract not near such facilities."

-Supportive Housing and Neighborhood Property Value Externalities," *Land Economics*, Feb 2004

Chicago

The economic and social impact of seven supportive housing properties in the Chicago Metropolitan Area was examined using four different methods, and determined, "[W]e find no evidence that group homes adversely affect neighborhood property values."

-The Effect of Group Homes on Neighborhood Property Values," *Land Economics*, Nov 2000

Fort Worth

Three permanent supportive housing developments in Fort Worth were used to determine the property value effects. "Each of the three permanent supportive housing developments examined appreciated in value between 2000 and 2004 as well as between 2000 and 2008. The largest property value increases for neighboring properties were for those parcels within 500-feet of a permanent supportive housing development."

Proximity to Permanent Supportive Housing and Annual Property Value Appreciation per sq ft

	Cornerstone New Life Center		Samaritan House & The Villages at Samaritan House		Pennsylvania Place Apartments	
	2000 – 2004	2004 – 2008	2000 – 2004	2004 – 2008	2000 – 2004	2004 – 2008
Properties within 500 Feet	29.17%	23.57%	23.3%	15.75%	35.91%	20.48%
Properties within 1,000 Feet	22.99%	19.79%	15.54%	13.06%	20.83%	15.08%
Census Tract	23.07%	19.22%	14.88%	12.36%	18.09%	12.84%

"Our Neighbors, Our Neighborhoods: The Impact of Permanent Supportive Housing on Neighborhoods in Fort Worth, Texas," Sept 2009

Philadelphia

The immediate effect of a supportive housing site opening in a neighborhood does not adversely affect surrounding housing values. In fact, the opening of supportive housing in a neighborhood is associated with a positive effect on housing values over time (grew 1.8% faster per year than the baseline 5% increase citywide home value increases).

- Project HOME's Economic and Fiscal Impact on Philadelphia Neighborhoods," Econsult Corporation, Nov 2007

Connecticut

The data collected to assess the impact of the [supportive housing] projects on neighboring property values implied that the markets surrounding all but one of the projects improved from the date of our first evaluation, June 25, 1999 through March 1, 2002... [For the property whose neighboring values decreased], the decrease in values, however, was a nominal \$1.96 weighted average per square foot.

-Chapter 3, Impact of the Projects on Neighboring Property Values," Connecticut Housing Demonstration Program

CONCLUSION

The United Way of Greater Houston's research confirms that permanent supportive housing units have no negative impact on their neighbors' property values. In fact, the opposite affect is exhibited. Property values closest to the supportive housing increased at a higher rate than those in the larger neighborhood. Public and private funders of homeless services must continue to provide permanent solutions to ending homelessness, and well-managed properties paired with support services are key to ending chronic homelessness.



United Way of Greater Houston

50 Waugh Drive
Houston, Texas 77007

713 685-2300
www.unitedwayhouston.org



Exhibit 8-A: Sample Research on the Impact of Affordable Housing on Housing Values

(reprinted with permission from HOMEBASE, a public interest law and social policy center on homelessness)

1. *Habitat for Humanity South Ranch 2 Community Impact Study* (Coopers and Lybrand, AZ 1994)

Study of potential impact of a proposed 196-unit owner-built and occupied home development in a previously unoccupied area of Phoenix concluded that the development would benefit the overall community by bringing in a community-committee, stable, working families, drawing commercial development to a new area and specially linking existing developed areas of Phoenix.

2. *Relations Between Affordable Housing Development and Property Values* (Institute for Urban and Regional Development, University of California, Berkeley, CA, Working Paper 599, 1993)

Determined that proximity to affordable housing is not a significant factor in determining sales prices and, in one instance, may have had a positive impact on sales prices.

3. *Measuring the Effects of Affordable Housing on Residential Property Values* (San Francisco State University, unpublished master's thesis, Smith, B., 1992)

Analysis found that among 13 "proximity zones" the highest increases in value and the lowest turnover rates were in areas closest to an affordable housing facility.

4. "The Effect of Group Homes for the Mentally Ill on Residential Property Values" (*Hospital and Community Psychiatry*, Boydell, Katherine M., M.H.Sc., John N. Trainor, MSW, Anna M. Pierri, 1989)

Determined that property values in a suburban area with a group home increased more than a similar area without such a facility.

5. *Texas Department of Mental Health and Mental Retardation: Questions and Answers* (Johnson and Olson Associates of Austin, TX, 1988)

This summary finds no evidence of property values declining because of the location of a group home for the mentally retarded, and finds that there was less residential turnover near the group home than in other similar areas.



6. *The Effects of Subsidized and Affordable Housing on Property Values: A Survey of Research* (Department of Housing and Community Development, State of California, 1988)

Out of 15 published papers on subsidized housing, group homes for the disabled and manufactured housing, 14 concluded that this housing had no significant negative effects on the values of neighboring properties. Some reported positive property value effects.

7. *The Impact of Group Homes on Residential Property Values* (The Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department, MD, 1988)

Study found that most areas around group homes appreciated more than other similar areas in the county. Determined that there is no correlation, positive or negative, between location of group homes and neighboring property values.

8. *Impact Study for Sacramento Housing and Redevelopment Agency* (Spear Street Advisors, Inc., San Francisco, CA, 1988)

Determined that proximity to affordable housing was not a statistically significant factor affecting property values.

9. *Impacts on the Surrounding Neighborhood of Group Homes for Persons with Developmental Disabilities* (Illinois Planning Council on Developmental Disabilities, Daniel Lauber, Springfield, IL, 1986)

Research ascertained that the location of group homes had no effect on property values, mean sales price or residential turnover rates.

10. *Impact of Affordable Housing on Property Values* (Lynn Sedway and Associates, 1983)

Study determined that appreciation rates near affordable housing were at least as high as the area average.

11. *Long Term Neighborhood Property Impacts of Group Homes for Mentally Retarded People* (Woodrow Wilson School of Public and International Affairs, Princeton University, NJ, 1982)

Of 32 group homes all over New York State, none had a short- or long-term impact on neighboring property values.



Written Justification for Requested Rezoning and Variances

The project development team of Housing Opportunity Development Corporation (HODC) and UP Development seek to have a reclassification in zoning for our Heart's Place Apartments project located at 120-122 Boeger Dr. The two lots are currently zoned B-1 and B-2. We ask the Village to rezone both lots to "I", Institutional (as recommended by staff) or R5, Residential, as well as grant the following variances:

1. A variation from Chapter 28, Section 5.1-8.3, Minimum Area for Zoning District, to allow a reduction to the minimum district standard size from 2.0 to 0.93 acres.
2. A variation from Chapter 28, Section 5.1-8.1.a., Location, to waive the requirement that property up to four acres and zoned Institutional shall have frontage on a street classified at least as a Collector on the Arlington Heights Thoroughfare Plan.
3. Chapter 28, Section 5.1-8.14, Minimum Distance from Building Wall to Paved Area, to allow a reduction to the minimum distance from 25 to approximately 17.5 feet.
4. Chapter 28, Section 6.5-2, Accessory Structures, to allow an accessory structure (gazebo) in a side yard.
5. Chapter 28, Section 11.7, Schedule of Loading Requirements, to waive requirement for a loading berth
6. Chapter 28, Section 6.12, Traffic Engineering Approval, to waive the requirement that petitioner provide a traffic study for the proposed site.

Below please find a written justification to: 1) support the requested change in zoning and land use and demonstrate the suitability of the project to the site; 2) identify the ways in which the project meets the goals of the 2015-2019 Consolidated Plan and the Affordable Multi-Family Housing Policy; and 3) support the requested variances, as listed above.

RECEIVED
MAR 23 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

1) Rezoning and Site Suitability

The Boeger Drive location is ideal for permanent supportive housing because of its good access to shopping, services and jobs and plentiful transportation options. It is in close proximity to many daily shopping types of stores, including Walgreens and Aldi Grocery, in addition to many restaurants and small businesses, medical offices and health facilities. In addition, the Boeger location is nestled in a quiet commercial street that ends in the large Timber Court residential complex. This area of Arlington Heights is a high "opportunity area" and is identified as an ideal location due to the lack of affordable housing options, but access to jobs and transportation.

For public transportation, PACE lines 604 and 234 run within walking distance to the site, the latter having been just recently added, on December of 2016. These bus routes will connect residents to the Holy Family Hospital, four Metra stations, the Northwest Transportation Center, Randhurst and Woodfield Malls, Wheeling H.S., and several other community amenities. Wheeling Township offers a dial-a-ride service for seniors and disabled and Heart's Place residents will be eligible for this service. These combined transportation options are strong and we are confident that residents will have plenty of access to all necessary amenities and opportunities for transportation.

Overall, the development team's combined experience in affordable housing development and social service coordination gives us confidence that this is an excellent choice for a site on which to locate a permanent supportive housing development. The site also received a recommendation from the Corporation for Supportive Housing, a national leader in technical assistance and supportive housing development.

Currently, the subject property is split between two zoning districts: B-1 and B-2. The current zoning would allow the construction of a business-oriented building with no height limitations. The Heart's Place development will instead have only approximately 19,000 s.f. of floor area and a height of approximately 24'-6". Both of these bulk items are substantially below that which is allowed in the proposed Institutional zoning district.

The important items to consider regarding the proposed Heart's Place development are:

- It will have a smaller density, and likely lower occupant load, than if it were an as-of-right business use;
- It will have a residential use that will have a substantially lower vehicular use impact than a traditional residential use of a size that is permitted as-of-right in either a B or I-zoning district due to the intended population group which typically do not own vehicles; and
- It will blend in seamlessly with the variety of land uses in the adjacent properties, which include business and retail locations, a high-school, a day care, a medical center, and multifamily residential developments.

For all the reasons identified above, the development team believes that the site should be rezoned as I - Institutional or R5 - Residential to allow the Heart's Place project to go

forward in fulfilling a need in the community identified by the Village through its Comprehensive Plan, Consolidated Plan, and Affordable Multi-Family Housing Policy.

Comprehensive Plan and Demand for Housing

The 2015-2019 Consolidated Plan for the Village of Arlington Heights identified that 6,465 households in Arlington Heights, nearly 21% of all households in the Village, are cost burdened or severely cost burdened by their current housing. In addition, the Plan shows that for low- and moderate-income and minority households, as well as households that include members living with disabilities, the frequency of housing problems is markedly higher than for the general population. Based on this reality, the Plan argues that:

Supportive housing needs of persons with disabilities depend on the nature of their disability. Due to the lack of new construction of market rate rental units since the 1980s, the Village is lacking market rate and affordable units for persons with physical disabilities. Based on telephone calls to the Village's Disabilities Services Coordinator, the number of owner units for person with physical disabilities is also insufficient.

Heart's Place will address this need. The development team has a strong combined portfolio of supportive housing in the Chicago metro area and elsewhere in the Midwest region, and HODC is a recognized leader in the provision of service-rich housing options in the northern suburbs. Heart's Place draws from this wealth of experience and past successes to directly respond to the growing demand for affordable and supportive housing for persons with disabilities in Arlington Heights, as identified in the Consolidated Plan. Heart's Place will provide 16 units targeted towards that population through the proven highly effective permanent supportive housing model.

The Consolidated Plan reports that the current waiting list for the Albert Goedke Apartments in Arlington Heights, which provides public housing for low income senior citizens and persons with disabilities, is 170 applicants long. As a privately owned and operated housing development these proposed 16 units of permanent supportive housing will contribute a long-term, permanent solution to the housing needs of many of the Village's most vulnerable residents.

In addition to helping fulfill the need for supportive housing in the Village, Heart's Place Apartments will help create the affordable housing the Village seeks according to the Village's Affordable Multi-Family Housing Policy which looks to expand housing opportunities for all members of the community. For a project of this size, the Policy specifies housing should be at least 12% affordable and serve the population with annual income at or below the 80% AMI level. Heart's Place exceeds both of these expectations creating 100% affordable housing for individuals and families at or below the 60% AMI level.

Heart's Place will be extending high-quality housing opportunities to some of the Village's most vulnerable residents. People with disabilities often have limited incomes, and often have no alternative other than to live in inappropriate settings. 100% of the apartments in

Heart's Place will be income and rent restricted through deed and regulatory agreements. The units will be restricted to people at or below 60% of the area median income (AMI). Income limits (in percentage of AMI), contract rents, and corresponding income figures for the multiple AMI levels can be found in the tables below.

All of these compliance factors are layered together, monitored by the property manager and audited annually by the State.

Heart's Place			
# Units	AMI	Type	Contract Rent
-----	-----	-----	-----
12	60%	2 bedroom	\$1,298
4	30%	2 bedroom	\$1,298
16			

Cook County			
Income Limits	1 PERSON	2 PERSON	3 PERSON
	LIMIT	LIMIT	LIMIT
AMI			
60%	\$31,680	\$36,180	\$40,740
30%	\$15,840	\$18,090	\$20,370

Variances

We respectfully request the following zoning variances for the project, based on the criteria identified under each respective variance:

1. A variation from Chapter 28, Section 5.1-8.3, Minimum Area for Zoning District, to allow a reduction to the minimum district standard size from 2.0 to 0.93 acres.

a) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.

120-122 Boeger Dr. has been on the market for over twelve years. The current owner has received no other offers of substance, especially within the current business zoning classification. Their marketing efforts have been diverse and extensive, yielding low interest from a variety of industries. The Heart's Place Apartments will turn this site into a highly functional attractive site that the neighborhood and larger community can be proud to have as part of their community. The past twelve years therefore show that without this rezoning (and necessary reduction in minimum district size, given that the lot size is an immutable characteristic of the site), the property will not yield a reasonable return.

b) The plight of the owner is due to unique circumstances.

The size of the site is what it is, 0.93 acres, based on historical development patterns in the area. The site cannot be enlarged or expanded. A similar apartment building on this site could be zoned R5 which would require just 1.0 acres minimum, nearly identical to the existing land area of 0.93 acres. If the Village determines that a zoning classification of I-Institutional is appropriate for the specifics of this residential development, the unique site size should not detract from the usage.

c) The variation, if granted, will not alter the essential character of the locality.

The locality currently contains a number of land uses that, rather than detracting from one another, contribute to an integrated, vibrant community. The presence of a large grocery store, a high school and a daycare, medical offices and a medical center, various business and retail locations, and multifamily residential developments already make for a dynamic environment. The addition of Heart's Place, whose character and functionality is in fact very similar to other multifamily developments in the area, would therefore preserve this dynamic character. Heart's Place residents, just as residents of surrounding residential properties, will shop in the nearby retail and grocery locations, make use of the nearby healthcare

options, use the available public transportation, and participate in community events.

2. A variation from Chapter 28, Section 5.1-8.1.a., Location, to waive the requirement that property up to four acres and zoned Institutional shall have frontage on a street classified at least as a Collector on the Arlington Heights Thoroughfare Plan.

- a) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.*

As highlighted above, the property is highly unlikely to yield a reasonable return without the requested rezoning due to lack of demand for the site and marketability over the past decade. Similarly to lot size, the classification of the street on which the site has frontage is a reality beyond the petitioners' control. As such, without this variance the requested rezoning is unattainable, and the property's ability to yield a reasonable return is compromised.

- b) The plight of the owner is due to unique circumstances.*

The permitted uses under the Institutional District, as per Chapter 28 of the Arlington Heights Municipal Code, include, among others: ambulatory care facilities; places of worship; health and medical institutions; business offices; parking garages. Common among these is the generation of frequent and high-volume automobile traffic, which, as related by the Village's planning staff, justifies the requirement for Collector streets. Heart's Place will be a permanent supportive housing development, independent housing by definition, with minimal on-site service provision, which will be provided for residents only as needed and services will not be open to the general public. In addition, our experience with other supportive housing developments reveals that the parking demands of the residents will be minimal – indeed, a parking study commissioned for this project and enclosed herewith found that “similar supportive housing developments had a 0.08 to 0.14 vehicle ownership per occupied unit ratio.” This project thus presents unique circumstances in that its traffic demands are at a much lower level than other uses permitted under the Institutional District.

- c) The variation, if granted, will not alter the essential character of the locality.*

The automobile traffic generated by Heart's Place will be minimal based on lack of car usage by residents. In fact, as demonstrated by the low rate of automobile ownership among residents of this type of development, the traffic generated is likely to be significantly lower than that generated by the surrounding businesses, health care facilities, and

multifamily residences. Heart's Place will not add a significant amount of traffic to West Boeger Drive, and as such will not alter the essential character of the locality.

3. Chapter 28, Section 5.1-8.14, Minimum Distance from Building Wall to Paved Area, to allow a reduction to the minimum distance from 25 to approximately 17.5 feet.

- a) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.*

In order to meet all the setback requirements, provide sufficient parking, and offer extensive landscaping, this variance is necessary for the construction of a structurally sound residential building that meets the requirements of the Village of Arlington Heights as well as the project's funding agencies. The success of this project depends in no small part on the quality of the apartment building and the amenities provided, making this variance a necessary condition on the property's ability to yield a reasonable return.

- b) The plight of the owner is due to unique circumstances.*

The 120-122 W. Boeger Drive site is uniquely positioned for the development of permanent supportive housing due to the surrounding shopping and dining options, nearby medical offices and health facilities, and the availability of public transportation. The project has been designed to conform to the property's available acreage, but other building code and funding source requirements necessitate this reduction to the minimum distance from building wall and paved area.

- c) The variation, if granted, will not alter the essential character of the locality.*

The variance amounts to a 9-foot reduction of the space between the new parking lot and the closest point of the new residential building to the west of said parking lot, both structures being completely contained within the site's boundaries. The project conforms to all other setback requirements, including those that concern the distances between built structures and properties and rights-of-way that are adjacent to the site. Additionally, the project is conditioned on the review and approval from the Design Commission, which will ensure it conforms to the Village's Design Guidelines. Heart's Place has been carefully designed to blend in with the surrounding community and land uses, and the requested variance will have no significant impact on the locality's essential character.

4. Chapter 28, Section 6.5-2, Accessory Structures, to allow an accessory structure (gazebo) in a side yard

a) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.

- Residents living with disabilities, such as the ones that will be targeted by Heart's Place, often have limited mobility and thus restricted capacity to move easily and comfortably beyond the vicinities of their own homes. In those cases, it is vital that these residents are provided a safe and comfortable outdoor venue where they can enjoy fresh air and open space without having to exert themselves by walking to nearby parks. For this reason, the proposed gazebo plays a critical role in the project. Unfortunately, due to site constraints, the outdoor amenity is unable to be placed in the backyard, making the side yard location the only viable placement.

b) The plight of the owner is due to unique circumstances.

The unique circumstances in this case comes from the unique needs of the project's residents, as described above, and the site dimensions which do not allow for the placement of the gazebo in the backyard. The building has been designed to meet all setback requirements leaving no space for an outdoor amenity to the rear of the site. The unique circumstances of this project necessitate that a gazebo be placed on the side yard, as proposed.

c) The variation, if granted, will not alter the essential character of the locality.

As described in the site plan, the proposed gazebo will keep the overall aesthetics of the site by reflecting the same set of materials as the building itself – asphalt shingle roofing, fiber-cement trim, and panelized case stone at the base. With less than 20 feet side lengths, it will have no significant impact on the character of the locality. Additionally, the gazebo will contain interior downlights, which will aid in illuminating the vicinities of the building and provide a safe space for residents to enjoy the outdoors – which in turn will contribute to the peacefulness and safety of the locality.

5. Chapter 28, Section 11.7, Schedule of Loading Requirements, to waive requirement for a loading berth

a) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.

The dimensions of the site have been carefully studied by the design team to maximize the return, in terms of quality living space and common areas, of this project. Because we have committed to building all 33 parking spaces

without any land-banking – as per the Village’s recommendation – the site can no longer accommodate a loading berth in the previously proposed location. And as is the case for the proposed gazebo, there is unfortunately no other feasible space on site for the loading berth without compromising its design and overall quality – and hence its ability to yield a reasonable return.

b) The plight of the owner is due to unique circumstances.

Section 11.7 specifies that all “hospitals, sanitariums, and other institutional uses” over 10,000 sq. ft. in gross floor area are required to have a loading berth. That is a reasonable requirement for institutional uses where there is a need for frequent loading and off-loading of materials – such as medical supplies for hospitals and large quantities of linens for sanatoriums. Seen as the spirit of this requirement is to ensure the feasibility of institutional uses that are very different from permanent supportive housing, PSH developments provide an unique circumstance in this regard. Heart’s Place, as is the case with other PSH developments in the petitioner’s portfolio, will have no need for loading and off-loading of large quantities of supplies of any kind.

c) The variation, if granted, will not alter the essential character of the locality.

The omission of a loading berth will not affect the proposed site design negatively – it will in fact allow for a smaller paved area and greater landscaping. As such, it will not alter the character of the locality.

6. Chapter 28, Section 6.12, Traffic Engineering Approval, to waive the requirement that petitioner provide a traffic study for the proposed site.

a) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.

The parking study provided shows sufficient data to assuage any concerns regarding the traffic impact of this proposal, and as such a full traffic study was not budgeted for, and would represent a significant burden on the developer.

b) The plight of the owner is due to unique circumstances.

The parking study prepared by KLOA and provided by the petitioner clearly shows an extremely low vehicle ownership rate for permanent supportive housing residents. With a maximum of two employees on site at any given moment, the traffic generated by the site will be minimal, and easily absorbed by the adjacent rights-of-way. It is worth pointing out that the Police Department review of the project proposal revealed similar findings, stating that “[i]t does not appear that this project will create any traffic problems.”

c) *The variation, if granted, will not alter the essential character of the locality.*

Given the evidence that the proposal will not generate substantial traffic in the locality, a traffic study would not add any new information to this proposal, and thus would not impact the Board's evaluation of the proposal as a whole. This variation would thus help protect the financial feasibility of the proposal without detracting from its overall quality.

TENANT SELECTION PLAN

Other Programs

(Non-Section 8 and 236 Programs)

Heart's Place
DEVELOPMENT NAME

120 W. Boeger Dr., Arlington Heights, IL 60004
DEVELOPMENT ADDRESS

Revised: February 5, 2014

TABLE OF CONTENTS

I	<u>INTRODUCTION</u>	
A.	<u>Development Description</u>	1
B.	<u>Tenant Type</u>	1
C.	<u>Unit Distribution</u>	2
D.	<u>Rent Structure</u>	3
E.	<u>Policies to Comply with Section 504, Fair Housing Act and Civil Rights Act</u>	3
F.	<u>Policies to Comply with Limited English Proficiency and Violence Against Women Act</u>	5
II.	<u>PREFERENCES</u>	
A.	<u>Establishing Preferences</u>	6
B.	<u>Verification of Preferences</u>	7
C.	<u>Selection of Families for Participation</u>	7
D.	<u>When a Preference Is Denied</u>	7
E.	<u>Exceptions to the Preference Rule</u>	7
III.	<u>PRE-APPLICATION CARD PROCESSING</u>	
A.	<u>Distribution of Pre-Application Cards or Pre-Applications</u>	7
B.	<u>Processing Pre-Application Cards or Pre-Applications</u>	8
IV.	<u>WAITING LIST(S) PROCEDURES</u>	
A.	<u>Creation of Waiting List(s)</u>	8
B.	<u>Changes In Income or Household Composition</u>	9
C.	<u>Contacting Persons on the Waiting List(s)</u>	9
D.	<u>Updating the Waiting List(s)</u>	10
E.	<u>Closing and Re-Opening the Waiting List(s)</u>	11
V.	<u>THE (INTERVIEW) SCREENING PROCESS</u>	
A.	<u>Application Requirements</u>	11
B.	<u>Home Visits</u>	12
VI.	<u>ELIGIBILITY REQUIREMENTS</u>	
A.	<u>Income</u>	12
B.	<u>Certification of Date of Birth</u>	
C.	<u>Certification of Social Security Numbers</u>	12
D.	<u>Student Eligibility Requirements</u>	12
VII.	<u>OCCUPANCY STANDARDS</u>	13
VIII.	<u>REJECTION CRITERIA</u>	
A.	<u>Insufficient/Inaccurate Information on Application</u>	13
B.	<u>Credit and Financial Standing</u>	13
C.	<u>Criminal Convictions/Current Drug Use</u>	14
D.	<u>Household Characteristics</u>	14
E.	<u>Unsanitary Housekeeping</u>	15

F.	<u>Exception to Rejection Criteria</u>	15
IX.	<u>REJECTION PROCEDURES</u>	
A.	<u>Written Notification</u>	15
B.	<u>Review of Rejected Applications</u>	15
X.	<u>SPECIAL OCCUPANCY CATEGORIES</u>	
A.	<u>Persons with Disabilities</u>	15
XII.	<u>CERTIFICATION</u>	16
	<u>EXHIBIT A – RENT STRUCTURE</u>	17
	<u>EXHIBIT B – LEASE ADDENDUM FOR ACCESSIBLE UNIT AVAILABILITY</u>	18
	<u>EXHIBIT C – VERIFICATION OF PREFERENCE STATUS</u>	19
	<u>EXHIBIT D – REJECTION LETTER FOR PREFERENCES</u>	21
	<u>EXHIBIT E – APPLICANT INQUIRY</u>	22
	<u>EXHIBIT F – PRE-APPLICATION CARD</u>	23
	<u>EXHIBIT G – PRE-APPLICATION CARD LOG</u>	24
	<u>EXHIBIT H – SAMPLE WAITING LIST</u>	25
	<u>EXHIBIT I – WAITING LIST UPDATE</u>	26
	<u>EXHIBIT J – REPLY CARD</u>	27
	<u>EXHIBIT K – WAITING LIST ACKNOWLEDGEMENT</u>	28
	<u>EXHIBIT L – HOME VISIT REPORT</u>	29
	<u>EXHIBIT M – APPLICANT REJECTION</u>	30
	<u>ADDENDUM 1 – SOCIAL SECURITY NUMBER REQUIREMENTS</u>	31



TENANT SELECTION PLAN



For Other Programs (Non-Section 8 and 236 developments)

IHDA Identification Number: _____

Heart's Place
"Development"

Heart's Place LLC
Owner's Name (the "Owner")

Housing Opportunity Development Corporation
Managing Agent's Name (the "Management")

I. INTRODUCTION

This Tenant Selection Plan (this "Plan") outlines the procedures that will be followed in selecting tenants for the Development. Management is responsible for implementing these procedures.

A. Development Description (Check the one that applies)

- ☐ The Development does not offer subsidized rents.
- ☒ The Development offers subsidized rents. This means the rent that a tenant pays is based upon the tenant's household income. Therefore, the rent paid by tenants may vary among tenants as well as from time to time for an individual tenant. The rents attached to this Plan as **Exhibit A** reflect the market or contract rent for the Development and **not** the typical tenant portion of the rent. (Subsidized rents are usually made available through participation in one of two housing programs: (i) the HUD Section 8 program or (ii) the HUD 236 program which are further augmented by either the Rent Supplement or Rental Assistance programs. Both of these programs have household income limitations.)

In addition, the Development ☒ **does** ☐ **does not** accept Housing Choice Vouchers.
(Check the one that applies)

B. Tenant Type (Check the one that applies)

- ☐ The Development is not designated as housing exclusively for any particular tenant type. (This would typically include those developments known as "Family")
- ☒ The Development is designated as housing exclusively for: (check all that apply)
- | | |
|--|--|
| ☐ Elderly | ☐ Family & Special Needs |
| ☒ Special Needs Family | ☐ Elderly & Special Needs |

If the "Elderly" or "Elderly & Special Needs" designation is selected, the age restriction, for the units designated Elderly, will be:

(Check the one that applies)

- ☐ 55 and above (households whose head or spouse or sole member is at least 55 years of age) or,
- ☐ 55 and above (one person 55 years of age or older) or,
- ☐ 62 and above (**all** members of the household are 62 years of age) or,
- ☐ 62 and above (households whose head **or** spouse **or** sole member is at least 62 years of age) (this is only available to developments participating in a HUD housing program); or
- ☐ Other *(please describe)* _____

If any of the "Special Needs" designations is selected, the Development is serving the following special needs population(s):

(Check all that apply)

- | | |
|---|--|
| ☐ Battered Women | ☒ Developmentally Disabled |
| ☒ Disabled | ☒ Physically Disabled |
| ☐ HIV/AIDS | ☐ Ex-offenders |
| ☐ Homeless | ☐ Substance Abusers |
| ☐ Foster Care Families | ☒ Mentally Ill |
| ☐ Transient Families | |
| ☐ Other <i>(please describe)</i> _____ | |

C. Unit Distribution

1. Development (Start-Up only)

The Development will offer 16 rental units.

This ☐ **includes** ☒ **does not include** a management unit.

(Check the one that applies)

The income limitations of these units are as follows:

_____ Market rate (no income restriction) units

16 Units at 30% Median income

_____ Units at _____ % Median income

_____ Units at _____ % Median income

_____ Units at _____ % Median income

_____ Manager unit(s)

2. Development (Up and Running only)

<u>Per Regulatory Agreement</u>				<u>Per Extended Use Agreement (if applicable)</u>			
_____	Market rate units			_____	Market rate units		
_____	Units at	_____ %	Median income	_____	Units at	_____ %	Median income
_____	Units at	_____ %	Median income	_____	Units at	_____ %	Median income
_____	Units at	_____ %	Median income	_____	Units at	_____ %	Median income
_____	Units at	_____ %	Median income	_____	Units at	_____ %	Median income
_____	Manager unit(s)			_____	Manager unit(s)		

D. Rent Structure

The current rent structure for the Development, by unit size and income distribution, is attached to this Plan as **Exhibit A**.

E. Civil Rights and Nondiscrimination Requirements

1. General

Federal civil rights laws addressing fair housing prohibit discrimination against applicants or tenants on the basis of race, color, national origin, sex, age, disability, religion, and familial status. The Illinois Human Rights Act addressing fair housing prohibits discrimination against applicants or tenants on the basis of race, color, religion, sex, national origin, ancestry, age, order of protection status, marital status, physical or mental disability, military status, sexual orientation, or unfavorable discharge from military service.

The remaining paragraphs in this section provide brief descriptions of key federal civil rights laws regarding fair housing and accessibility.

Owner and Management shall be familiar and comply with the regulations implementing these applicable federal civil rights laws and any state civil rights laws or local ordinance regarding fair housing and accessibility.

2. Fair Housing Act

Fair Housing Act Amendments of 1988 ("Fair Housing Act") prohibits discrimination in housing on the basis of race, color, religion, sex, disability, familial status and national origin regardless of any federal financial assistance.

Under the Fair Housing Act, Owner and Management shall not take any of the actions listed below based on race, color, religion, sex, disability, familial status and national origin:

- a. Deny anyone the opportunity to apply to rent housing, or deny to any qualified applicant the opportunity to lease housing suitable to his or her needs;
- b. Provide anyone housing that is different from that provided to others;

- c. Subject anyone to segregation, even if by floor or wing;
- d. Restrict anyone's access to any benefit enjoyed by others in connection with housing program;
- e. Treat anyone differently in determining eligibility or other requirements for admission, in use of the housing amenities, facilities or programs, or in the terms and conditions of a lease;
- f. Deny anyone access to the same level of services;
- g. Deny anyone the opportunity to participate in a planning or advisory group that is an integral part of the housing program;
- h. Publish or cause to be published an advertisement or notice indicating the availability of housing that prefers or excludes persons; and
- i. Retaliate against, threaten, or act in any manner to intimidate someone because he or she has exercised rights under the Fair Housing Act.

Fair Housing Act provides additional protections for persons with disabilities. It requires that the Management make reasonable accommodations in rules, policies, practices, or services as may be necessary to afford handicapped persons equal opportunity to use and enjoy a dwelling. Moreover, it contains specific accessibility requirements that apply to the design and construction of new multi-household housing.

Owner of federally assisted housing program shall display the Fair Housing poster required by the Fair Housing Act.

3. Title VI of the Civil Rights Act of 1964

Title VI of the Civil Rights Act of 1964 prohibits all recipients of federal financial assistance from discriminating based on race, color or national origin.

4. Age Discrimination Act of 1975

Age Discrimination Act of 1975 (the "Age Discrimination Act") prohibits discrimination based upon age in federally assisted and funded program, except in limited circumstances. It is not a violation of the Age Discrimination Act to use age as screening criteria in a particular program if age distinctions are permitted by statute for that program or if age distinctions are a factor necessary for the normal operation of the program or the achievement of a statutory objective of the program or activity.

5. Section 504 of the Rehabilitation Act of 1973 (for HOME and CDBG Program)

Section 504 of the Rehabilitation Act of 1973 ("Section 504") prohibits discrimination based upon disability in all programs or activities operated by recipients of federal financial assistance. Although Section 504 often overlaps with the disability discrimination prohibitions of the Fair Housing Act, it differs in that it also imposes broader affirmative obligations on the Owner to make their programs as a whole, accessible to persons with disabilities. Section 504 obligations include the following:

- a. Making and paying for reasonable structural modifications to units and/or common areas that are needed by applicants and tenants with disabilities, unless these modifications would change the fundamental nature of the project or result in undue financial and administrative burdens;

- b. Operating housing that is not segregated based upon disability or type of disability, unless authorized by federal statute or executive order;
- c. Providing auxiliary aids and services necessary for effective communication with persons with disabilities;
- d. Performing a self-evaluation of Management's programs and policies to ensure that they do not discriminate based on disability; and
- e. Developing a transition plan to ensure that structural changes are properly implemented to meet program accessibility requirements.
- f. Section 504 also establishes accessibility requirements for newly constructed or rehabilitated housing, including providing a minimum percentage of accessible units.

If the Owner, Management and Development employ 15 or more persons, regardless of their location or duties, a Section 504 Coordinator must be designated.

Does the Section 504 Coordinator requirement apply?
(Check the one that applies)

☐ Yes ☒ No

If "Yes" was checked, indicate the name of the Section 504 Coordinator:

Name: _____

Telephone Number: _____

TDD Number: _____

6. Executive Order 13166 – Limited English Proficiency (for HUD programs only)

Executive Order 13166 requires Owner/Management to take reasonable steps to ensure meaningful access to the information and services they provide for persons with limited English proficiency. This may include interpreter services and/or written materials translated into other languages.

7. Violence Against Women and Justice Department Reauthorization Act of 2005 (for Tax Credit and HOME developments only)

Violence Against Women and Justice Department Reauthorization Act of 2005 (VAWA 2005) protects victims of domestic violence, dating violence or stalking, as well as their immediate family members generally, from being evicted or being denied housing assistance if an incident of violence is reported and confirmed.

Owner/Management responding to an incident of actual or threatened domestic violence, dating violence or stalking that could potentially have an impact on a tenant's participation in the housing program may request in writing that an individual complete, sign and submit within 14 business day of the request, the HUD-approved certification form (HUD-91066).

Alternatively, in lieu of the certification form or in addition to it, Owner/Management may accept (i) a federal, state, tribal, territorial, or local police record or court record or (ii) documentation signed and attested to by a professional (employee, agent or volunteer of a victim service provider, an attorney, medical personnel, etc.) from whom the victim has sought assistance.

Owner/Management is encouraged to carefully evaluate abuse claims as to avoid conducting an eviction based on false or unsubstantiated accusations.

II. **PREFERENCES**

A. **Establishing Preferences**

Preferences are not permitted if they in any way negate affirmative marketing efforts or fair housing obligations. The following preferences apply to the Development:

1. **Existing Tenant Preferences**

The following actions are always given priority if applicable. If not, State Mandated Preferences take precedence.

- a) A unit transfer because of household size.
- b) A unit transfer based on the need for an accessible unit.
- c) A unit transfer of a non-handicapped individual living in a handicapped accessible unit to accommodate a handicapped applicant on the Waiting List (as defined below). A lease addendum (**Exhibit B**) will be entered into with non-handicapped tenant living in a handicapped accessible unit.

2. **State Mandated Preferences**

The Development must comply with the three Illinois mandatory preferences required in Section 11 and 12 of 20 ILCS 3805 as described below:

- a) Displaced from an urban renewal area.
- b) Displaced as a result of a governmental action.
- c) Displaced as a result of a major disaster.

3. **Optional Preferences**

In addition to the preferences mandated by the State of Illinois and the Existing Tenant Preferences listed above, the Development may establish the following preferences. The preferences listed below are subordinate to State Mandated Preferences and Existing Tenant Preferences.

(Check all that apply and rank in the order of highest preference (1) to lowest preference):

- a) Former Federal Preferences ☐ Order #
- b) HUD Pre-approved Preferences
 - i. Preference for Working Families ☐ Order #
 - ii. Preference for Persons with Disabilities ☒ Order # 1
 - iii. Preference for Victims of Domestic Violence ☒ Order # 2
 - iv. Preference for elderly, displaced, homeless, or disabled single person over other single persons ☐ Order #

- | | | |
|--|--------------------------|----------------|
| c) Residency Preferences (with HUD approval) | ☐ | <u>Order #</u> |
| d) Local Preference (as established by PHA) | ☐ | <u>Order #</u> |
| e) Existing Tenant Transfers (other) | ☐ | <u>Order #</u> |
- Including, but not limited to a change in household composition, a deeper rent subsidy, or for medical reasons certified by a doctor.

B. Verification of Preferences

The State Mandated Preferences will be verified by third party verification (**Exhibit C**). Third party verification will also be utilized if the Owner has adopted any of the Former Federal Preferences. If Management has selected any of the optional preferences and will not be using third party verification the following means of verification will be utilized:

According to HUD Fair Housing policies and rules under Section 42 Program that may apply

C. Selection of Families for Participation

1. An eligible applicant who qualifies for a preference will receive housing before any other applicant who is not so qualified. These preferences take precedence over other applicants' place on the Waiting List, or date of submission of application.
2. Applicants will be informed of the availability of preferences, and will be given an opportunity to certify that they qualify for a preference. Applicants may claim a preference at any time during the application process.

D. When a Preference Is Denied

1. If it is determined that an applicant does not meet the criteria for receiving a preference, the applicant will promptly receive a written notice of this determination from Management (**Exhibit D**). The notice will contain a brief statement of the reasons for the determination, and state that the applicant has the right to meet with the Management's designee to review this decision. If the applicant requests a meeting, it will be conducted by a person or persons designated by Management.
2. Denial of a preference does not prevent the applicant from exercising any legal rights the applicant may have against Management and/or Owner.

E. Exceptions to the Preference Rule

1. **Relocation and/or Unit Transfers:**
Management must give priority to current households
 - i) when their units are designated for rehabilitation and/or
 - ii) for current households residing in a unit within the Development that has been designated as uninhabitable by federal, state, local municipalities or Management due to fire, flood or other natural disaster.

III. PRE-APPLICATION CARD PROCESSING

(Please check which method will be used)

- ☐ The Development will use pre-application cards or;
- ☒ The Development will use pre-applications.

A. Distribution of Pre-Application Cards or Pre-Applications

1. A letter will be sent to households who respond to the marketing efforts (**Exhibit E**). This letter will include a Pre-Application Card or Pre-Application (**Exhibit F**) to be completed and mailed to Management. This letter will also inform persons about the Development's preferences and will indicate that all applicants will be given an opportunity to show that they qualify for a preference.
2. The letter will state that those persons qualifying for a preference will receive housing before any other applicant who is not so qualified.
3. In addition, the letter will inform all applicants that for those persons not claiming a preference, screening will be conducted according to the order in which the Pre-Application Cards or Pre-Applications are received.
4. All returned Pre-Application Cards or Pre-Applications will be logged in, indicating the time and date received (**Exhibit G**). The Pre-Application log will indicate whether the applicant has claimed a preference or has requested a handicapped accessible unit.

B. Processing Pre-Application Cards or Pre-Applications

1. Pre-Application Cards or Pre-Applications will be filed in the order of receipt. In addition, Pre-Application Cards or Pre-Applications will also be categorized according to preferences, unit size and Special Occupancy Categories (as described in **Section X**).
2. All persons making inquiries will be provided a Pre-Application Card or Pre-Application with instructions to mail this Pre-Application Card or Pre-Application to Management. Pre-Application Cards or Pre-Applications received after initial sorting will be categorized in accordance with the process stated above.
3. For Developments beginning their initial marketing efforts (start-up), no Pre-Application Cards or Pre-Applications will be accepted after the date on which 95% occupancy of the Development has been reached and the applicable Waiting List has been closed.
4. For Developments, which have completed their initial marketing efforts (Up and Running), no Pre-Application Cards or Pre-Applications will be accepted after the date on which the applicable Waiting List has been closed.
5. All Pre-Application Cards or Pre-Applications will be retained on-site permanently.

IV. WAITING LIST(S) PROCEDURES

A. Creation of Waiting List(s)

If an applicant is eligible for tenancy, but no appropriately sized unit is available (as referred to in **Section VII**), Management will place the applicant on a waiting list (the "Waiting List") for the Development (**Exhibit H**). The Waiting List(s) will be maintained in either:
(*Check the one that applies*)

- ☐ A bound ledger (manually)
☒ A computer program (electronically)

The Waiting List(s) will contain the following information for each applicant listed:

1. Applicant name
2. Household unit size (number of bedrooms household qualifies for under site occupancy standards)
(*NOTE: applicant may qualify for multiple unit sizes*)

3. Date and time application received
4. Qualification for any preferences and ranking
5. Annual income level
6. Targeted program qualifications
7. Accessibility requirements
8. Number of persons in household

The Waiting List will be maintained in accordance with the following guidelines:

- The pre-application or pre-application card will be a permanent file.
- All applicants will be maintained in order of preference. Applications equal in preference will be maintained by date and time sequence.

B. Changes In Income or Household Composition

When placed on the Waiting List, applicants will be informed to notify Management when the following changes occur:

- Address and/or phone number
- Household composition
- Preference status
- Income (Optional)

If an applicant's income changes to an amount which is no longer eligible, written notice will be given advising the applicant that: (1) they are not presently eligible; (2) the applicant could be eligible if the household income decreases, the number of household member changes, or the Income Limit changes; and (3) they may choose to remain or not remain on the Waiting List.

If an applicant's household composition changes resulting in a need for a different apartment size, Management will, upon notification by applicant, place the applicant on the appropriate Waiting List. Management's policy for handling changes in household composition are indicated below: (check the one that applies)

☒ Applicant will maintain original application date. (Applicant will be placed on new bedroom list according to original application date.)

☐ Applicant will receive new application date based on redetermination. (Applicant will be placed at bottom of new bedroom list.)

C. Contacting Persons on the Waiting List(s)

1. Applicants on the Waiting List will be contacted as follows:

When a unit becomes or will become available within 5 days, Management will select the next applicant who meets applicable preference criteria or whose name is chronologically at the top of the appropriate Waiting List. Management will contact the selected applicant utilizing the following procedure: (*i.e. certified mail, regular mail, telephone or other.*)

Regular mail, telephone, email

Applicants, who respond timely and accept the offered unit, will be contacted to schedule an interview. This represents the beginning of the screening process. Those applicants who do not respond timely or who do not accept the offered unit will be processed in the manner indicated below:

- a. If Management does not receive a response within 5 days, the applicant will forfeit the opportunity to apply for the offered unit (*check the one that applies*)

☒ and will be removed from the applicable Waiting List.

☐ but will remain at the top of the applicable Waiting List. When a second unit becomes available, Management will again attempt to contact the applicant and will explain that if the applicant does not respond within ____ days or fails to accept the second unit, the applicant's name will be removed from the applicable Waiting List.

☐ (Other)

b. If Management receives a timely response but the applicant rejects the first offered unit, the applicant (*check the one that applies*)

☐ will be removed from the applicable Waiting List.

☒ will remain at the top of the applicable Waiting List. When a second unit becomes available, Management will again attempt to contact the applicant and will explain that if the applicant does not respond within 57 days or fails to accept the second unit, the applicant's name will be removed from the applicable Waiting List.

☐ (Other)

2. If, after an interview has been scheduled, the applicant fails to attend or to contact Management to reschedule the interview, the policy regarding how applicants will be addressed is: (*Please indicate Management's policy below.*)

A certified letter will be sent to applicant requesting a response within 5 business days. If no response is given within allotted time applicant will move to bottom of the list

D. Updating the Waiting List(s)

1. The Waiting List will be updated at least once every twelve months in the following manner:

☒ A letter will be sent via regular/certified mail to each applicant on the Waiting List(s) (**Exhibit I**). The letter will include a Reply Card (**Exhibit J**) to be returned if the applicant is still interested in living at the Development. The applicant will be given 5 days (excluding weekends and designated federal holidays) from the date the letter was mailed in which to respond. If no response is received, the applicant's Pre-Application Card will be removed from the Waiting List and a letter will be sent informing the applicant of this action. If the letter is returned with a forwarding address, it will be re-mailed to the address indicated and a new response time same as above will begin.

☐ (Other)

2. After each of the Waiting List(s) are updated based on the Reply Cards returned, an acknowledgement letter (**Exhibit K**) ☐ will ☒ will not (*Check the one that applies*) be sent to each applicant. It is the applicant's responsibility to notify the Management office of any change in address, telephone number or telephone device for the deaf (TDD) number (if applicable).

3. If it is determined an applicant failed to respond to a Waiting List update due to a disability and such applicant was either removed or lowered on the Waiting List, the applicant must be reinstated at the original place on the Waiting List.

E. Closing and Re-Opening the Waiting List(s)

1. Closing the Waiting List(s)

The Waiting List(s) for the Development will be closed when the following occurs:

After a period of 7 days, or until 100 names are gathered, whichever occurs first.

When Management decides to close the Waiting List(s), future applicants will be advised that the Waiting List(s) are closed and additional applications will not be taken. When Management decides to no longer accept applications, a notice to that effect will be published in the following publication(s):

Daily Herald

The notice must state the reasons for the Management's refusal to accept additional applications.

2. Re-opening the Waiting List(s)

Prior to each re-opening of the Waiting List(s), a notice, announcing the re-opening and providing information on how to apply, will be placed in the following publications:

Daily Herald

The Waiting List(s) will be re-opened when the following occurs:

When the waitlist is depleted to less than 10 names

3. Affirmative Marketing Plan Requirements

Management will affirmatively market the Development in its outreach efforts during the re-opening of the Waiting List(s). Management will provide a copy of the Affirmative Fair Housing Plan to applicants upon request for review.

V. THE (INTERVIEW) SCREENING PROCESS

A. Application Requirements

The following information will be used to determine program eligibility for anyone who is seeking housing at the Development.

Live in aides, new household members and police officers, security personnel or managers residing in HUD subsidized units will be subject to same screening for drug abuse and other criminal activity applied to other applicants.

1. The head of household must complete a written application certifying the accuracy of all information that is provided. The applicant will be provided with the appropriate disclosures concerning the Privacy Act (5 U.S.C. § 552a). In addition to providing applicant(s) the opportunity to complete applications at the Development, Management may also send out and receive applications by mail. Management shall accommodate persons with disabilities who, as a result of their disabilities, cannot utilize the

Management's preferred application process by providing alternative methods of taking applications.

2. ☒ A credit report will be ordered.
☐ A credit report will not be ordered.
3. ☒ A criminal background search will be obtained.
☐ A criminal background search will not be obtained.
4. Verification of employment, income, bank accounts, and other assets, etc., is required as applicable for each applicant.
5. Verification of previous housing, for 5 years, is required. This will include references from previous landlords. If applicable, it will also include verification for those who were homeowners or lived with parents or guardians. Applicants will not be rejected solely for a lack of rental history.
6. Verification of Social Security Numbers for all members of the household is required.
7. Other: _____

B. Home Visits

☒ Home Visits will be conducted to inspect the current dwelling of the applicant to determine that the housekeeping practices are acceptable. Details of this process are outlined in **Exhibit L**. Home Visits will be conducted for all applicants who reside within 90 miles of the Development. Home Visits will be conducted for every applicant household reaching the final stages of the approval process.

☐ Home Visits will not be conducted.

C. Completion of Application Process

All applications will be processed within thirty days after the date of the applicant's initial interview or within five business days of receipt of all required documentation, whichever is later (excluding weekends and designated federal holidays).

VI. ELIGIBILITY REQUIREMENTS

A. Income

The annual gross income of the applicant(s) must be equal to or less than the income limit established by the applicable program's administrative rules for the appropriate household size.

B. Date of Birth

Birth dates must be disclosed for all household members.

C. Social Security Numbers

The head of household/spouse/co-head must disclose Social Security Numbers for all household members. An explanation of acceptable documentation is provided in **Addendum 1** attached to this Plan.

D. Student Eligibility Requirements (for Tax Credit only)

Households consisting entirely of full-students are not eligible for Tax Credits unless the household is income eligible and one or more of the following exceptions applies to the household:

1. All members of the household are married (they do not need to be married to each other) and are entitled to file a joint tax return.
2. The household consists of single parent(s) and their child (or children) and no one in the household is a dependent of a third party.
3. At least one member of the household receives assistance under Title IV of the Social Security Act (i.e. TANF).
4. At least one member of the household is participating in an officially sanctioned job training program.
5. At least one member of the household was formerly in foster care.

Full-time status for purposes of the LIHTC program includes attendance at regular facilities for five or more months during the calendar year in which the taxable year of the taxpayer begins.

VII. OCCUPANCY STANDARDS

The unit must have enough space to accommodate the household. Occupancy standards must comply with federal, state and local occupancy standards, and/or laws in connection with occupancy requirements, fair housing and civil rights laws, as well as landlord-tenant laws and zoning restrictions.

1. For the purpose of determining the unit size for which a household may be eligible; the following will be counted as members of the household:
 - a. Fulltime household members
 - b. Unborn children
 - c. Children in the process of being adopted
 - d. Children whose custody is being determined
 - e. Foster children
 - f. Children temporarily in a foster home
 - g. Children in joint custody 50% of the year or more
 - h. Children away at school but home for recess
 - i. Live in aides
 - j. Foster adults

The Occupancy Standards for the development are:
Up to 2 people per bedroom

2. Upon request, an applicant or resident may be placed on as many of the Development's Waiting List(s) that the household size qualifies.
3. A household may be required to provide proof of custody of related or unrelated occupants in order to be considered for a change in unit size.

VIII. REJECTION CRITERIA

The ability of the applicant to fulfill lease obligations will be considered. An applicant may be rejected for one or more of the following reasons:

A. Insufficient/Inaccurate Information on Application

Refusing to cooperate fully in all aspects of the application process or supplying false information will be grounds for rejection.

B. Credit and Financial Standing

1. Unsatisfactory history of meeting financial obligations (including, but not limited to timely payment of rent, outstanding judgments or a history of late payment of bills) will be considered. If an applicant is rejected based on the credit report, they will be provided with the reasons for rejection and given the name of the credit bureau that performed the credit check. Applicants will also be given two weeks to dispute any information on the credit report.
2. The inability to verify credit references may result in rejection of an applicant. Special circumstances will be considered in which credit has not been established (income, age, marital status, etc.) and lack of credit history will not cause an applicant to be rejected. In such circumstances, a person with a history of creditworthiness may be required to guarantee the lease.
3. The applicant's financial inability to pay his/her monthly contribution toward the rent of the unit may be assessed. Ordinarily, the total of the applicant's monthly contribution plus other long-term obligations (payments extending more than twelve months) should be less than 35% of his/her monthly gross income. Income ratios may be considered in the context of the applicant's credit and employment history and potential for increases in income.

C. Criminal Convictions/Current Drug Use

1. Applicants who fall into the following categories will be rejected:
 - a) current addiction to or engagement in the illegal use of a controlled substance.
 - b) any household containing a member(s) who was evicted in the last three years from housing for drug-related criminal activity. Exception: if the evicted household member has successfully completed an approved supervised drug rehabilitation or the circumstances leading to the eviction no longer exist (e.g. the household member no longer resides with the applicant household).
 - c) any household member that is subject to a state sex offender lifetime requirement.
 - d) any household member for whom there is reasonable cause to believe that the member's behavior, from abuse or pattern of abuse of alcohol, may interfere with the health, safety, and right to peaceful enjoyment by other residents. The screening standards must be based on behavior, not the condition of alcoholism or alcohol abuse.
2. Applicants who fall into the following categories may be rejected. In addition, if other persons that will be living in the unit fall into these categories, the applicant may be rejected.
 - a) criminal convictions that involved physical violence to persons or property, or endangered the health and safety of other persons within the last 5 year(s);
 - b) criminal convictions in connection with the manufacture or distribution of a controlled substance within the last 5 year(s); or
 - c) Other
Applicants must show capacity and ability to live independently with the supports made available through Service Providers. Heart's Place is an independent living building with a preference for people with disabilities who desire to live in a community. Should an applicant have service needs more

intense than can be provided onsite, they may be rejected.

D. Household Characteristics

Household size or household characteristics were not appropriate for the specific type of unit available at the time of application.

E. Unsanitary Housekeeping

☒ Housekeeping will be considered because home visits are conducted. Housekeeping criteria are not intended to exclude households whose housekeeping is only superficially unclean or disorderly if such conditions do not appear to affect the health, safety or welfare of other residents.

☐ Housekeeping will not be considered because home visits are not conducted.

F. Exception to Rejection Criteria

The development has adapted the following policy regarding Extenuating Circumstances: *(Check the one that applies)*

☐ Extenuating circumstances will not be considered.

☒ Extenuating circumstances will be considered in cases when applicants would normally be rejected. The applicants will have to provide, in writing, the circumstances under which he/she will be an acceptable resident in the future.

IX. REJECTION PROCEDURES

A. Written Notification

Each rejected applicant will be promptly notified in writing of the reason(s) for rejection (**Exhibit M**). This notice will advise the applicant that he/she may, within 14 days of receipt of the notice (excluding weekends and designated federal holidays), respond in writing or request to meet with Management to discuss the notice.

B. Review of Rejected Applications

The applicant will have 14 days (excluding weekends and designated federal holidays) to respond in writing or request a meeting to discuss the rejection. Any meeting with the applicant or review of the applicant's written response will be conducted by a member of Management's staff who did not participate in the decision to reject the applicant.

If the applicant appeals the rejection, the applicant will be given a final written decision from Management within five days (excluding weekends and designated federal holidays) of the applicant's written response or meeting. If the decision is reversed, the applicant will be offered a suitable vacant unit. If no such unit is available, the applicant will be offered the next appropriate unit.

X. SPECIAL OCCUPANCY CATEGORIES

Applicants will be interviewed and processed as authorized in **Sections V through VIII**, with exceptions made as follows:

A. Persons with Disabilities

An applicant with disabilities will be given priority for an accessible unit if such applicant

deems that this type of unit is appropriate for their household.

If the household determines that the accessible unit is not appropriate for the household's needs, the household's name will be returned to its place on the Development's Waiting Lists, as applicable.

XI. AMENDING THE TENANT SELECTION PLAN

This Plan may be amended only with the prior written approval of the Illinois Housing Development Authority.

XII. CERTIFICATION

By signing this Plan, Management certifies that the contents of this Plan will be followed as written, and that no other Tenant Selection Plan has been executed for the Development at this time, or will be executed in the future without written approval from the Illinois Housing Development Authority.

MANAGEMENT:

Entity Name: Housing Opportunity Development Corporation

Signature: _____

Print Name: Richard Koenig

Title: Executive Director

Today's Date: _____

OWNER:

Entity Name: Heart's Place, LLC

Signature: _____

Print Name: Cullen Davis

Title: Manager

Today's Date: _____

This Plan is reviewed as of this _____ day of _____, 20_____.

ILLINOIS HOUSING DEVELOPMENT AUTHORITY:

Signature: _____

Print Name: _____

Title: _____

EXHIBIT A

RENT STRUCTURE

# of Units	Unit Type	Market Rate	Low-Income	Very Low-Income	Utility Allowance
	Studio				
	1 Bedroom				
16	2 Bedroom	N/A	N/A	1298	N/A
	3 Bedroom				
	4 Bedroom				
	5 Bedroom				

NOTE: The rents shown above are the initial rents for the development. After the initial rents, this exhibit will be replaced with a copy of the most recently approved Rent Schedule for the Development.

EXHIBIT B

LEASE ADDENDUM FOR ACCESSIBLE UNIT AVAILABILITY

This addendum to the Lease Agreement between _____
(Lessor)

and _____
(Lessee)

entered into a lease agreement on _____.
(Date)

In order to comply with Section 8.27 of Section 504 of the Rehabilitation Act of 1973, the landlord or its agent must first lease vacant accessible units to current occupants requiring accessibility features of the vacant unit and occupying a unit not having such features. If no such occupants exist, the unit would be leased to an eligible qualified applicant on the waiting list, who requires the accessibility features of the vacant unit. When offering an accessible unit to an applicant not having handicaps requiring the accessibility features of the unit, the landlord must require the applicant to agree to move to a non-accessible unit when available.

The resident noted above has been offered an accessible unit and does not have handicaps requiring such a unit. The resident noted above hereby agrees, upon request of the landlord to transfer to a non-handicapped accessible unit to accommodate a person or person(s) on the wait list who have required such an accessible unit. The resident noted above will be responsible for all moving expenses they incur.

Agreed to this _____ day of _____, 20_____

(Lessor)

Date Signed: _____

(Lessee)

Date Signed: _____

Accepted:

Owner or its Agent

Date Signed: _____

EXHIBIT C

VERIFICATION OF PREFERENCE STATUS

Dear _____:

_____ (Applicant) SSN# _____,

has applied for housing at _____ and has indicated that they are eligible for a housing preference given the following circumstance:

1. State Preferences

- A.** ☐ Displaced from an urban renewal area.
- B.** ☐ Displaced by a disaster, such as a fire or flood, that resulted in extensive damage or has destroyed the unit.
- C.** ☐ Displaced by an activity carried on by an agency of the United States or by any State or local government body or agency.

2. Former Federal Preferences

- A.** ☐ An action by an owner which resulted in the applicant's having to vacate his/her unit where:
 - * the reason for the owner's action is beyond the applicant's ability to control or prevent.
 - * the action occurred despite the applicant's having met all previously imposed conditions of occupancy.
 - * the action taken is other than a rent increase.
- B.** ☐ Actual or threatened physical violence directed against applicant or one or more members of the applicant's household by a spouse or other member of the applicant's household; or, the applicant lives in a housing unit with such an individual who engages in such violence
- C.** ☐ Applicant is living in substandard housing because:

- D.** ☐ Applicant lacks a fixed, regular, and adequate nighttime residence.
- E.** ☐ Applicant is paying \$_____ in monthly rent which is greater than 50% of the household income.

In order to determine the preference status, we are required to verify the preference. Therefore, we would appreciate your completing the certification below and returning this form in the enclosed envelope. This information will be used only for purpose of determining the preference for this applicant.

Sincerely,

I hereby authorize the release of the requested information.

Property Manager

Signature of Applicant

.....
(Please complete items below, sign and date).

I verify that _____ (Applicant's) current living situation meets
_____ preference(s) as cited on the previous page.

Firm or Agency Name _____

Signature

Print Name _____

Title _____

Firm or Agency Address _____

Phone
Number _____

Date _____

EXHIBIT D

REJECTION LETTER FOR PREFERENCES

Re: _____ Apartments

Dear _____:

In your recent application for _____ Apartments, you indicated that you qualify for the following preference(s):

- ☐ Displaced from an urban renewal area.
- ☐ Displaced by a disaster, such as a fire or flood, that resulted in extensive damage or has destroyed the unit.
- ☐ Displaced by an activity carried on by an agency of the United States or by any State or local government body or agency.
- ☐ (List the preferences adopted by the owner)

After reviewing the documentation, which you submitted, we regret to inform you that you do not meet the criteria for receiving a preference based on the following reason(s):

The person named below has been designated to coordinate compliance with the nondiscrimination requirements contained in the Department of Housing and Urban Development's regulations implementing Section 504 (24 CFR Part 8 dated June 2, 1988).

Name

Address

City

State

Zip

Telephone (voice)

Telephone (TDD)

If you feel this decision has been made in error and wish to provide additional documentation, please contact the rental office at _____ (voice) or _____ (TDD).

Sincerely,

Property Manager

EXHIBIT E

APPLICANT INQUIRY

Date: _____

Dear _____:

Thank you for your initial inquiry regarding housing at _____. Residents will be selected only from those eligible persons who make formal application. We had numerous inquiries for our apartments.

We are now accepting pre-application cards from interested households. If you are still interested in living at _____, please return the enclosed pre-application card by mail as soon as possible.

You may be eligible for a preference if one of the following conditions applies to you have been displaced: from an urban renewal area; by a disaster, such as a fire or flood, or by an activity carried on by an agency of the United States or by any State or local government body or agency. (Also list the preferences adopted by the owner). Households qualifying for a preference will receive assistance before any other applicant households that are not so qualified. If you feel you qualify for a housing preference, complete the appropriate certification form attached to this letter and return it along with your pre-application card by mail.

For households not claiming housing preference, screening will be conducted according to the order in which the pre-application cards were received.

Interviews will be conducted at _____. Leasing personnel will be unable to see applicants prior to their scheduled interview. If you have any questions, we will be happy to answer them at the time of your interview.

The person named below has been designated to coordinate compliance with the nondiscrimination requirements contained in the Department of Housing and Urban Development's regulations implementing Section 504 (24 CFR Part 8 dated June 2, 1988).

Name

Address

City State Zip

Telephone (voice)

Telephone (TDD)

Sincerely,

Property Manager

EXHIBIT F

PRE- APPLICATION CARD

Date Received: _____

Time Received: _____

Interested person for ☐ 1 BR ☐ 2 BR ☐ 3 BR ☐ other _____
(Check all that apply)

Name (Head of Household): _____

Address: _____

Phone (Home): _____ Phone (Work): _____
Cell phone: _____ E-Mail: _____

Would you be interested in a handicapped accessible unit? ☐ Yes ☐ No

Do you feel you qualify for a housing preference? ☐ Yes ☐ No

Do you live/work in the _____ Community? ☐ Yes ☐ No

Annual Household Income: \$ _____ Date Apartment Needed? _____

Household data: Please list all persons who will occupy the unit:

<u>Name</u>	<u>Age</u>	<u>Relationship</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Optional and for Federally Subsidized Programs ONLY.

ETHNICITY:	☐ Hispanic or Latino	☐ Non-Hispanic or Non-Latino
RACE:	☐ Caucasian	☐ African American
	☐ Asian	☐ American Indian or Alaskan
	☐ Native	☐ Native Hawaiian or Other Pacific Islander

EXHIBIT G

**PRE - APPLICATION CARD LOG
IN ORDER OF RECEIPT**

Check All That Apply

<u>Date Rec'd</u>	<u>Time Rec'd</u>	<u>Name</u>	<u>Unit Type</u>	<u>Housing Preferenc e</u>	<u>Accessible Unit</u>	<u>Income Level – VL/L/M</u>

EXHIBIT H

SAMPLE WAITING LIST

Date Rec'd	Time Rec'd	Head of Household	Unit Size	Income Level			Need for Accessible Unit		Comment/Contact	Remove/Rejected Date	Move-in Date	Preference Type
				EL	VL	L	Y	N				
12/3/01	10:30 AM	Mary Tate	2	X				X				Working household preference; Elderly preference
12/4/01	1:00 PM	Hiroshi Kihara	2		X		X					

EXHIBIT I

WAITING LIST UPDATE

Date: _____

Dear _____:

We are currently in the process of updating our waiting list for _____

_____. Some time ago, you expressed an interest in living at our development, and your name was placed on the waiting list.

If you are still interested in living at _____,

enclosed is a card that must be returned to _____, management office, within 15 days (excluding weekends and designated Federal Holidays). Failure to return this information within this time period will result in your name being permanently removed from the waiting list.

It is not necessary to call or come in to the office at this time, as we do not have anything immediately available.

The person named below has been designated to coordinate compliance with the nondiscrimination requirements contained in the Department of Housing and Urban Development's regulations implementing Section 504 (24 CFR Part 8 dated June 2, 1988).

Name

Address

City

State

Zip

Telephone (voice)

Telephone (TDD)

Thank you for your interest in _____.

Sincerely,

Property Manager

EXHIBIT J
REPLY CARD

I AM STILL INTERESTED IN LIVING AT

DEVELOPMENT NAME _____

APPLICANT NAME _____

CURRENT ADDRESS _____

HOME PHONE# _____

WORK PHONE# _____

E-MAIL
ADDRESS _____

CELL PHONE # _____

UNIT SIZE DESIRED ☐ 0 BR ☐ 1 BR ☐ 2 BR ☐ 3 BR ☐ OTHER

EXHIBIT K

WAITING LIST ACKNOWLEDGEMENT

Date _____

Dear _____:

This letter is to acknowledge receipt of your waiting list update card. Currently you are on our
_____ bedroom waiting list(s).

We do not have an exact time in which you will be contacted regarding an apartment; however, please remember to keep us advised of your current address and phone number.

The person named below has been designated to coordinate compliance with the nondiscrimination requirements contained in the Department of Housing and Urban Development's regulations implementing Section 504 (24 CFR Part 8 dated June 2, 1988).

Name

Address

City

State

Zip

Telephone (voice)

Telephone (TDD)

Sincerely,

Property Manager

EXHIBIT L

HOME VISIT REPORT

Applicant Name _____

Current Address _____

- ☐ The person conducting the Home Visit report is employed by the Management
- ☐ The person conducting the Home Visit is a hired agent of the Management and is employed

by _____

Person Conducting Home Visit _____

Date of Applicant's Tenancy in this Unit: From _____ To _____

1. GENERAL CLEANLINESS

A. Bedrooms, Living/Dining Room ☐ Good ☐ Acceptable

Explain: _____

B. Kitchen Appliances ☐ Good ☐ Acceptable

Explain: _____

C. Bathroom ☐ Good ☐ Acceptable

Explain: _____

D. Are there any cleaning supplies in the unit? ☐ Yes ☐ No

E. Is there evidence of vermin infestation? ☐ Yes ☐ No

Explain: _____

2. OTHER COMMENTS

A. Did the applicant have any comments on the unit or its conditions?

B. Other comments by staff

3. I HAVE READ THE ABOVE HOME VISIT REPORT AND I AM AWARE OF ITS CONTENTS.

Applicant Signature _____

Inspector's Signature _____

Date _____

Date _____

EXHIBIT M

APPLICANT REJECTION

Date _____

Dear _____:

Thank you for your interest in renting an apartment at _____. After careful consideration and review of your application, we regret we are not able to accept your application for tenancy at this time for the following reasons:

If you wish to appeal this decision, please contact the _____

Management office at _____ (voice) or _____ (TDD) within 14 days of the date of this letter (excluding weekends and designated federal holidays) to schedule an appointment.

Regardless of whether or not you decide to respond to this notice, you may still exercise other avenues of relief available to you if you believe that you have been discriminated against on the basis of race, color, creed, religion, sex, national origin, age, familial status, ancestry, unfavorable military discharge, marital status, receipt of governmental assistance, or handicap.

The person named below has been designated to coordinate compliance with the nondiscrimination requirements contained in the Department of Housing and Urban Development's regulations implementing Section 504 (24 CFR Part 8 dated June 2, 1988).

Name

Address

City State Zip

Telephone (voice)

Telephone (TDD)

Sincerely,

Property Manager

ADDENDUM 1

SOCIAL SECURITY NUMBER REQUIREMENTS

The head of household/spouse/co-head must disclose social security numbers (SSN's) for all household members. In addition, applicants must provide adequate documentation or acceptable evidence of the SSN including any of those listed below:

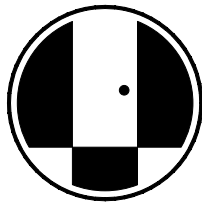
- Original Social Security card
- Driver's license with SSN
- Identification card issued by a federal, state or local agency, a medical insurance provider, or an employer or trade union
- Earnings statements on payroll stubs
- Bank statement
- Form 1099
- Benefit award letter
- Retirement benefit letter
- Life insurance policy
- Court records

Applicants do not need to disclose or provide verification of a SSN to be placed on the waiting list; however applicants must disclose a SSN and provide adequate documentation to verify each SSN for all non-exempt household members before they can be housed.

If household members have not disclosed and/or provided verification of the SSN at the time a unit becomes available, the next eligible applicant must be offered the available unit.

The applicant who has not provided required SSN has 90 days from the date they are first offered an available unit to disclose/verify the SSN. During this 90-day period, the applicant may retain its place on the waiting list. After 90 days, if the applicant has been unable to supply the SSN documentation the applicant will be determined ineligible and removed from the waiting list. An additional 90 days will be granted if the failure to provide documentation of a SSN is due to circumstances that are outside the control of the applicant.

Individuals who have applied for legalization under the Immigration and Reform Control Act of 1986 will be able to disclose their SSN, but unable to supply the cards for documentation. SSN are assigned to these persons when they apply for amnesty. The cards are forwarded to the Department of Homeland Security (DHS) until the persons are granted temporary lawful resident status. Until that time, their acceptable documentation is a letter from the DHS indicating social security numbers have been assigned.



**HOUSING
OPPORTUNITY
DEVELOPMENT
CORPORATION**

TENANT INFORMATION MANUAL



Revised 2015

HOUSING OPPORTUNITY DEVELOPMENT CORPORATION

TENANT INFORMATION MANUAL

IMPORTANT PHONE NUMBERS

Management

Housing Opportunity Development Corporation
P.O. Box 480
2001 Waukegan Rd.
Techny, IL 60082

Main Office: (847) 564-2900

Marlow Thomas, Property Manager (847) 564-2900
Hours: 9-6, M-F

Chris Meeks, Housing Counselor (847-564-2900) or cmeeks@hodc.org
For all maintenance requests

Emergency pager # for evening and weekends: (847) 355-3708 (For Emergencies Only)
TTY 711

Police/Fire

Emergency Only 911

Village Halls

Evanston	847-328-2100
Highland Park	847-432-0800
Glenview	847-724-1700
Skokie	847-673-0500
Niles	847-588-8000
Arlington Heights	847-368-5000

Post Offices

Evanston	847-328-6288
Highland Park	847-433-3201
Northbrook	847-272-0174
Skokie	847-676-2232
Niles	847-967-1989
Arlington Heights	847-253-7806

Utilities

NICOR (gas)	(630) 983-4040
Commonwealth Edison (electric)	(800) 334-7661
SBC Ameritech (phone)	(800) 257-0902
Media One (cable)	(630) 716-2300
Cipher (cable)	(630) 892-2345
Comcast (cable)	(800) 266-2278

Other Services

CEDA	(847) 328-5166
North Shore Senior Center	(847) 784-6000

Tenant Information

Welcome home. We are glad that you are living with us. We want to do everything possible to make your home pleasant and comfortable.

The purpose of this Tenant Information Manual, (TIM), is to give you a reference for when you have questions or problems. Remember, if you're not sure what to do, just see TIM.

As your landlord, we have many responsibilities, primarily to provide decent, safe, quality housing. But, as a resident, you also have certain responsibilities. This manual will help to define those responsibilities.

Please take the time to read this manual through since the information will save you time and inconvenience in the future. It may answer many questions that you have from the start. We suggest you keep a copy of this manual handy for future reference. Although you can always call us with questions, it may be easier to consult TIM first.

Purpose

The purpose of these policies is to allow each resident to enjoy his or her apartment and to ensure the safety of residents and the appearance of the community. As a resident in an apartment community, you necessarily assume certain responsibilities that go along with the many benefits of the apartment life style. These are basically common rules of etiquette designed to make the community more enjoyable for all tenants.

Who We Are

Housing Opportunity Development Corporation (HODC) manages this property. We are the only community-based not-for-profit developer of permanent low and moderate-income housing serving the northern suburbs. Our goal is to expand the stock of fair housing that is affordable to low and moderate- income households. Call us to learn more.

Your Management Team

Your professional management team is discrete and efficient. The staff is professionally trained and skilled in their area of responsibility. The entire staff is dedicated to servicing your needs.

Office Hours

Hours of office operation are 9:00 to 5:00 Monday to Friday. These hours have been established to provide service coverage during normal work periods. Please feel free to visit our office or call regarding service requests or to obtain assistance. For the following emergencies during non-office hours, please call the emergency number and our answering service will contact a management representative:

- No heat in the winter
- A plumbing leak or sewer stoppage
- No electricity (contact ComEd first)
- Any condition which might be a fire hazard
- Gas odor (contact Nicor Gas first)

Our employees are concerned with doing the best job possible in serving you. However, they also enjoy spending time with their families. Please consider their time when calling after normal work hours.

TABLE OF CONTENTS

- 1. DRUG-FREE HOUSING**
- 2. CONDUCT**
- 3. GUESTS**
- 4. SECURITY DEPOSIT**
- 5. RENT PAYMENT/LATE RENT PAYMENTS/RETURNED CHECKS**
- 6. WORK ORDER REQUEST**
- 7. INSPECTIONS**
- 8. CARE OF THE COMPLEX**
- 9. TRASH**
- 10. CARE OF YOUR APARTMENT**
- 11. INSURANCE**
- 12. PETS**
- 13. SMOKING**
- 14. LOCKS**
- 15. LOCKOUTS**
- 16. PARKING**
- 17. MOTOR VEHICLE MAINTENANCE**
- 18. LAUNDRY FACILITIES**
- 19. STORAGE**
- 20. MOVE OUT**
- 21. COMMUNITY ROOM**
- 22. CHANGES**

1. DRUG-FREE HOUSING

Tenant, any member of the tenant's household, or a guest or other person under the tenant's control shall not engage in criminal activity, including drug-related criminal activity, on or near the building premises. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, use or possession with the intent to manufacture, sell distribute or use of a controlled substance.

Tenant, any member of the tenant's household, or a guest or other person under the tenant's control shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity on or near development premises.

Tenant or any member of the tenant's household will not permit the dwelling unit to be used for, or to facilitate, criminal activity, including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household or a guest.

Tenant or any member of the tenant's household will not engage in the manufacture, sale or distribution of illegal drugs at any location, whether on or near the building premises or otherwise. Tenant, any member of the tenant's household, or a guest or other person under the tenant's control shall not engage in acts of violence or threats or violence, including but not limited to, the unlawful discharge of firearms, on or near building premises.

Violation of any of the above provisions shall be a material violation of the lease and good cause for termination of tenancy.

2. CONDUCT

Please refrain from using profane or equally offensive language in public areas.

Climbing or playing on balconies, stairs, roofs and trees is unsafe and forbidden.

Defacing, marring or damaging the community property will not be tolerated and the responsible party will be held liable for all costs to restore the property to its prior condition.

Walkways, sidewalks, stairways and halls are to be used for its intended use. You may not use any tricycles, bicycles, four-wheel vehicles, roller skates, roller blades or any other such toy or vehicle in any area of the community. Additionally, for your safety, bicycle riding is not permitted in parking areas.

Contact sports such as football, soccer, and baseball should not be played in any of the common areas of the community for safety reasons.

In order to maintain a sanitary environment, all garbage is to be disposed of in the appropriate manner. **(Place trash in the provided garbage dispensers)**. Failure to dispose of trash appropriately may result in a \$25 disposal fee.

All posted signs and warnings must be adhered to at all times.

Musical instruments, radios, stereos, television sets, etc. must be turned to a low volume or to a volume so as not to disturb your neighbors.

In order to remain respectful of your neighbors, please refrain from slamming apartment doors.

Fire and emergency exits should only be used in the event of an emergency. These exits are not to be used for daily traffic or for short cuts.

No one, including household members and/or guests or visitors, may loiter around the buildings or in the common areas, which include hallways, lobbies, stairwells, decks and porches.

Lease violations will be issued for material breaches of your lease and inappropriate conduct. **NOTE: Any resident who receives three (3) lease violations during a 12 month lease term will be ineligible for renewal.**

3. GUESTS

You are responsible for the actions of your household members and guests. Any damage caused by a guest must be paid within thirty (30) days of receipt of a bill from the management office. This includes, but is not limited to, any and all interior and exterior damage, plumbing stoppages, carpet damages and appliance repairs.

A guest must be accompanied by a resident when using the common areas of the complex. This includes, but is not limited to, the laundry facilities and parking facilities.

Guests may not remain for more than fourteen (14) days without the written permission of the management office. In no case shall a guest remain for more than thirty (30) days. If you would like to add someone to your lease, the additional person must fill out an application for occupancy. It will be at the discretion of management to allow additional persons on the lease, if they do not meet the owner's screening criteria or we are unable to accommodate due to space.

4. SECURITY DEPOSIT

Resident is required to deposit with Owner a security deposit in the amount shown in the Lease Summary to secure performance of every agreement and covenant of Resident in this Lease. Owner may apply the deposit toward reimbursement for any costs incurred by Owner due to Resident's violation of this Lease, including nonpayment of rent.

Within thirty (30) days after Resident vacates the Unit, Owner shall return to Resident his/her security deposit with interest as may be required by law, less any deductions Owner is entitled to make. However, deductions for repairs shall be made only for those needed repairs for which there is a receipt or other written evidence of the costs. Note:

buildings with less than 24 units are not required to pay interest on security deposits and we do not.

5. RENT PAYMENTS/LATE PAYMENTS/RETURNED CHECKS

Rent is due on the (1st) day of the month. Checks, certified checks, and/or money orders should be made payable to Housing Opportunity Development Corp (HODC). Mail or bring your payments to the main office:

P.O. Box 480, 2001 Waukegan Rd., Techny, IL 60082

If rent is not received by the fifth (5th) day of the month, you will be charged a late fee according to the terms of your lease.

Partial rent payments (including late fees) will not be accepted without the permission of supervisory personnel.

If your rent check is returned by your bank, you will be charged a \$25.00 returned check fee. You must repay the check that was returned with a money order or cashier's check (the late fee and \$25.00 returned check fee must be included in the amount paid). Partial payments will not be accepted without the permission of supervisory personnel.

If two rent checks are returned by your bank due to non-sufficient funds (NSF), you will no longer be allowed to pay your rent with a standard, personal check. You must then pay with a cashier's check or money order.

6. WORK ORDERS

As a resident, you are entitled to prompt and efficient service. Please notify us promptly of any repairs you need for equipment or fixtures. During office hours, you may request service by calling the management company at 847-564-2900. Please explain your problem as clearly and completely as you can. We need to understand your request in order to give you the best possible service. Our goal is to satisfy your request within 48 hours. If you do not hear from us in 2 days, call again so that we can follow up on the reason for the delay.

All requests are handled through the management office, so please do not ask maintenance staff to satisfy individual requests.

7. INSPECTIONS

Management will conduct inspections of all apartments at least annually to determine if any unreported repairs are needed and to review the overall housekeeping condition of your unit.

You are required by your lease to keep the apartment in good condition. If it is determined that you are not keeping your unit clean, more frequent inspections may be required or your lease may be terminated.

8. CARE OF THE COMPLEX

Personal signs, advertisements or notices may not be affixed to any part of the building, either inside or outside. No article may be suspended by any manner outside of the buildings, placed on the windowsills, or draped over the handrails or guardrails.

No tinfoil, antennas, private radio aerals, screens, bars, or other products are to be placed on or attached to the windows of your apartment.

If you wish to install an air conditioning unit, you must obtain approval from the management office. A maintenance staff member must install the a/c unit or you will be charged.

No clothing or other articles may be hung, draped or otherwise fastened to the windows, rails, balconies, stairways or any other common areas in the complex.

Painting, writing or otherwise defacing or marring the buildings and grounds is prohibited and the responsible party will be held liable for all removal costs.

You may not place or leave any item in, around or upon any common area of the building or in front of your apartment. This includes, but is not limited to, furniture, potted plants, boxes or trash bags.

You may not touch or use fire alarm boxes, sprinklers, etc. except in case of emergency.

No solicitors or unauthorized persons are permitted in the community. If you are contacted by a solicitor or suspect that an unauthorized person is in the community, please contact the management office immediately. If you feel a situation is dangerous or life threatening, call 911 before you call the management office.

No cooking, baking or similar activity is permitted outside the kitchen area.

No unsightly or unsanitary practice which could undermine the sanitation, health or appearance of the building interior or exterior shall be permitted.

9. TRASH

Residents are expected to keep the areas around the trash receptacles clean and free of litter. Failure to dispose of trash appropriately may result in a \$25 disposal fee.

A securely fastened plastic bag or trash can liner must be used to carry trash to the trash receptacle to prevent waste dripping on carpeting or concrete.

All cartons or boxes must be flattened or torn apart into smaller pieces before being placed in the trash receptacles. The resident must remove items too large to fit into the trash receptacles.

Residents are expected to maintain the garbage chute area clean and not dispose items too large into the chute. All large items must be disposed in the container in the rear of the building.

10. CARE OF YOUR APARTMENT

Keep your apartment and any other such areas assigned for your exclusive use in a decent, clean, sanitary and safe condition, and the inside of your apartment maintained according to acceptable housekeeping standards.

Use all appliances according to their directions. If you have questions or concerns regarding the operation or use of an appliance, call the management office immediately.

Appliance, plumbing fixtures, heating and electrical systems must be used only for the purpose and in the manner in which they were designed.

You may not install or keep heaters in your apartment. Residents may not install air conditioners in their apartments without written permission from the management office. A maintenance staff member must install any air conditioner.

Do not use abrasive cleaning agents such as scouring powder on paint, enameled woodwork, tubs, sinks, walls or appliances.

The smoke detector in your apartment has a battery back-up in the event of a power failure. The smoke detector will beep when the batteries have ceased functioning. It is your responsibility to call and place a work order if the unit is beeping or does not seem to be functioning properly. Maintenance will repair or replace the battery. If you have any questions or concerns regarding the smoke detector, please contact the management office immediately.

With the provision of reasonable notice, a designated representative of the managing agent may enter and inspect the premises for the following reasons:

- Making necessary or agreed upon repairs;
- Inspecting for compliance with the terms of this lease;
- Showing the premises to prospective lenders, purchasers, residents, contractors, repair workers, or representatives with the program;
- Performing contracted pest control services;
- Conducting annual and any other inspections.

Forty-eight (48) hours shall be considered reasonable notice for the purpose of entry and inspection. In addition, we may enter the premises without notice if necessary in an emergency.

Water-filled furniture, washers and dryers are not allowed in the unit unless approved by Management. Only certain buildings are set up for this.

You are responsible for calling in a work order for changing and replacing light bulbs burned out in your apartment.

Management must be notified immediately when any item in your apartment requires repair or is damaged in any way. Please note that residents will be held responsible for all fixture overflows, whether accidental or otherwise.

You are absolutely prohibited from:

- Painting or having your apartment painted by anyone other than painters authorized by the management office;
- Installing tile, wallpaper, contact paper, murals, decals, stucco, wall or ceiling decorations or markings of any kind;
- Affixing, with glue or any other substance, tile, linoleum, or any other material to the floor;
- Hanging unauthorized drapes, venetian blinds, vertical shades, etc. on windows or walls;
- Tinting your windows.

The maintenance staff employees are not permitted to complete work of a private nature for residents.

Neither the owner nor their agent is responsible or liable for any damage that may occur to your personal property. If there is a fire, earthquake, flood, water damage or theft in your apartment or if you suffer damage from an adjacent apartment, neither the owner nor their agent will be responsible for your dollar losses.

11. INSURANCE

We recommend that you contact an insurance agent about renter's insurance, household goods and liability insurance or other similar insurance to cover your belongings against vandalism, fire, burglary, etc. In the event of loss of damage by fire or other casualty to your apartment due to your own or your guest's fault, you will be charged and billed for restoration of loss or damaged premises. Our insurance does not cover your personal belongings.

12. PETS

If pets are allowed in your building, it is only with the express, written consent of the owner. Pets are restricted by size/weight and type. Only standard household pets are allowed. Please refer to the HODC Pet Policy for further information.

A person with a disability, or an elderly person, may keep a companion or service animal that is needed as a reasonable accommodation. Such pets are subject only to reasonable health and safety rules. Service animals are not considered pets. Please contact the manager if you want to ask about an accommodation or have any questions regarding this policy.

13. SMOKING

This is a non-smoking building. Smoking is not allowed anywhere in the property – tenants’ units, community rooms, and outdoor areas included. Repeating offenders will be charged with lease violations and may prompt the non-renewal of their lease.

14. LOCKS

Lock changes without the consent of management is a violation of your lease agreement. Locks may not be changed or added to a door without the consent of management. Duplicate keys to any new or added lock must be provided to management, if and when such consent is provided.

No locks, chains, peep holes or other additions may be added without the consent of management and in accordance with local building codes.

Any locks, chains, peep holes or other additions become the property of the community and may not be removed upon vacating the unit. If any lock, chain, peephole or other addition is removed upon vacating, any and all damages resulting from the removal will be charged against the security deposit.

Management is not responsible for money, jewelry or for damage, loss or theft of personal property and motor vehicles located on the premises. You should keep your apartment door closed and locked at all times. You should keep your motor vehicle doors closed and locked at all times.

If a key is lost, a replacement fee will be charged at prices stated below:

Front and Back Door Key Card - \$50.00

Mailbox Key - \$10.00

Apartment Door Key - \$50.00

Laundry Room Key - \$15.00

All keys, including house keys and mailbox keys, must be returned to the management office upon vacating. If keys are not returned, the above replacement fees apply.

15. LOCKOUTS

Management will not provide entry into a locked residence for any household members except the leaseholders and/or those household members who are identified in writing by the leaseholders as authorized for access. Management requests that leaseholders exercise care in designating household members for access, particularly if the individuals are underage and should not be in the unit alone

If a lockout occurs after normal business hours, on Saturday, Sunday or a Holiday, a fee of \$50.00 will be charged.

16. PARKING – *WHERE APPLICABLE

Parking is permitted only in assigned parking spaces when on-site parking is provided. Please park in designated area only. Park in a manner that allow other cars easy access in and out.

Street parking is available for you and your guests.

Cars that are parked in restricted areas will be towed at the owner's expense.

17. MOTOR VEHICLE MAINTENANCE

Automobiles may not be worked on, taken apart or repaired on the property.

Autos may not be washed on the property and water from the building may not be used.

Gasoline or other flammable liquids may not be stored anywhere in the community.

18. LAUNDRY FACILITIES

Laundry facilities are for residents' use only for residents' belongings only.

Clothes must be promptly removed from washers and dryers when cycled is completed.

Rugs, bedspreads and other heavy articles may not be placed in the washers as it may cause damage to the machines.

Any malfunctions with the machines must be reported to the management office.

Folding of laundry should be limited to the laundry area only and no other common areas of the building.

19. STORAGE

Some of our buildings have additional storage space available. If a storage area is available, you will be assigned a specific space at move-in. This is to be used for items that do not fit in your apartment or that you do not need. Please use only the space assigned to you. Do not store any perishable or hazardous items.

20. MOVE OUT

Upon moving out, before your security deposit is returned, management will inspect your apartment to be sure it is left clean and in good repair. Your unit should be left undamaged, beyond normal wear and tear. You will be charged for any damages beyond normal wear and tear. Please note: If you move out of your unit without giving the management office a 30 day written notice of your intent to vacate, you will forfeit your security deposit. It will not be returned.

21. COMMUNITY ROOM-*WHERE APPLICABLE

Some buildings have a Community Room located on the ground floor. Residents may ask to reserve this room for personal use.

1. Use of the Community Room is coordinated through HODC staff. Reservation of the Community Room must be made 15 days in advance of event.
2. A deposit of \$50 is required at time of reservation. The deposit will be refunded if the room is left clean and in its original condition.
3. The capacity of the room is not to exceed 25 persons.
4. The room must be left as found (tables and chairs returned to original location).
5. All “spills” (coffee, pop, etc.) must be cleaned thoroughly.
6. All problems must be reported immediately to property manager.

Types of Permitted Uses

Birthday Parties
Hobby Groups
Social Groups
Card/Game Playing
General Skills Classes
Living Skills Workshops
Family Gatherings

NOT Permitted

Political Campaigning
Unlawful Activity
Discriminatory/Exclusionary Behavior
Gambling or Profiteering
Possession of alcohol/drugs
Using offensive language or behavior
Disrupting Activities and deliberately upsetting others

Damages/Fines

The resident applying for the use will be held accountable for damages resulting from the use of the room.

Decorations/Supplies

Decoration of the community room shall be kept to a minimum. Tacks, nails glue, or tape shall not be used on the walls, furnishings, or equipment.

Personal Property

HODC shall not assume responsibility for any personal property left after the use of the room.

*Remote Control

Tenant agrees to sign out for the use of the remote control for the television and/or cable television

If the remote control is lost during the time the tenant has sign out the tenant will be responsible for paying \$20.00 for the remote control replacement.

Hours of Availability

The community room will be available for reservation by residents during the following hours:

Monday – Sunday 9:00 AM to 10:00PM

22. Changes

Management may, with thirty (30) days notice to resident, make changes and/or additions to the aforementioned house rules.



Village of Arlington Heights Building Services Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development

From: Deb Pierce, Plan Reviewer, Building Services Department

Subject: 120-122 E. Boeger Drive – Preliminary and Final Plat of Subdivision, Preliminary PUD, Rezoning from B-1 and B-2 to the I District, Comp Plan Amendment and Multiple Variations

PC#: 17-004 – Round 1

Date: March 1, 2017

Sam:

I have reviewed the submitted documents and have the following comments:

1. Provide a Plat of Survey showing proposed setbacks from all property lines.
2. The building shall be designed as an I-1 occupancy based on the 2009 International Building Code (IBC).
3. Provide the proposed construction type of the building.
4. Provide an occupant load calculation based on bedroom square footage per unit. At the time of this submittal, floor plans of individual units were not submitted. Indicate the number of employees on-site at any given time.
5. Restroom facilities shall be provided for employees. Separate facilities for men and women are required for more than 5 employees working at any one time.
6. Show the location of the elevator machine room.
7. The service disconnecting means shall be within 5 feet of the point of entrance of the service conductors. An exterior service disconnect is not permitted.

RECEIVED

MAR 02 2017

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

THIS PLAN REVIEW IS CONCEPTUAL ONLY AND SUBJECT TO A DETAILED PLAN REVIEW



Village of Arlington Heights, IL
Department of Building Services



Fire Safety Division

Preliminary Planning Review

Date of Review: 2/21/2017

P.C. No. 17-004 Round No. 1

Project name: Hearts Place

Address: 120-122 Boeger Dr.

Planning Department Contact: Sam Hubbard

RECEIVED
FEB 23 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

General Comments:

1. Provide drawings showing the fire truck negotiating both sides of the building in the parking lot. Dead ends are not permitted per the local amendment to the fire code. If the fire truck must traverse portions of parking lot/property located on another parcel not in the owner's control or possession it is recommended that a permanent easement and deed restriction of the other property be considered to prevent any owners of other properties from obstructing planned fire truck access. Appropriate signage will be required to prevent parking or blocking access.
2. All construction shall be compliant with the current adopted codes.
3. The building shall be provided with a complete NFPA compliant fire suppression system.
3. The building shall be provided with a complete NFPA compliant fire alarm system.
4. The fire department connection shall be fully visible and located at the main front entrance of the building and within a maximum travel distance of 100 feet to the nearest fire hydrant.
5. A fully operational fire alarm annunciator panel shall be located at the front entrance to the building.
6. A key safe (Knox Box) shall be provided at the front entrance.
7. The building address shall be displayed on the front of the building and shall be a minimum 6" in height on a contrasting background.
8. A visible exterior weatherproof alarm notification device shall be located within closest proximity to the front main entrance of the building.

THIS PLAN REVIEW IS CONCEPTUAL ONLY AND SUBJECT TO A DETAILED PLAN REVIEW.

Date 2/21/2017

Reviewed By: 

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works 
Date: March 6, 2017
Subject: 120-122 Boeger Dr., P.C. #17-004 – Addition to Round 1

With regard to the proposed final plat, I have the following comments:

1. Until plumbing plans have been submitted, I will assume a 4" RPZ and a 4 x 2 compound water meter will be required for this application.
2. Are there going to be lights included in this project? If so, please provide a detail.
3. VAHPW has not further comments at this time.

If you have any questions, please feel free to contact me.

C. file

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 17-004
 Petitioner: UP Development, LLC
900 W. Jackson Blvd, Suite 2W
Chicago, IL 60607
 Owner: Mr. Aleks Nikolich and Mr. Dejan Nikolich
 Contact Person: Jessica Berzac
 Address: 900 W. Jackson Blvd. Suite 2W
Chicago, IL 60607
 Phone #: 773-936-5014
 Fax #: 312-870-4748
 E-Mail: jessica@updevelopers.com

P.I.N.# 03-08-100-054 & 03-08-100-053
 Location: 120-22 E Boeger Dr, 60004
 Rezoning: ✓ Current: B1, 2 Proposed: 1
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: ✓ For: PSH Development
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: Vacant
 Proposed: Multifamily Bld
 Site Gross Area: 20,200 sqft
 # of Units Total: 16 (all 2 bdrm)
 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 X

b. IDOT _____

c. ARMY CORP _____

d. IEPA X

e. CCHD _____

YES NO COMMENTS

3. R.O.W. DEDICATIONS? _____ X _____

4. SITE PLAN ACCEPTABLE? _____ X _____

5. PRELIMINARY PLAT ACCEPTABLE? _____ X _____

6. TRAFFIC STUDY ACCEPTABLE? _____ X _____

7. STORM WATER DETENTION REQUIRED? _____ X _____

8. CONTRIBUTION ORDINANCE EXISTING? _____ X _____

9. FLOOD PLAIN OR FLOODWAY EXISTING? ... _____ X _____

10. WETLAND EXISTING? _____ X _____

} SEE ATTACHED COMMENTS

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: ERIKSSON ENGINEERING

DATE OF PLANS: 1-30-17

Director

Date

[Signature]

3/6/17

PLAN COMMISSION PC #17-004
Heart's Place
120-122 E. Boeger Drive
Preliminary Plat of Subdivision, Prelim PUD, Rezone
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. A consolidation is still considered a subdivision by Code. Since a resubdivision is being proposed the plans must meet all subdivision requirements. Final engineering plans for all public improvements must be approved prior to the final plat of subdivision approval. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. An Engineers estimate of construction cost for public improvements is also required to complete the calculation for the required public improvement guarantee deposit. The public improvements for this development would be the proposed sanitary main, the water main extension, and the public sidewalk. These estimates should be submitted at least three weeks prior to the final Plan Commission meeting to allow us time to generate the fee letter and for the petitioner to assemble the proper documents.
13. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

Projected Coordinate System: NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet
Projection: Transverse_Mercator
False_Easting: 984250.00000000
False_Northing: 0.00000000
Central_Meridian: -88.33333333
Scale_Factor: 0.99997500
Latitude_Of_Origin: 36.66666667
Linear Unit: Foot_US
Geographic Coordinate System: GCS_North_American_1983
Datum: D_North_American_1983
Prime Meridian: Greenwich
Angular Unit: Degree

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

15. The proposed detention facility will be a private system and as such will not be the Village's responsibility to maintain. An Onsite Utility Maintenance Agreement must be executed prior to final engineering approval. Example attached. Call for an editable Word file.
16. Preliminary stormwater detention calculations are acceptable. Eliminate the half-trap and mortared restrictor pipe detail. Revise the proposed restrictor structure to be similar to the attached detail. Clearly show the overland overflow route for the site.
17. Final design of the detention system must have a statement from the manufacturer or a structural engineer certifying that this system has been designed to the AASHTO HS-25 loading standard.
18. When on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.
19. The exhibits provided showing the turning path of the Fire Department's responding vehicle place the vehicle in a dead-end situation. There is an existing 20' Easement for Ingress/Egress on the adjoining property to the north. The proposed parking lot pavement shall be designed to utilize that easement for fire access. Incorporate necessary improvements to the adjoining lot to properly support the vehicle and allow proper access.
20. Fire lanes adjacent to buildings must have a minimum pavement width as directed by the Fire Department to accommodate the tower truck's outriggers. Heavy duty pavement section shown is acceptable.
21. Consider including bicycle racks in development plan to encourage alternate modes of transportation for employees and patrons.
22. The proposed public sanitary sewer main is shown to be located within an easement along the west property line. However, that easement is full of other utilities. The corner manhole is shown on top of a double pedestal for an existing utility. Is installation even feasible? Consider an alternate design.
23. The sidewalk through the driveway shall be 8" thick concrete. Eliminate the reinforcing wire from the Paving & Surface Legend for any concrete work in the public ROW.
24. Proposed pressure connections for the water main extension must have valves within 5' diameter vaults. Show all surface and sub-surface items along the south side of Boeger Drive along the path of the proposed water main extension.
25. The traffic report misstates the number of apartments as 15 as opposed to the packet information of 16 units. The report should be corrected for the proper number of units in the proposal.

Preliminary Plat of Resubdivision:

26. The plat was reviewed against the attached Preliminary Plat of Subdivision Checklist. The following items must be addressed:
- a. Item 1: Is "UP Development Consolidation" the name of the proposed resubdivision?
 - b. Item 11: The existing 14-foot wide easement for public utilities through the center of Lot 1 must be vacated. Show the proposed 14-foot wide Public Utility and Drainage Easement along the west side of Lot 1. Add a 5-foot wide Public Utility and Drainage Easement along the east side of Lot 1.
 - c. Item 12: Show the side and rear building setback lines, as applicable.
 - d. Item 13: Provide the names and last known addresses of the owners of the land proposed to be subdivided, the subdivider, and all owners of land immediately adjoining the land proposed to be subdivided.
27. For the Final Plat of Resubdivision, use the attached Final Plat of Subdivision Checklist. The elementary school district is Consolidated Community School District #21, Township High School District #214, Harper Community College District #512. Add the utility signature blocks.

 3/6/17
James J. Massarelli, P.E. Date
Director of Engineering

Attachments:

Fire Apparatus Tower 131 Specifications (1 page)
Preliminary Plat of Subdivision Checklist (1 page)
Final Plat of Subdivision Checklist (3 pages)
Contacts for Plat Signatures (1 page)
Sample Utility Signature Blocks (1 page)
Outlet Control Structure Detail (1 page)
Sample Onsite Utility Maintenance Agreement (4 pages)

FIRE ENGINE TURNING TEMPLATE

Village of Arlington Heights Tower 131

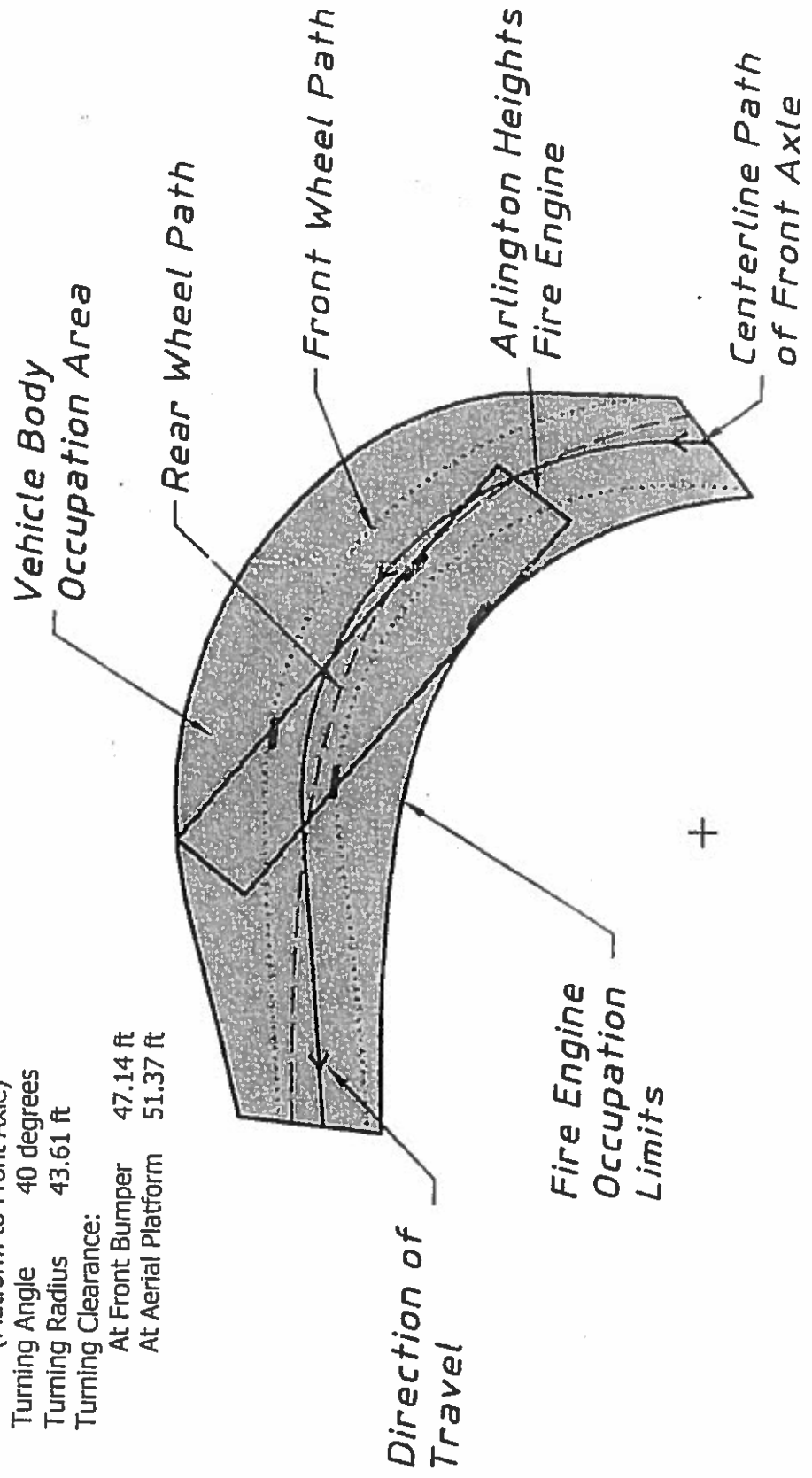
Scale: 1"=15'

Overall Height 11 ft - 8 in
Overall Length 48 ft - 0 in
Overall Width 8 ft - 6 in
Overall Wheelbase 21 ft - 2 in
Front Overhang 14 ft - 0 in

(Platform to Front Axle)
Turning Angle 40 degrees
Turning Radius 43.61 ft

Turning Clearance:

At Front Bumper 47.14 ft
At Aerial Platform 51.37 ft



Preliminary Plat of Subdivision Checklist

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

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

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

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

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

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

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

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

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

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

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

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

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

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

Notary Public"

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

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

APPROVED by the Plan Commission at a meeting held _____

Chairman

Secretary

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

President

Village Clerk

APPROVED by the Village Collector

APPROVED by the Director of Engineering
_____ "

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

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

(SURVEYOR'S SEAL)

Signature

Illinois Land Surveyor
No. _____ "

- ☐ q. A notarized statement from the owner indicating the school district in which each tract, parcel, lot or block lies.
- ☐ r. A certificate in the form as required by the Illinois Department of Transportation or Cook County Highway Department, respectively, when any new street or new driveway will access one of these Department's streets.
- ☐ s. The parcel index numbers of all lots contained within the plat shall be included on the plat of subdivision.
- ☐ t. A block stating "Send Tax Bill To: (Name/Address)." The actual name and address shall be provided by the developer.
- ☐ u. Provide a location to identify the address of each new lot.

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

Contacts for Plat Signatures

Mr. Frank Gautier
Comcast Cable
688 Industrial Drive
Elmhurst, IL 60125

630/600-6348
frank_gautier@cable.comcast.com

Alternate: Martha Gieras 630/600-6352
Martha_gieras@cable.comcast.net

Ms. Mark Cozzi
ComEd
Three Lincoln Center – 4th Floor
Oakbrook Terrace, IL 60181

630/576-6530
Mark.Cozzi@ComEd.com

Ms. Kim Augustine
NICOR Gas
300 W. Terra Cotta Avenue
Crystal Lake, IL 60014

630/338-2976
kaugust@aglresources.com

Ms. Sue E. Manshum
ROW Engineer
Ameritech
2004 Miner, 1st Floor
Des Plaines, IL 60016

847/759-5603
sm9231@att.com

Mr. Greg Argetsinger
VPGM of Illinois
WOW Internet Cable
1674 Frontenac Road
Naperville, IL 60563-1757

630/536-3121
Tom Gebens
630/536-3153
Brian Herd
630/669-5227

Mr. Jonathan Karabowicz
IDOT Permits
201 W. Center Court
Schaumburg, IL 60196

847/705-4149

Mr. Michael Sterr, P.E.
Permit Office
Cook County Highway Department
69 West Washington Street
23rd Floor, Suite 2354
Chicago, IL 60602

312/603-1670

Sample Signature Blocks

COMMONWEALTH EDISON COMPANY
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

AMERITECH/SBC
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

NICOR GAS
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

COMCAST CABLE
EASEMENT APPROVED AND ACCEPTED

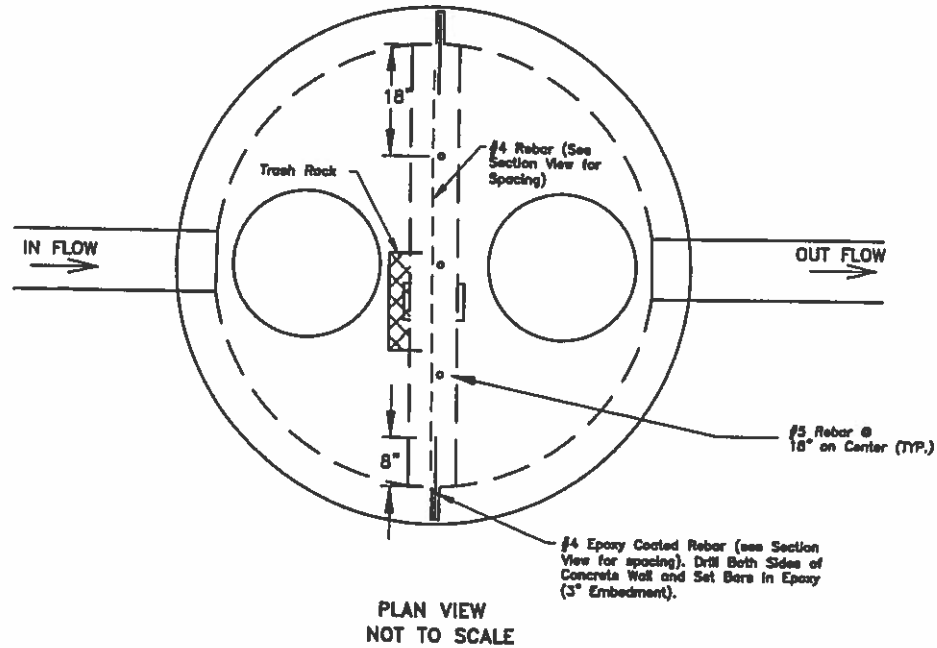
BY: _____ DATE: _____, 20__

TITLE: _____

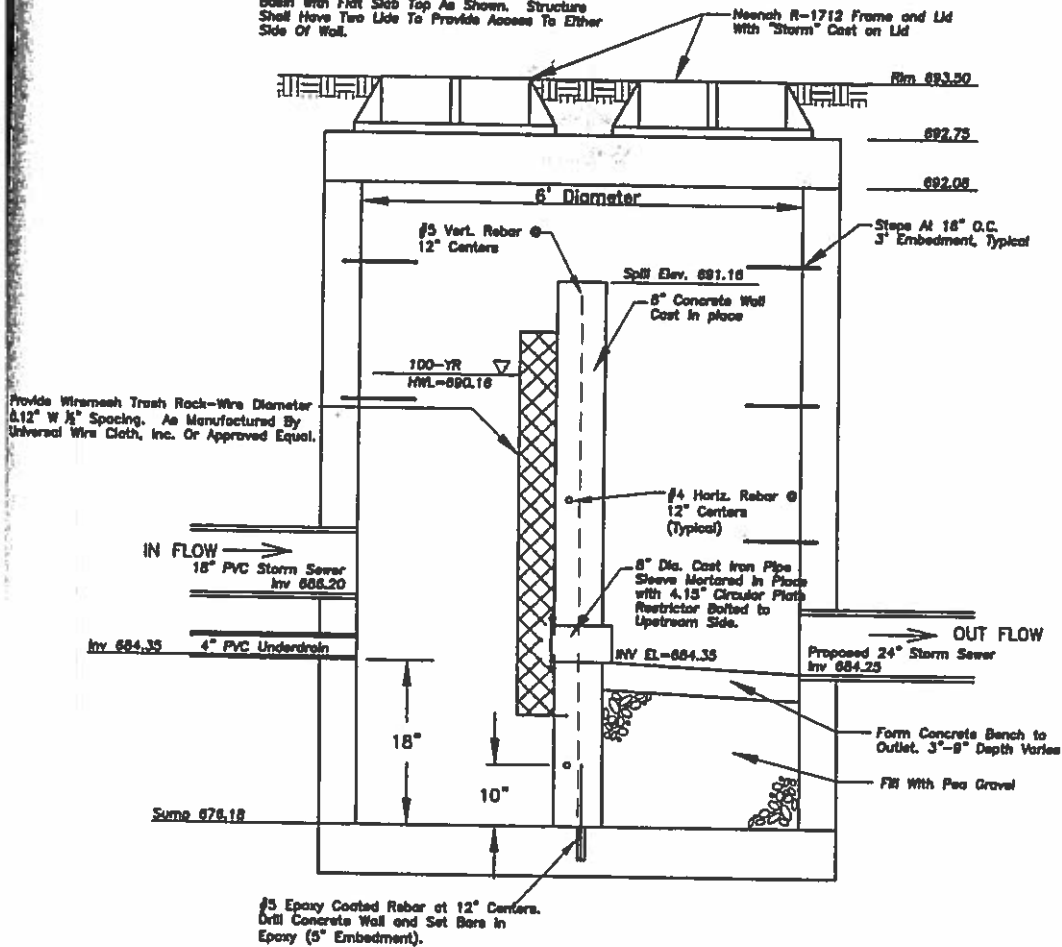
WIDE OPEN WEST, LLC
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

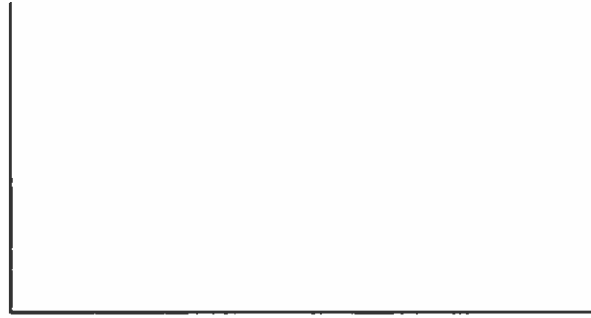
TITLE: _____



Note:
Structure Shall Be Modified 6" Diameter Catch
Basin with Flat Slab Top As Shown. Structure
Shall Have Two Lids To Provide Access To Either
Side Of Wall.



OUTLET CONTROL STRUCTURE



ONSITE UTILITY MAINTENANCE AGREEMENT

WHEREAS, _____, an (LLC? Corporation?), or its affiliates, ("RESPONSIBLE ENTITY") is the legal title holder of the following described real estate commonly referred to as _____ (*address*), Arlington Heights, Illinois, 6000__, containing _____ acres, more or less, situated in the Village of Arlington Heights, Illinois and legally described as follows: (the "PROPERTY"):

**** Insert legal description, or attach as Exhibit A ****

PIN Numbers:

WHEREAS, _____ (*print name*), ("OWNER") desires to develop the PROPERTY; and

WHEREAS, it is necessary to service said parcel with sanitary sewers, storm sewers and/or stormwater management facilities, domestic water mains; and

WHEREAS, the sanitary sewers, storm sewers and/or stormwater management facilities, and domestic water mains servicing the property are not located within public rights-of-way or dedicated easements; and

WHEREAS, the Village of Arlington Heights ("VILLAGE") does not maintain sanitary sewers, storm sewers and/or stormwater management facilities, or domestic water mains on privately owned property; therefore

1. It is hereby AGREED by the RESPONSIBLE ENTITY, its successors and assigns that at no expense to the VILLAGE, the RESPONSIBLE ENTITY, its successors and assigns shall:

- a. Maintain all sanitary sewers and appurtenances thereunto appertaining located upon said premises, all as shown on the Final Engineering Plans prepared by _____ (Engineering Firm) _____ dated _____, and approved by the VILLAGE, or any amended plans as agreed to and approved by both parties, copies which are on file with the Engineering Department of the VILLAGE.
- b. Maintain all water mains and appurtenances located upon said premises from the master meter vaults.
- c. Maintain all storm sewers and appurtenances, including detention/retention basins, located upon said premises.
- d. Maintain the utilities as itemized above in accordance with the latest edition of the Village of Arlington Heights Municipal Code.
- e. Maintain all private roadways, parking areas, and pavement lighting facilities located on said premises as shown on said Final Engineering Plans in accordance with the latest edition of the Village of Arlington Heights Municipal Code.

2. It is further AGREED that should the RESPONSIBLE ENTITY not properly maintain the sanitary sewers or domestic water mains in accordance with the requirements of the VILLAGE, written notification shall be given to the RESPONSIBLE ENTITY advising that after ten (10) days if the RESPONSIBLE ENTITY is not in compliance with the applicable requirements, the VILLAGE is hereby authorized, but not required, to enter upon the property to correct deficiencies and to place a lien against said property until such time that the VILLAGE has been fully reimbursed for its expenses in correcting these deficiencies; and

3. It is further AGREED that should the RESPONSIBLE ENTITY not properly maintain the aforementioned storm sewers and/or stormwater management facilities in accordance with the requirements of the VILLAGE, or should they allow a public nuisance to exist, written notification shall be given to the RESPONSIBLE ENTITY advising that after ten (10) days if the RESPONSIBLE ENTITY is not in compliance with the applicable requirements, the VILLAGE is hereby authorized, but not required, to enter upon the property to correct deficiencies and to place a lien against said property until such time that the VILLAGE has been fully reimbursed for its expenses in correcting these deficiencies; and

For: Village of Arlington Heights,
an Illinois municipal corporation

Name: _____

Signature: _____

Title: _____

State of Illinois)
) SS
County of Cook)

I, _____, a Notary in and for said County, in the State

aforesaid, CERTIFY that _____ personally known to me to be the same person whose name is subscribed on the foregoing instrument appeared before me this day in person and acknowledged that (s)he signed, sealed, and delivered said instrument as their free and voluntary act, and as the voluntary act of the **Village of Arlington Heights, an Illinois municipal corporation**, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this _____ day of _____, 20____.

Notary Public



Arlington Heights Fire Department
Plan Review Sheet

RECEIVED

FEB 28 2017

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

P. C. Number 17-004

Project Name

Hearts Place

Project Location

120-122 Boeger Drive

Planning Department Contact Sam Hubbard

General Comments

Round 1

General Comments:

- 1) Please see Fire Safety Division general comment #1 pertaining to dead ends for Fire Department truck access.
- 2) Allow Building & Zoning Department comments regarding suppression, detection, and construction to serve as Fire Department comments.
- 3) The Fire Department Connection shall be fully visible and located at the main front entrance. It shall be within 100 feet of the nearest fire hydrant.
- 4) A Knox Box (key safe) shall be located at the main front entrance.
- 6) A fully operational fire alarm or annunciator panel shall be located at the front entrance to the building.

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

Date Feb 27, 2017

Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Hearts Place (Boeger) Apartments 120 & 122 E. Boeger Dr.

Round 1 Review Comments

03/01/2017

1. Character of use:

The character of use is not consistent with the area. This development is surrounded by commercial properties except for one multi family complex on the other side of Boeger. The main problem will be limiting access to students from Buffalo Grove High School. There is a history of problems caused by students after school and on lunch breaks. They move throughout the area to eat, smoke and loiter. They might attempt to use the property as a cut through. It will be necessary to fence the property to limit access to the grounds. We recommend that the fence is not a solid wall for visibility and patterned to deter climbing. The addition of Trespass Warning signs is recommended.

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights Code. Special attention should be given to those outside common areas and parking lot. Landscaping must not create hiding locations and should provide for natural surveillance.

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.

It does not appear that this project will create any traffic problems.

6. General comments:

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

-Parking could become an issue if a larger percentage of residents than expected have the ability to drive and maintain vehicles.

 #272

Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:

 #557
Supervisor's Signature

RECEIVED
MAR 02 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Arlington Heights Police Department

Emergency Information Card

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

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

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

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

Print Form (To Mail)

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

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

Name (Firm or Residence)

Address/City

Telephone Number

Date Information Obtained

IN CASE OF EMERGENCY PLEASE CALL:

Contact #1

Name

Address/City

Telephone Number

Cell Number

Contact #2

Name

Address/City

Telephone Number

Cell Number

Alarm System

☐ No

☐ Yes

Phone number:

Alarm Company Name

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>17-004</u>	P.I.N.# <u>03-08-100-054 & 03-08-100-053</u>
Petitioner: <u>UP Development, LLC</u>	Location: <u>120-22 E Boeger Dr, 60004</u>
<u>900 W. Jackson Blvd, Suite 2W</u>	Rezoning: <u>✓</u> Current: <u>B1, 2</u> Proposed: <u>1</u>
<u>Chicago, IL 60607</u>	Subdivision: _____
Owner: <u>Mr. Aleks Nikolich and Mr. Dejan Nikolich</u>	# of Lots: _____ Current: _____ Proposed: _____
_____	PUD: <u>✓</u> For: <u>PSH Development</u>
_____	Special Use: _____ For: _____
_____	Land Use Variation: _____ For: _____
Contact Person: <u>Jessica Berzac</u>	_____
Address: <u>900 W. Jackson Blvd, Suite 2W</u>	Land Use: _____ Current: <u>Vacant</u>
<u>Chicago, IL 60607</u>	Proposed: <u>Multifamily Bld</u>
Phone #: <u>773-936-5014</u>	Site Gross Area: <u>20,200 sqft</u>
Fax #: <u>312-870-4748</u>	# of Units Total: <u>16 (all 2 bdrm)</u>
E-Mail: <u>jessica@updevelopers.com</u>	1BR: _____ 2BR: <u>3BR</u> 4BR: _____

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

1. GENERAL COMMENTS:

Developer must submit multi-family recycling plan to Village for approval during Building Department permit process.

See attached comments from Village Disability Services Coordinator.

Jeff Bohner 2/27/17

Environmental Health Officer

Date

RECEIVED

FEB 27 2017

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

James McCalister 2/27/17

tor

Dirac
Date

Plan Review for Accessibility

Address: Hearts Place – Permanent Supportive Housing
120 & 122 E. Boeger Drive
Rezoning from B-1 to B-2
Preliminary and Final Plat of Subdivision, Preliminary PUD
Rezoning from B-1 and B-2 to the I District, Comp Plan
Amendment, Multiple Variations

Round 1
P.C. #17-004

Submitted to: Sam Hubbard, Planning & Community Development

Submitted by: David Robb, Disability Services Coordinator 
(847) 368-5793

Date: February 23, 2017

Re: Illinois Accessibility Code (IAC):
<https://www.illinois.gov/cdb/business/codes/Pages/IllinoisAccessibilityCode.aspx>

1. Per IAC Section 400.320(e) "Housing units owned or financed by a governmental unit which consist of five or more dwelling units on each project site, shall comply with all requirements of Multifamily Housing." (IAC Section 400.350).
2. See Subpart D: Multi-Story Housing, New Construction Section 400.350(a through e) and Section 400.360(a through e) Requirements for Adaptable Dwelling Units.
3. The Federal Fair Housing Accessibility Guidelines apply to 100 percent of dwelling units in elevator buildings and to all public and common use areas. (See Fair Housing Amendments Act, 42 U.S.C. §3601 et seq.) and the "Fair Housing First" website links below.
<http://www.fairhousingfirst.org/fairhousing/coverage.html>
<http://www.fairhousingfirst.org/fairhousing/requirements.html>
<http://www.fairhousingfirst.org/faq/safeharbors.html>

RECEIVED
FEB 27 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 17-004
 Petitioner: UP Development, LLC
900 W. Jackson Blvd, Suite 2W
Chicago, IL 60607
 Owner: Mr. Aleks Nikolich and Mr. Dejan Nikolich
 Contact Person: Jessica Berzac
 Address: 900 W. Jackson Blvd, Suite 2W
Chicago, IL 60607
 Phone #: 773-936-5014
 Fax #: 312-870-4748
 E-Mail: jessica@updevelopers.com

P.I.N.# 03-08-100-054 & 03-08-100-053
 Location: 120-22 E Boeger Dr, 60004
 Rezoning: ✓ Current: B1, 2 Proposed: 1
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: ✓ For: PSH Development
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: Vacant
 Proposed: Multifamily Bld
 Site Gross Area: 20,200 sqft
 # of Units Total: 16 (all 2 bdrm)
 1BR: _____ 2BR: 3BR 4BR: _____

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

YES NO

1. ✓ X COMPLIES WITH COMPREHENSIVE PLAN?
2. X _____ COMPLIES WITH THOROUGHFARE PLAN?
3. X _____ VARIATIONS NEEDED FROM ZONING REGULATIONS?
 (See below.)
4. _____ X VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?
 (See below.)
5. X _____ SUBDIVISION REQUIRED?
6. X _____ SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?
 (See below.)

Comments:

Please see attached Comments

[Signature]

3.3.17

Date



Planning & Community Development Dept. Review

March 3, 2017

REVIEW ROUND 1

Project: 120-122 E. Boeger Drive
Hearts Place

Case Number: PC 17-004

General:

7. It is noted that a Neighborhood Meeting has been scheduled to take place on March 7th. Upon completion of this meeting, please provide a copy of the sign-in sheet to staff, as well as a summary of the discussion that took place.
8. Completion of the Design Commission process, prior to appearing before the Plan Commission, is required. To date, no Design Commission application has been received. All signage will be reviewed as part of the Design Commission process.
9. The project will appear before the Housing Commission on March 7th.
10. A detailed Construction Phasing and Staging Plan will be required at time of Final PUD application. This plan needs to include, but shall not be limited to, the following information; anticipated number of construction phases, the anticipated construction start and completion of each phase, the anticipated number of construction works and where they will park during each phase of construction, the type and amount of construction vehicles per phase and where they will be staged, and the location of material storage.
11. School, Park, and Library contributions will be required prior to the issuance of a building permit.
12. Please ensure that all plans to be resubmitted as a result of the Round 1 Village review comments include a revision date.
13. Final engineering plans will be required at time of final PUD and final Plat of Subdivision approval.

Property Development and Use:

14. Section 9.5-2.1(h) required the submission of a draft of all proposed bylaws, covenants, easements, maintenance, and other applicable agreements in association with a PUD. Please provide a detailed Tenant Selection Plan, Housing Agreement contract, and House Rules/Resident manual. Will preference be given to Arlington Heights residents in the tenant selection process? Will sex offenders and individuals with criminal/felony convictions be prohibited from occupying the facility?
15. Please provide a detailed description of all funding sources, (private, county, state, and federal), that you anticipate utilizing for this project. In this description, please clarify which sources will be used to facilitate the initial construction of the building and for the annual operation of the facility. If rents are capped at \$1,298 (per the Market Study), and a tenant is only required to pay 30% of their gross income towards their rent, please explain what sources will cover the gap in rental income.
16. Staff understands the UP Development will be the property developer, HODC will be the property manager (i.e. landlord), and multiple different supportive service agencies will be the service providers. At what point will UP

Development turn control of the project over to HODC? While the facility will be “disability neutral”, is there a primary service provider that HODC will be partnering with for most tenant referrals and services?

17. At the Plat and Subdivision Committee meeting, the petitioner stated that there would be a maximum of four people per unit. Please confirm that this will be the maximum number of occupants per unit.
18. The market study mentions “live-in assistants”. What situations would allow a live-in assistant and would they be required to stay in their own room or be on the lease?
19. Will overnight guests be allowed?
20. Between the onsite property manager and all case managers/service providers, what is the maximum number of employees that is anticipated to be on site during a typical day?
21. The security procedures description states that case manager, service provides, and property maintenance staff will be onsite during “business hours”. What days and hours are typical business hours for case managers and service providers?
22. The security procedures description interior and exterior camera but did not mention key FOB’s. Will key FOB’s be used to secure the building? Will there be a buzzer system for residents to let visitors in?
23. Please provide a comprehensive list as to what qualifies as a disability. While it is understood that there are three general categories that qualify for a disability (physical, mental, and developmental), it is not known what individual disability types fall under these general categories. Please clarify.

Zoning:

24. The Plan Commission and Village Board will have to approve the following:

- A rezoning from the B-1 and B-2 Districts into the I District.
- A preliminary and final plat of subdivision to consolidate the two lots into one lot.
- A preliminary and final PUD to allow a 16 unit supportive housing development.
- An amendment to the Comprehensive Plan to change the designation of the subject property from “Commercial” to “Institutional”.

The following Variations have also been identified:

- Chapter 28, Section 5.1-8.3, Minimum Area for Zoning District, to allow a reduction to the minimum district standard size from 2.0 acres to 0.93 acres.
- Chapter 28, Section 5.1-8.1.a., Location, to waive the requirement that property up to four acres in size and zoned Institutional shall have frontage on a street classified at least as a Collector on the Arlington Heights Thoroughfare Plan.
- Chapter 28, Section 5.1-8.1.4, Minimum Distance from Building Wall to Paved Area, to allow a reduction to the minimum distance from 25 to approximately 17.5 feet (note – further details on the plans will be needed to verify the exact extent of this variation).
- Chapter 28, Section 6.5-2, Accessory Structures, to allow an accessory structure (gazebo) in a side yard.
- Chapter 28, Section 11.4-1, Residential Uses, to allow 25 parking spaces where code requires 33 parking spaces. Please note that staff recommends the construction of all 33 parking spaces.

For the above Variations that you have not submitted written justification for, please provide the written justification as per the required criteria:

- That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
- The plight of the owner is due to unique circumstances.
- The variation, if granted, will not alter the essential character of the locality.

25. In order to justify the proposed rezoning and Comprehensive Plan amendment, please provide further details on marketing efforts and strategies that have been used over the last 5 years.
26. Similarly, please provide a summary on inquiries and purchase prospects that have been received over the last 5 years to substantiate that a residential property use on the site would be the most viable.
27. The application from 2010 included studies on the effects of a PSH development on neighboring property values. Please provide current studies that outline this effect.

Plat of Subdivision:

28. Please note that the Final Plat, as approved by the Engineering Dept., must be printed on mylar and submitted to the Village, with signatures obtained from all parties except those to be coordinated by the Village, no less than one week prior to the Plan Commission hearing date. If this requirement cannot be met, you can proceed with Preliminary Plat approval with Final Plat approval obtained at a future date (i.e. a separate Plan Commission meeting would be needed). No public notice is required for Final Plat of Subdivision approval.
29. Please revise the Plat to show the required side and rear yard setbacks.
30. Will any subdivision Covenants, Conditions, and Restrictions be proposed in connection to the lot consolidation?

Site Plan:

31. The scale on the preliminary engineering plan was slightly skewed when the plan was printed. On subsequent revisions, please make sure that the plans are printed to scale.
32. Please revise the preliminary engineering site plan to show the distance of the building to each property line (north, south, east, west) at its shortest point to allow staff to determine the proposed building setbacks.
33. The "Project Data" table is not showing the proposed building setbacks. Please revise the table to show what the actual proposed distance will be from the building to all property lines.
34. Although the architectural plans showed a 30' rear yard building setback, the engineering auto-turn exhibit (which appeared to be at the correct scale) showed the distance of the rear of the building to be 29' setback from the rear property line. Please ensure that the setbacks of the building conform to all requirements and to scale and accurately shown on the engineering site plan and architectural site plans.
35. Please revise the engineering site plan to show the distance from the building wall to the closest point of the parking lot to determine the extent of the Variation required.
36. Please include a line item in the "Project Data" table that indicates what the proposed impervious surface lot coverage will be, including clarifying the difference between the land-banked parking left as open space and as being constructed with pavement. As noted above, staff is recommending that the land-banked parking be constructed as part of the proposed development and not be left as open space.
37. Was the gazebo factored into the proposed "Building Lot Coverage" calculation?
38. Please identify any proposed ground mounted mechanical equipment (AC units, generators, transformers, etc.) on the site plans and landscape plans.
39. Please provide a photometric plan including catalog cut sheets for all fixtures.
40. Will there be any outdoor play equipment for children?

41. The land-banked parking option places the loading berth within the required side yard setback. Section 11.6-1 of Chapter 28 requires loading berths to be located out of any required side yard setback. Please explore alternative layout for the land-banked parking option that will remove the need for this potential Variation, or clarify if a Variation will be requested.
42. As noted above, staff recommends the construction of the land-banked parking. Please note that the architectural site plan appears to show only a 1'-2' setback from pavement to north property line. A minimum of 6' separation should be provided to allow for landscape screening. Additionally, if it is necessary that the subject property be connected to the property to the north via the existing easement to allow for a fire truck to leave the site without backing up, the location of the proposed loading berth may conflict with this drive aisle. Please clarify if a Variation to waive the requirement for a loading berth will be requested, or whether the site can be redesigned to find a code-compliant location for the loading berth.
43. If the petitioner elects to proceed with the land-banked parking option, it should be shown on the preliminary engineering plans as well. If inclusion of the land-banked parking option will clutter the plan, a separate plan showing the land-banked parking is acceptable.
44. In order to provide additional site buffer and security, a 6' tall fence is recommended around the east, west, and north sides of the property. If the applicant is amenable to constructing this fence, it should be noted that a Variation would be required.

Buildings:

45. For all resubmittals, please provide full sized sets of the Architectural site plan.
46. Section 9.5-2.1(d) of Chapter 28 requires preliminary architectural floor plans for all preliminary PUD projects. The submitted floor plans did not show the level of detail as required for preliminary PUD approval. Please revise the floor plans to show the interior details of each unit and space within the building.
47. Did the net floor area calculation for each dwelling unit include any utility rooms within the unit?
48. The dumpster enclosure should be constructed of masonry walls to compliment the appearance of the building. Use of a vinyl fence is discouraged.
49. The project narrative stated that the development will meet the 2015 certification criteria for an Enterprise Green Community development, and will have a HERS rating of 75 or lower. Please provide specific details on what the energy efficient/green design features will be provided to obtain this certification and rating.

Landscaping:

50. Landscape islands at the end of all parking rows must be the full width of a parking space. The landscape island abutting the dumpster enclosure, in both the proposed and land-banked option, does not appear to be the full width of a parking space.
51. Please add additional landscaping around the telephone pedestal in the front yard and the cable pedestal in the rear yard.
52. The rendering and architectural site plan is not consistent with the engineering site plan and landscape plan in the front entrance area, which is shown as all paving on the landscape plan and engineering plan, and is shown with a small landscape area on the rendering and architectural site plan. Please revise plans to ensure they are all consistent.

Market Study:

53. The market study states that people with chronic homelessness are a target demographic for the proposed development. Please clarify this statement as it is understood that the development is for residents with disabilities.

While a homeless person with a disability would qualify for housing at Hearts Place, the market study does not make this distinction, which leads to the perception that a homeless individual without a disability may be qualified to live at Hearts Place or that Hearts Place will provide temporary shelter for the homeless.

54. The average size of the units and corresponding rent per square foot, as well as the size range of the units within the Market Study are not correct. Please revise the Market Study so that it includes the correct size of the proposed units and all corresponding calculations.

Parking:

55. The traffic study states that the development will contain 15 units and there is no mention of the office portion that will be provided within the development. Based on these omissions, the required amount of parking in the traffic study is not correct. Please revise the traffic study to ensure it contains accurate information.
56. The parking study relies on 2010 data from supportive housing developments in Waukegan, Rockford, Chicago, and Peoria to establish the parking demand for the proposed site. The parking study should analyze the parking demand per unit at the Axley Place development in Glenview, the Myers Place development in Mount Prospect, and the PhilHaven development in Wheeling to determine updated per unit parking demand from developments that are more similar to the proposed project.

Traffic and Transportation:

57. Section 6-12 of Chapter 28 requires that all PUD applications must submit a traffic analysis that evaluates access, on-site circulation, trip generation, trip distribution, and impacts to public streets. Please clarify if a Variation from this requirement is requested.
58. The project narrative identified the Pace Bus routes 604 and 234, as well as the Wheeling Township Dial-a-Ride service for seniors and the disabled as viable public transportation options for residents of this development. Staff notes that these options are not available on Sunday. What alternative travel options for residents without access to a car exist on Sundays and/or if the bus routes are discontinued?

Prepared by: 

PC 17-004
120 & 122 Boeger Drive

- 1) Per Chapter 28, Section 6.15, the ends of all parking rows must include a 4" caliper shade trees. Provide a 4" caliper shade tree in the northeast corner near the trash enclosure. The landscape island must be equal in area to one parking space.
- 2) Provide a 6' screen along the side and rear property lines. As part of the screen, provide additional evergreen trees.
- 3) Provide additional foundation plantings along the south (front) and the east elevation. The plantings should be layered and consist of a mix of shrubs, perennials and groundcover. The proposed landscaping is sparse and additional landscaping should be provided.
- 4) Provide details of the proposed site furnishings.
- 5) It is recommended that tree #8, 9, 10, and 21 be preserved.
- 6) The site plan, elevations and landscape plan are inconsistent. The elevations show trees near the main entrance within the landscape island. Also, the site plan shows green space. Please make sure the plans are consistent. Due to the size of the island, consider brick pavers within the island and raised decorative planters.

March 23, 2017 - Response Letter to comments from the Heart's Place PUD Departmental Review:

Thank you for your comments and suggestions regarding the PUD application submitted with regards to the Heart's Place project, proposed to be located at 120-122 W. Boeger Drive, in Arlington Heights.

Below please find our response to the various items brought up in the review, including, where appropriate, explanations of how the updated documents and plans enclosed herewith respond to the particular issue.

RECEIVED
MAR 23 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Building Services Department

- 1. Plat of Survey showing proposed setbacks from all property lines**
See enclosed updated Preliminary Plat of Consolidation
- 2. Building to be designed as I-1 occupancy**
- 3. Proposed construction type of the building**
The building will be wood frame construction.
- 4. Occupant load calculation; floor plans of individual units; number of employees on-site**
We allow a maximum of 4 residents per two-bedroom unit, so the maximum occupancy at Heart's Place would be 64 residents. Unit floor plans for units type 1, 3, and 4 enclosed; a full set of unit plans will be provided at the time of Final PUD submission. Heart's Place will have a shared property manager and a part time maintenance person for a total of a maximum of two employees on-site at any given time.
- 5. Restroom facilities for employees**
See enclosed updated floor plans; a maximum 2 employees will be working at any one time.
- 6. Location of the elevator machine room**
There is no machine room as the site will have a machine room-less elevator. See enclosed updated floor plans.
- 7. Service disconnect**
The Electrical Room has been extended so that the disconnect can be within 5' of the service entrance. See updated floor plans.

Fire Safety Division

1. Fire truck access issue

Please see updated engineering plans enclosed. The highlighted mounted curb at the northeastern corner of the site, is provided in anticipation of utilizing the easement on the

03/23/17 HEART'S PLACE PUD REVIEW COMMENTS RESPONSE

adjoining property to the north for the purposes of navigating a fire engine, as requested. Utilization of the 20' ingress/egress easement to the northeast corner will be pursued and coordinated with the property owner of the adjoining lot to conform to all requirements and regulations pertinent to this issue prior to Final PUD.

Please also see attached schematic (C104) revealing how a fire engine could navigate all sides of the building in this proposed plan, within the guidelines specified by the Fire Safety Division, and highlighted on their letter dated March 17th, 2017.

2-3. Construction and fire suppression/alarm to be compliant with current codes and NFPA

Noted.

4-8. Fire department connection, alarm annunciator panel, Knox box, building address, and weatherproof alarm notification device

The building address will be displayed in accordance to Village code. Fire Dept. connection, alarm annunciator panel, Knox Box, and weatherproof alarm notification device have been added to the updated floor plan. Please see attached.

Public Works Department

1. Water meter

Noted; final plans to be included in Final PUD and/or building permit stages.

2. Lighting

There will be no external lights on site apart from external building lights. A photometric plan will be included in the Final PUD submission.

Engineering Department

11. Disclaimer regarding building permit

The petitioner accepts the understanding as detailed in item 11 of the Engineering Department's review comments

12-15 Requirements for final engineering approval

The Engineer's cost estimates, final engineering plans, final plat of resubdivision, and the Onsite Utility Maintenance Agreement will be provided as part of the Final PUD submittal for Heart's Place. The petitioner acknowledges the requirements listed in items 12 through 15.

16-17. Preliminary stormwater detention issues

See updated engineering documents attached. Preliminary coordination with the storm system provider has already taken place. Final design to be included in Final PUD submission.

18. Photometric diagram

Photometric lighting diagram to be included with Final PUD submittal.

03/23/17 HEART'S PLACE PUD REVIEW COMMENTS RESPONSE

19-20. Fire truck access issue

Please refer to Fire Safety Division comment #1, above.

21. Bike racks

Bike racks are typically included in all of the applicant's projects and will be seriously considered.

22. Sanitary sewer main issue

See updated engineering plans enclosed. Further coordination with the existing utility purveyors will occur prior to Final PUD.

23. Sidewalk specifications

See updated engineering plans enclosed.

24. Water main specifications

A pressure connection detail has been added to the updated engineering plans enclosed. Additional items along the south side of Boeger Drive will be added pending survey information.

25. Number of units in Traffic Report

See attached updated Parking Study.

26. Preliminary Plat of Subdivision issues

See attached updated plat of consolidation.

27. Final Plat of Subdivision Checklist

Final Plat will be included in Final PUD submission.

Fire Department

1-6. Fire truck access; Building & Zoning Department comments; Fire Department connection; key safe; and fire alarm issues

See above

Police Department

1. Character of use

We respectfully disagree that the proposed use is not consistent with the area. It is a very diverse area with a large housing development across the street, so there is nothing out of character to the entire quadrant. The petitioners, UP Development, LLC and Housing Opportunity Development Corporation, have an extensive combined portfolio of affordable and supportive housing in the north suburbs of Chicago – as well as in other areas with similar suburban characteristics. It has been the petitioners' experience that the well being of project residents and surrounding neighbors depends strongly on the successful integration of the project with the surrounding community. We believe the erection of a fence on the site would significantly detract from such integration, and serve to isolate the project from the community in a harmful way.

03/23/17 HEART'S PLACE PUD REVIEW COMMENTS RESPONSE

Heart's Place will have a minimum two staff persons on-site during business hours – a property manager and a building superintendent – that can address any issues that may arise with regards to trespassing. Additionally, it is worth pointing out that none of the residential or commercial properties surrounding the High School are fenced off, including the other residential properties in the area. As a fence is not required per code, it seems burdensome to require this of this project alone

2. Lighting requirements

Noted. Photometric lighting diagram to be included in Final PUD submittal to meet local code.

3-5. Traffic problems

Noted.

6. General comments

Emergency information/contact card enclosed. Parking needs have been extensively analyzed, and the proposed parking has been deemed beyond sufficient by KLOA's traffic analyst. Please see enclosed updated parking study.

Health Services Department

1. Recycling Plan

Recycling plan will be provided during building permitting process.

Disability Services Coordinator

1-3. Multifamily Housing Accessibility requirements

Noted; final plans will comply to all relevant requirements

Planning and Community Development Department

7. Neighborhood Meeting details

Please see enclosed meeting summary, a copy of the agenda and sign-in sheets, and address and PIN numbers of neighbors invited.

8. Design Commission process

Design Commission application submitted on March 10th, 2017.

9. Housing Commission

The petitioner project was discussed by the Housing Commission on March 7th, where a motion to recommend to the Village Board the approval of the project was passed. See attached minutes from that meeting.

10. Construction Phasing and Staging Plan

Appropriate plan to be submitted with Final PUD submittal.

11. Developer contributions

03/23/17 HEART'S PLACE PUD REVIEW COMMENTS RESPONSE

School, Park, and Library contributions will be made prior to building permit approval.

12. Revision date

Revision date included on all updated plans.

13. Final Engineering Plans

Final Engineering plans will be included with Final PUD submittal.

14. Section 9.5-2.1(h)

There are currently no plans for easements, bylaws, covenants or maintenance agreements associated with this PUD. A blank copy of IHDA's Tenant Selection Plan is attached, to be completed upon confirmation of funding sources. This model has been used elsewhere in the portfolios of both UP Development and HODC, but as no funding is yet secured for Heart's Place, nothing can be finalized at this time. Regardless, the following basic parameters will be in place:

- **Income:** Applicant households must meet the most rigorous income limitations set forth by the various funding sources of the project.
- **Background Check:** A criminal background check will be ordered for all adult members of the household. Applicants are subject to a seven (7) year look-back on any criminal history; at the discretion of the property management, any felonies and sexually or physically violent crimes within that period may render the applicant ineligible.
- **Disability:** Applicant households must contain at least one head of household living with a disability, as defined by federal regulations.

The House Rules and Lease for the project will be developed in partnership with Property Management upon confirmation of financing sources and can be submitted with final PUD..

Finally, it would be a violation of fair housing laws to prioritize residents of a particular zip code over any other and as such, Arlington Heights residents will not be given a specific preference in the tenant selection process.

15. Clarification on funding sources (capital and operational) and rental subsidies

Final development financing sources are not yet secure for this project.

Any gaps between a tenant's income and the market rents would be covered by operational subsidies.

16. Control of property and primary service provider

The property will be owned by a to-be-formed Limited Liability Company, UPD Heart's Place, LLC, whose General Partners are UP Holdings (a subsidiary of UP Development), and the Housing Opportunity Development Corporation. HODC's role as property management is distinct from this ownership structure, and will be governed by a property management agreement between the two parties. Management control will occur during lease-up and project occupancy.

03/23/17 HEART'S PLACE PUD REVIEW COMMENTS RESPONSE

Service providers will be largely determined by the specific needs of the residents, but HODC has historically partnered with WINGS in Permanent Supportive Housing settings and intends to extend this partnership for a large portion of the services offered at Heart's Place.

17. Maximum number of occupants per unit

The petitioner's statement at the Plat & Subdivision Committee was correct; there could be a maximum of four occupants per two-bedroom unit at Heart's Place.

18. Live-in assistants

Live-in assistants will be allowed when residents require such assistant to maintain independent, healthy lives in Heart's Place. Live-in assistants will be on the lease and required to have their own bedroom in the unit.

19. Overnight guests

As this is an independent apartment building, overnight guests will be allowed subject to the limits specified in the lease and house rules.

20. Maximum number of employees expected

The maximum number of employees that is anticipated to be on site during a typical day is two – a property manager, and maintenance staff. In addition, individual tenants may have visits from case workers/service providers as needed.

21. Security procedures

Business hours for service providers are 9am-5pm, with evening hours scheduled as necessary by the provider.

22. Key fobs

Key fobs will be used on the main external door. A buzzer system will connect to the property manager's office and the individual units.

23. Qualifying disabilities

Federal laws define a person with a disability as "Any person who has a physical or mental impairment that substantially limits one or more major life activities; has a record of such impairment; or is regarded as having such an impairment. Heart's Place will be disability neutral, meaning that no disability will automatically disqualify or impede an otherwise eligible resident from living in the development.

24. Additional Variations

Please see enclosed updated written justification for requested variances.

25-26. Marketing efforts for the site

Please see enclosed the summary of marketing efforts and purchase prospects for the site, prepared by Jameson Real Estate, the realtor company contracted by the site owners since 2006.

27. Current studies on the effect of PSH developments on neighboring properties

The studies provided in our last application are still largely relevant to the reality and nature of the impact of PSH developments on neighboring properties. Two of the previously provided studies are being enclosed here, in addition to a newer study by the United Way of Greater Houston and a list of studies on the topic compiled by CSH (formerly Corporation for Supportive Housing). See below for highlights of the included studies:

Furman Center (2008)

Our research finds little evidence to support neighbors' fears that supportive housing developments will reduce the price of surrounding properties over time. To the contrary, we find that the opening of a supportive housing development does not have a statistically significant impact on the value of the properties within 500 feet of the development.

Wellesley Institute (2008)

This study reinforces earlier research findings that supportive housing does not harm neighborhoods. [...] Tenants in these buildings contribute a modest but significant amount to their local economies; contribute to the vibrancy of their area through their street presence and watchfulness; contribute to the friendliness amongst neighbors; and contribute to the collective efficacy of their neighborhoods through actions around noise and speed, tidiness and crime.

United Way of Greater Houston (2010)

The United Way of Greater Houston's research confirms that permanent supportive housing units have no negative impact on their neighbor's property values. In fact, the opposite effect is exhibited. Property values closest to the supportive housing increased at a higher rate than those in the larger neighborhood.

27. Variations

Please see enclosed updated Written Justification for Requested Rezoning and Variations

28. Final Plat of Subdivision

Final Plat of Subdivision to be included with Final PUD submission.

29. Side and rear yard setbacks

See enclosed updated Preliminary Plat of Consolidation

30. Subdivision Covenants, Conditions, and Restrictions

No subdivision Covenants, Conditions, and Restrictions are proposed in connection to the lot consolidation apart from the deed restriction for two units to be maintained at affordable rents in perpetuity for tenants, in accordance to the Arlington Heights Housing Commission Guidelines.

31. Plan Scales

Printed plans enclosed rendered in the correct scale.

32-38. Engineering and Architectural Site Plan issues

03/23/17 HEART'S PLACE PUD REVIEW COMMENTS RESPONSE

See enclosed updated Engineering Site Plan and Architectural Site Plan. The gazebo was factored in the proposed "Building Lot Coverage" calculation.

39. Photometric Plan

Photometric lighting diagram to be included with Final PUD submittal.

40. Play Equipment

There will be no outdoor play equipment for children

41-43. Loading Berth and land-banked parking issues

A variation was requested to waive the requirement for a loading berth, in lieu of requesting that 8 parking spaces be land-banked. All 33 of the parking spaces have been shown in the enclosed plans. Due to the scarce parking demand projected for the project, and only if agreed to by the Village Board, a parking land bank may be considered by the petitioner, as it would be both feasible and more attractive than building all 33 spaces.

44. Recommended fence

See above response to comment #1 'Character of Use' of the Police Department

45. Full size sets of Architectural site plans

Adequately sized plans enclosed.

46. Floor plans

See enclosed updated floor plans

47. Net floor area calculation

The net floor area calculation for each dwelling included approximately 9 sq. ft. for the furnace closet within each unit.

48. Dumpster enclosure

The developer would prefer to avoid the higher costs associated with masonry if possible. The enclosure will be surrounded by dense shrubbery which will largely conceal it from view.

49. Energy efficiency/Green design

See attached Enterprise Green Communities checklist for a list of features that will qualify the project for the stated certification and rating.

50-52. Landscaping issues

Please see enclosed updated plans. A final rendering reflecting the updated landscaping plan will be provided at the time of Final PUD, once feedback on landscaping is obtained from the Plan Commission and Village Board. Final plans will meet all local codes and staff department requirements – regarding landscaping and otherwise – prior to final PUD.

53-54. Market Study issues

See enclosed updated Market Study. Heart's Place is permanent housing. It will not provide temporary shelter for homeless persons, and will not house homeless individuals. Average size

03/23/17 HEART'S PLACE PUD REVIEW COMMENTS RESPONSE

of the units was corrected.

55-56. Parking Study issues

See enclosed updated parking study.

57. Traffic Study

A variation for waiving the traffic study requirement was requested. See updated justification for variations enclosed.

58. Transportation options on Sundays

The staff is correct in pointing out that the existing public transit options around the site do not operate on Sundays. This has been the case in other developments in the petitioner's portfolio also. In some cases, there was not a strong enough demand to require alternative transportation options to be arranged, as residents tend to schedule their weeks in accordance to their transit needs. In other cases, the strongest demand was for transportation to and from church, in which case support from the local church was elicited to provide transportation for residents. Service providers are also often able to provide transportation to and from their facilities, if the need arrives. If Heart's Place residents require transportation beyond these situations, they can navigate in the community similar to anyone else in the area.

Additional Comments

1-6. Landscaping and site furnishings issues and recommendations

See enclosed updated site and landscaping plans. No site furnishings beyond the fence detail included in the plans.



Village of Arlington Heights Building Services Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development
From: Deb Pierce, Plan Reviewer, Building Services Department
Subject: 120-122 E. Boeger Drive – Preliminary and Final Plat of Subdivision, Preliminary PUD, Rezoning from B-1 and B-2 to the I District, Comp Plan Amendment and Multiple Variations
PC#: 17-004 – Round 2
Date: March 29, 2017

Sam:

I have reviewed the Round Two submitted documents and have the following comments:

1. Provide a height and area calculation for the building based on the construction type.

RECEIVED

MAR 30 2017

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

THIS PLAN REVIEW IS CONCEPTUAL ONLY AND SUBJECT TO A DETAILED PLAN REVIEW



Village of Arlington Heights, IL
Department of Building and Fire Safety



Fire Safety
Preliminary Planning Review

Date of Review: 3/27/2017 P.C. No. 17-004 Round No. 2
Project name: Hearts Place
Address: 120-122 Boeger Dr.
Planning Department Contact: Sam Hubbard

General Comments:

The following comments are in response to the revised plans submitted for review. Certain items mentioned on the original review were not addressed in the response and will be included in this review.

1. The proposed easement for access to the adjoining property to the north should be recorded with that property's title and should specifically state that it will run in perpetuity.
2. Original Comment: The fire department connection shall be fully visible and located at the main front entrance of the building and within a maximum travel distance of 100 feet to the nearest fire hydrant.

The location of the Fire Department Connection was not shown on the revised plans. In addition there was no indication of a fire hydrant being located within 100 feet to the FDC location.

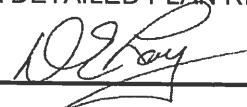
3. Original Comment: An approved access walkway leading from fire apparatus access roads to exterior openings shall be provided.

There is no indication that this was addressed along the West side of the building. An unobstructed route along the FD Access line should be provided or access.

RECEIVED
MAR 27 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

THIS PLAN REVIEW IS CONCEPTUAL ONLY AND SUBJECT TO A DETAILED PLAN REVIEW.

Date 3/27/2017

Reviewed By: 

Memorandum

To: Cris Papierniak, Assistant Director of Public Works

From: Jeff Musinski, Utilities Superintendent

Date: April 5, 2017

Subject: 120-122 Boeger Dr., P.C. #17-004 Round 2



With regard to the proposed final plat, I have the following comments:

- 1) Until plumbing plans have been submitted, I will assume a 4" RPZ, and a 4 x 2 compound water meter will be required for this application. I will reserve sizing comments until Final PUD has been submitted.
- 2) A maintenance plan should be submitted for the outlet control structure.

VAHPW has no further comments at this time

If you have any questions, please feel free to contact me.

C. file

PLAN COMMISSION PC #17-004
Heart's Place
120-122 E. Boeger Drive
Preliminary Plat of Subdivision, Prelim PUD, Rezone
Round 2

28. The responses made by the petitioner to comments #11-18, 20-22 & 24-27 are acceptable for preliminary approval.
29. The response made by the petitioner to comment #19 is noted. The access easement area through the Popeye's property must be improved to become usable as part of this project. The project cannot be approved without assurance that the required pavement is installed on the Popeye's property.
30. The response made by the petitioner to comment #23 is noted. Distinguish between the public sidewalk and private sidewalks with different hatching symbols on the final engineering plans.


James J. Massarelli, P.E. 3/29/17
Director of Engineering Date

Needed at Final Engineering:

- Estimates of Cost
- OUMA
- Final detention calculations
- Manufacturers' loading certification
- Photometrics
- Public sanitary sewer main design
- Add utility signature blocks to Final Plat

Hubbard, Sam

From: Lyons, Bernard
Sent: Wednesday, March 29, 2017 9:09 AM
To: Hubbard, Sam
Cc: Aleckson, Mark
Subject: Heart's place

Sam, Fire has no further comments for Hearts Place on Boeger. BL

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Hearts Place (Boeger) Apartments 120 & 122 E. Boeger Dr.

Round 2 Review Comments

04/05/2017

1. Character of use:

-We still maintain the character of use is not consistent with the area. This development is surrounded by commercial properties except for one multi family complex on the other side of Boeger.
-There will be problems with limiting access to students from Buffalo Grove High School. There is a history of problems caused by students before/after school and on lunch breaks. They move throughout the area to eat, smoke and loiter. They may attempt to use the property as a cut through or for other activity. It may be necessary to fence areas on the property to limit access to the grounds or deny/control access. Your comments state, "Additionally, it is worth pointing out that none of the residential or commercial properties surrounding the High School are fenced off..." There are several properties that have fencing in the area, 125 W Boeger has fencing surrounding the property, as well as the property immediately east of 125 W Boeger with the radio tower on it, as well as the 3430 N Old Arlington Heights Road on the property and the McDonald's uses fencing as well. Fencing is not required by code but is highly recommended for access control. It should be installed and used to control access to areas and does not have to be solid or burdensome. We recommend that the fence is not a solid wall for visibility and patterned to deter climbing. Something as simple as a 4 foot black iron fence like the one pictured(see below) - it is the fencing used at the McDonald's at 15 E Dundee Road.



-The addition of Trespass Warning signs is recommended.

2. Are lighting requirements adequate?

Nothing further.

3. Present traffic problems?

There are no traffic problems at this location.

4. Traffic accidents at particular location?

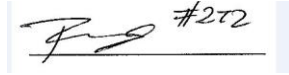
This is not a problem area in relation to traffic accidents.

5. Traffic problems that may be created by the development.

It does not appear that this project will create any traffic problems.

6. General comments:

-We are reviewing similar housing developments in surrounding communities for service call volumes and will comment further upon receipt of this information and its review.



Brandi Romag, Crime Prevention Officer
Community Services Bureau

Memo

To: Sam Hubbard, Development Planner
From: Jeff Bohner, Health Officer *JB*
Date: March 27, 2017
Re: 120-122 E. Boeger Drive, PC# 17-004

This Department has reviewed the submittal for 120-122 E. Boeger Drive, P.C. # 17-004 and have no further comments.

RECEIVED
MAR 28 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Planning & Community Development Dept. Review

April 3, 2017

REVIEW ROUND 2

Project: 120-122 E. Boeger Drive
Hearts Place

Case Number: PC 17-004

General:

59. The responses to comments #7 thru #11, and to #13 are acceptable.
60. The response to comment #12 is noted. Please continue to ensure that all revisions include a revision date.

Property Development and Use:

61. The responses to comment #15, comment #18 and comments #20 thru #23 are acceptable.
62. The response to comment #14 is noted. When this project was proposed in 2010, the developer at the time agreed to a provision in the tenant selection plan that would give preference to local applicants. The blank copy of the IHDA Tenant Selection plan still appears to allow local preference criteria in tenant selection. Please clarify why the local preference is no longer a viable option. Staff notes that during 2010, the completed Tenant Selection plan document was provided, although in draft form, which allowed staff to verify the tenant selection details. The document provided within the current application has not been filled out.

Please note that the Housing Agreement and House Rules/Resident manual shall be required during Final PUD.

Additionally, please provide details on the tenant screening process. The previous development proposed a BMP (Blended Management Program) screening process. Please describe the screening process that will be used for the proposed development.

Finally, can language be added to the Tenant Selection plan that prohibits convicted sex offenders and residents with a prior felony conviction?

63. The response to comment #15 is noted. While it is understood that funding has not yet been secured for this project, please provide a description of the *anticipated* funding sources (private, county, state, and federal), that you will be utilizing for this project. In this description, please clarify which sources will be used to facilitate the initial construction of the building and for the annual operation of the facility.
64. The response to comment #17 is noted. What is the typical number of occupants that reside in two-bedroom units based on your experience in similar developments?
65. The response to comment #19 is noted. However, no house rules have been provided, so the term of stay for an overnight guest remains unknown.

Zoning:

66. The responses to comments #24 thru #27 are acceptable.

Plat of Subdivision:

67. The response to comments #28 and #30 are acceptable.
68. The response to comment #29 is not acceptable. The required building setbacks must be shown on the Plat of Subdivision, per section 29-201b.12 of Chapter 29 of the Municipal Code. Please revise the Plat to show the required building setbacks.

Site Plan:

69. The response to comments #31, #32, #34, #35, #39, #40, and #41 are acceptable.
70. The response to comment #33 is not acceptable. The "proposed" setback values in the table are incorrect. The values in the proposed column should be the actual minimum setback distances of the building to all property lines at their closest points. Please revise the table accordingly.
71. The response to comment #36 is noted. As the land-banked parking is now proposed to be constructed, please include the total site impervious surface on the "Project Data" table as requested.
72. The response to comment #37 is noted. The "Project Data" table is now showing an overall maximum building lot coverage of 13,794 sq. ft., whereas the previous table indicated a maximum building lot coverage of 9,390 sq. ft. It is unclear where an additional 4,000 sq. ft. of building coverage has been added to the site? The comment was to include the gazebo in the building lot coverage calculation, which would only add approximately 225 sq. ft. of building lot coverage. Please clarify why the building lot coverage has increased by approx. 4,000 sq. ft.
73. The response to comment #38 is noted. The ground mounted mechanical units now shown on the plan should be relocated so that they are behind the principal building and screened from view. It should be noted that AC units must maintain a minimum 20' setback distance from the rear property line.
74. The response to comment #42 is noted. Staff notes that the orientation of the parking lot appears to enable a connection to the north at the location of the access easement, however, no detail on this connection has been provided. Therefore, the petitioner shall acknowledge that in order to meet the standards for emergency access, the Village may require a fence or gate with Knox box in this area, a path from Boeger Rd. to the rear patio area to provide for emergency personnel, an updated fire truck turning exhibit showing how a fire truck can traverse from the subject property through the Popeye's property, improvements to the Popeye's property to ensure adequate emergency vehicle access, and verification that the access easement on the Popeye's property is unobstructed and sufficient to accommodate the needs of the Fire Department. Further changes to the rear of the parking lot may be needed to accommodate the emergency access and to provide additional landscaping, as requested, at the edge of the parking lot.
75. The response to comment #43 is noted. The applicant will proceed without any land-banked parking areas. It should be noted that the site plans appear to show 34 parking spaces although the "Project Data" table indicates that only 33 parking spaces will be provided. Please note that since the office areas are a total of 252 sq. feet in size, only one additional space is required for the office uses, bringing the total required parking to 33 spaces.
76. The response to comment #44 is not acceptable. Staff notes that the landscape plan appears to show a 6' tall fence along the north, east, and western property lines. However, the response to this comment indicated that the petitioner objected to the requirement of a fence. Please clarify. Staff believes that the fence is necessary and notes that it is a landscape code requirement to provide screening between residential facilities and commercial properties. While this obligation usually falls on the commercial property owner, since the petitioner is rezoning the land for an institutional residential facility, and as the last party to develop in the area, the petitioner must provide the landscape screen. The 6' tall fence can satisfy the code requirement for a landscape screen.

Buildings:

77. The response to comments #46, #48 and #49 are acceptable.

78. The response to comment #45 is noted. Please provide full size architectural plans during Final PUD.

79. The response to comment #47 is noted. However, based on the response, three of the units will require a Variation in minimum required unit size as utility closets do not get included in the overall square footage of the dwelling unit size. Staff notes that you have not requested a variation and asserted that all units in the Final PUD will conform to minimum unit size requirements. Please note that any dwelling unit that is less than 750 sq. ft. in net floor area will be required to obtain a Variation, which would require a new public hearing.

Landscaping:

80. The response to comment #52 is acceptable.

81. The response to comment #50 is noted. However, as redesigned, staff notes that the western parking row terminates without the required landscape island. Please revise the parking lot to include the required landscape island at the end of the parking row (north).

82. The response to comment #51 is noted. Staff notes that the final landscape plan shall, at a minimum, provide landscaping around the telephone pedestal located in the front yard.

Market Study:

83. The responses to comments #53 and #54 are acceptable.

Parking:

84. The responses to comment #55 is acceptable.

85. The responses to comment #56 is noted, however, one weekday and one weekend parking count during the morning, afternoon, and evening should be provided for the Myers Place development in Mount Prospect and the PhilHaven development in Wheeling.

Traffic and Transportation:

86. The responses to comments #57 and #58 are acceptable.

Prepared by:

PC 17-004
120 & 122 Boeger Drive

- 1) It is recommended that tree #8, 9, 10, and 21 be preserved.

**April 6, 2017 - Response Letter to comments from the Heart's Place PUD
Departmental Review:**

Thank you for your second round of comments and suggestions regarding the PUD application submitted with regards to the Heart's Place project, proposed to be located at 120-122 W. Boeger Drive, in Arlington Heights.

Below please find our response to the various items brought up in the review, including, where appropriate, explanations of how the updated documents and plans enclosed herewith respond to the particular issue.

Building Services Department

1. **Provide a height and area calculation for the building based on the construction type**
Height and area calculation provided in updated architectural site plan attached.

Fire Safety Division

1. **Easement**

The development team will ensure that the proposed easement for access to the adjoining property to the north is recorded, in perpetuity, with that property's title prior to Final PUD.

2. **Fire Department Connection and fire hydrant**

Please refer to the updated engineering plans attached.

3. **Access walkway**

Please refer to the updated architectural and engineering plans attached.

Public Works Department

- 1 & 2. **Plumbing and Maintenance Plans**

Noted. A maintenance plan for the outlet control structure will be included in the Final PUD submission.

Engineering Department

29. **Easement**

The development team commits to improving the access easement area through the Popeye's property, as directed, prior to Final PUD.

30. **Public vs. Private sidewalks**

Noted. Final engineering plans will include the required distinction between public and private sidewalks.

Fire Department

No comments requiring a response were offered.

RECEIVED

APR 07 2017

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

Police Department

1. Character of use:

Based on input from several departments, Heart's Place will include a 6' tall wood fence along the north, eastern and western property lines as shown in the enclosed landscape plan. The petitioner will consider implementing the Police Department's recommendation regarding Trespass Warning.

Health Services Department

No comments requiring a response were offered.

Planning and Community Development Department

62. With regards to comment #14 from Round 1, referring to Section 9.5-2.1(h)

Heart's Place is a new proposed housing development, and previous firms or project files should not be used as a reference for this new project. There are currently no plans for easements, bylaws, covenants or maintenance agreements associated with this PUD. A blank copy of IHDA's Tenant Selection Plan was attached in our previous submission, to be completed upon confirmation of funding sources. This model has been used elsewhere in the portfolios of both UP Development and HODC, but as no funding is yet secured for Heart's Place, nothing can be finalized at this time.

Regardless, the following basic parameters will be in place:

- **Income:** Applicant households must meet the most rigorous income limitations set forth by the various funding sources of the project or the local Housing Ordinance.
- **Background Check:** A criminal background check will be ordered for all adult members of the household. Applicants are subject to a seven (7) year look-back on any criminal history; at the discretion of the property management, any felonies and sexually or physically violent crimes within that period may render the applicant ineligible. These details will be included in the Tenant Selection Plan, to be submitted with Final PUD. If there are further Tenant Selection details required by Village code and not identified through the Housing Commission recommendation, please send them for our review. For instance, does the Village have code enforcement regarding Village residents with felonies? Tenant selection will comply with any applicable laws and funding source requirements. Tenant selection will be completed in partnership with the property manager and various social service agencies to ensure all applicants have fair access.
- **Disability:** Applicant households must contain at least one head of household living with a disability, as defined by federal regulations.

Having a local preference for current community residents is not an option due to changes in federal fair housing laws. In prior years, developers were allowed to give preference to residents who lived or even worked in the community in which a project was located. When local preference was used, current residents of the town who applied later in the process were able to jump over non-residents to the top of the waiting list. Recent federal fair housing laws

and rulings have changed to disallow this practice of local preference since it tends to favor populations already present in a community and contradicts affirmative fair housing laws. The form Tenant Selection Plan provided by the Illinois Housing Development Authority includes a small section for specific identified types of set-asides if approved at the federal level. HUD may approve specific set-asides if there is a prevailing reason to do so such as a court order or other special circumstances. In general, no local preferences are currently allowed in federally funded affordable housing across the country. When conducting marketing to identify potential residents, outreach efforts will begin locally and expand concentrically outward so Arlington Heights residents will be the initial focus of identifying potential tenants but they cannot be given preference over non-residents in the selection process.

The House Rules and Lease for the project will be developed in partnership with Property Management upon confirmation of financing sources and will be submitted with final PUD..

63. With regards to comment #15 from Round 1, referring to funding sources
CAPITAL

Final development financing sources are not yet secure for this project. The development team is pursuing many options including grants, private equity or loans, state or federal tax credits, and County, State or Federal low-interest rate loans.

OPERATING

Any gaps between a tenant's income and the market rents would be covered by operational subsidies. The development team is pursuing many options including County and State programs.

64. Typical number of occupants per unit

Across our portfolios it is most common to see a 2-person household in a 2-bedroom unit.

65. Overnight guests

As noted in our previous submission, this is an independent apartment building, and as such overnight guests will be allowed subject to the limits specified in the lease and house rules, to be submitted with final PUD. Overnight guest policies typically require management approval for anything beyond 3 consecutive nights.

68. Side and rear yard setbacks

See enclosed updated Preliminary Plat of Consolidation; we apologize for the earlier omission.

70. Proposed setbacks

The correct proposed setbacks have been identified in the attached updated site plan.

71 - 72. Site impervious surface and Building Lot Coverage

The 'Project Data' table in the attached updated site plan includes two separate line items to distinguish building coverage from site impervious surface (lot coverage).

73. Condensing units

Due to the required setbacks (even when accounting for allowed encroachment of the rear

04/06/17 HEART'S PLACE PUD REVIEW COMMENTS RESPONSE – Round 2

setback), there is not enough room in the north end of the site to accommodate all condensing units. The petitioner therefore commits to meeting the Village's goal of screening ground equipment from view by including robust landscaping around the condensing units. See attached updated landscaping plan. Additionally, as per feedback from the Design Commission on April 6th, 2017, the petitioner further commits to relocate the condensing units presently located adjacent to the gazebo to a location on the northwest corner of the site. This modification, which is contingent on its feasibility with regards to engineering requirements, will be reflected on Final PUD plans.

Note: the Design Commission approved of the above approach, and unanimously voted to approve the project design.

74. Easement

The petitioner acknowledges the listed possible requirements that the proposal will have to meet in order to meet the standards for emergency access. All required changes will be incorporated, according to Village input, in the final plans to be submitted at the time of Final PUD.

75. Parking

The extra parking space has been converted into the required landscape island. Please see attached architectural and engineering plans. The attached fire engine turnaround exhibit shows the vehicle traveling from our property through Popeye's utilizing the ingress/egress easement. Note, a more detailed design of the fire truck access to Popeye's property will be furnished after owner coordination and additional information. The refuse truck will be entering the site in reverse as it did before, the island will not affect its' movements.

76. Fence

Heart's Place will include the 6' tall fence along the north, eastern and western property lines as shown in the landscape plan, and as such satisfy the relevant code requirement. Please also see attached updated architectural and engineering plans.

79. Minimum unit sizes

Please see attached updated floor plans, where the size of units types 3 and 7 was adjusted to conform to minimum size requirements.

81. Landscape island

Issue has been fixed, as noted above. Please see attached updated plans.

82. Final landscape

Noted. The attached updated landscape plan shows the require landscaping around the telephone pedestal.

85. Parking

Due to the timing of this request we were unable to provide the parking count along with the other materials in this submission. The required nine copies of the requested counts will be submitted on the week of April 10, 2017.

The petitioner would like to note that the supply of parking will more than likely exceed the demand at Heart's Place. Myers Place and Philhaven both have a vehicle per occupied unit ratio of about 0.35, as noted in KLOA's study. Even if we were assume Heart's Place had double that ratio, that would result in about 11 parking spaces needed for residents. With a generous estimate of 5 spaces taken up by staff and service providers, there would still be 17 spaces left for guests – more than enough by any account. Additionally, as the planning staff was able to observe during a recent visit to Myers Place and Axley Place, parking demand is typically minimal in PSH developments, and free parking spaces can be easily found at both sites.

Additional Comments

1. Trees to be preserved

The trees are unable to be preserved because of sewer improvements. The depth of excavation required as well as the location of sewers and associated structures will enter the impact zone of the trees in question.



Village of Arlington Heights Building Services Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development

From: Deb Pierce, Plan Reviewer, Building Services Department

Subject: 120-122 E. Boeger Drive – Preliminary and Final Plat of Subdivision, Preliminary PUD, Rezoning from B-1 and B-2 to the I District, Comp Plan Amendment and Multiple Variations

PC#: 17-004 – Round 3

Date: April 18, 2017

Sam:

I have reviewed the Round Three submitted documents and do not have any more comments.

RECEIVED
APR 19 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

THIS PLAN REVIEW IS CONCEPTUAL ONLY AND SUBJECT TO A DETAILED PLAN REVIEW



Village of Arlington Heights, IL
Department of Building and Fire Safety



Fire Safety
Preliminary Planning Review

Date of Review: 4/12/2017 P.C. No. 17-004 Round No. 3

Project name: Hearts Place

Address: 120-122 Boeger Dr.

Planning Department Contact: Sam Hubbard

RECEIVED

APR 12 2017

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

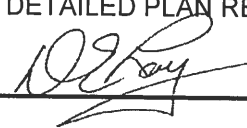
General Comments:

The following comments are in response to the revised plans submitted for review.

1. While the access provided for the Fire Tower Ladder appears to be acceptable, the revised plans do not indicate an acceptable walkway around the perimeter of the building. Sec. 504.1 of the Fire Code requires an approved access walkway leading from fire apparatus access roads to exterior openings.
2. The location of the Fire Dept. Connection appears acceptable; however, the distance from the FDC to the fire hydrant is not shown on the revised plans. It should be confirmed that this distance does not exceed the maximum travel distance of 100' from the FDC to the fire hydrant.
3. Drawings indicate that there will be a "gate/fence" installed between the north property line and the adjacent property across the fire access lane. Fire apparatus access road gates shall comply with all of the following criteria:
 1. The minimum gate width shall be 20 feet.
 2. Gates shall be of the swinging or sliding type.
 3. Construction of gates shall be of materials that allow manual operation by one *person*.
 4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
 5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved prior to installation.
 6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the key(s) to the lock is installed at the gate location.
 7. Locking device specifications shall be submitted for approval prior to installation.
 8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
 9. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.
 10. Appropriate signage on the gates will be required to be displayed on both sides of the gate to prevent any type of obstruction.

THIS PLAN REVIEW IS CONCEPTUAL ONLY AND SUBJECT TO A DETAILED PLAN REVIEW.

Date 4/12/2017

Reviewed By: 

Village of Arlington Heights
Public Works Department

Memorandum

To: Cris Papierniak, Assistant Director of Public Works

From: Jeff Musinski, Utilities Superintendent

Date: April 13, 2017

Subject: 120-122 Boeger Dr., P.C. #17-004 Round 3

With regard to the proposed final plat, I have the following comments:

- 1) Until plumbing plans have been submitted, I will assume a 4" RPZ, and a 4 x 2 compound water meter will be required for this application. I will reserve sizing comments until Final PUD has been submitted.

VAHPW has no further comments at this time

If you have any questions, please feel free to contact me.

C. file

*OK per Jeff's
Comments.
CJ*

RECEIVED
APR 17 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PLAN COMMISSION PC #17-004
Heart's Place
120-122 E. Boeger Drive
Preliminary Plat of Subdivision, Prelim PUD, Rezone
Round 3

31. The responses made by the petitioner to comments #29 & 30 are acceptable for preliminary approval.

 4/17/17

James J. Massarelli, P.E. Date
Director of Engineering

Needed at Final Engineering:

- Estimates of Cost
- OUMA
- Final detention calculations
- Manufacturers' loading certification
- Photometrics
- Public sanitary sewer main design
- Add utility signature blocks to Final Plat
- Access easement issue
- Sidewalk hatching

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

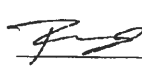
**Hearts Place (Boeger) Apartments
120 & 122 E. Boeger Dr.**

Round 3 Review Comments

04/12/2017

1. **Character of use:**
-Nothing further
2. **Are lighting requirements adequate?**
Nothing further.
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.**
It does not appear that this project will create any traffic problems.
6. **General comments:**
-We are reviewing similar housing developments in surrounding communities for service call volumes and will comment further upon receipt of this information and its review. *** THE REVIEW IS COMPLETE AND FINDINGS PASSED ON TO PLANNING DEPT.***
-Nothing further

RECEIVED
APR 13 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

 #272

Brandi Romag, Crime Prevention Officer
Community Services Bureau

Planning & Community Development Dept. Review

April 17, 2017



REVIEW ROUND 3

Project: 120-122 E. Boeger Drive
Hearts Place

Case Number: PC 17-004

General:

- 87. The responses to comments #62 is noted. A draft of the "Tenant Selection Plan" and "Hearts Place Resident Manual" will be required prior to final Village Board consideration of the Preliminary PUD.
- 88. The response to comment #73 is noted. The condenser units shall be moved per the Design Commission requirements and additional landscaping will be added and shown on the landscape plan for Final PUD. Please note that a code-compliant Photometric Plan will also be required during Final PUD review.
- 89. The response to comment #75 is noted. During Final PUD approval, additional information and details will be needed on the Popeye's connection and coordination with Popeye's will be required.
- 90. The response to #82 is noted. Landscaping shall be added around the telephone pedestal in the front yard during Final PUD consideration.
- 91. The response to #68 is *not* acceptable. The Final Plat shall be revised during Final Plat of Subdivision approval, and the correct required setbacks must be shown on the Final Plat of Subdivision. This is 30' for the rear yard setback and 25' for the east side and west side setbacks.

Prepared by: *Sam Weber*

RECEIVED

MAR 30 2017

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

March 27, 2017

Dear Mr. Hubbard and Members of the Plan Commission,

As a Faith in Action Team, six Churches in Arlington Heights have joined forces the North/ Northwest Suburban Task Force on Supportive Housing for Individuals with Mental Illness, co-president Hugh Brady, to open supportive housing for people living with mental illnesses or other disabilities and in Arlington Heights. The six churches and team members who represent their congregations are Richard Fung from St. James Catholic Church, Loryn Ankeny from Our Savior Lutheran Church, Nancy Duel from First United Methodist Church, Rev. Connie Stewart and JoAnn Rapp from Congregational United Church of Christ Gary Gephart from St. John United Church of Christ and Linda Waycie from Southminster Presbyterian Church.

The Faith in Action Team's mission is to increase awareness of justice issues impacting our brothers and sisters in our local community, and to provide opportunities for our churches and friends to participate in actions that influence public policy toward a more just world.

The need for permanent supportive housing is great! As part of the zoning applications for an earlier proposed permanent supportive housing in Arlington Heights seven years ago the developer provided a market study showing a need for such housing. The study concluded that within a five mile radius of the proposed site near the corner of Arlington Heights and Dundee Rd. there was a "need for 973 permanent supportive housing units for the chronically mentally ill." Other agencies currently provide housing for around 100 people with mental illness in the same five mile radius. That leaves a shortage of over 800 units!

In a recent sign up day at the Kenneth Young Center in Schaumburg, more than two hundred people registered to be on the waiting list for PhilHaven, a 50 unit permanent supportive housing building in Wheeling that just opened in December, 2016.

The Arlington Heights Faith in Action Team supports Heart's Place, on Boeger Dr. in Arlington Heights. This facility will consist of sixteen housing units for persons with disabilities and facing chronic homelessness, providing those households with

high-quality housing and wrap-around services. Potential residents will be rigorously screened by the Housing Opportunity Development Corp. (HODC). Applications will be reviewed for income and background compliance and other criteria. Residents with a history of criminal violence or are drug users will be screened out.

Because disabled residents with mental illness do receive treatment that includes medication and counseling on site, residents are no more violent or likely to commit violent crimes than the average person. Studies show that residents are much more likely to be VICTIMS of violent crimes than the general public is. There is widespread fear of persons with disabilities of all types and the Arlington Heights Faith in Action Team stands to support those in our community that have no voice and need facilities like Heart's Place of Arlington Heights.

Please approve Heart's Place tonight.

Margaret Everding

To: Village of Arlington Heights
Ms. Robin Ward
Mayor Thomas W. Hayes
Board of Trustees
Plan Commission
Plat and Subdivision Committee
Office of the Village Clerk

Date: February 7, 2017

Re: Protest of the Hearts Place Apartments

To Whom It May Concern,

Please be advised that I am the owner of the property located at 110 Boeger Road. Said property is presently occupied by La Joie Daycare, LLC. The proposed Hearts Place Apartments at 120 Boeger Road is directly next to my property.

Referencing Zoning Regulation Chapter 28 Section 28-18.3 I strongly protest this project and the zoning change to institutional along with the multitude of variations.

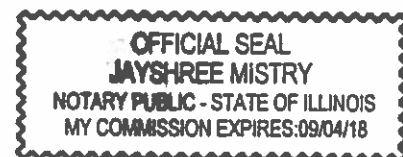
My late husband worked his entire life to provide for us and purchased this property for our retirement income. He was in the construction business and selected this site in Arlington Heights because Arlington Heights was always very strict with their zoning laws which preserved land values. Last time this project was proposed, our tenant at the time, Kindercare, vacated the building rather than have a public zoning fight. This left us with a vacant building, a very high tax bill, and no income. Suffering a stroke and being bound to a wheel chair this created an enormous amount of mental and physical stress for him. He worked very hard to replace the tenant with La Joie Daycare at a discounted rent and unfortunately passed away as the lease was being negotiated. I, along with La Joie Daycare, have invested a substantial amount of money into improving the property. La Joie Daycare has struggled to build their client base and pay even their discounted rent. I am 81 years old and spent the last 5 years unsure if they would make the rent payment. They have finally built their business to thrive and recently signed another lease. I beg of you to not put me through that again.

Please file this letter as my protest to the Hearts Place Apartments.

Yours truly,

Margaret Everding
Margaret Everding

Jayshree Mistry 2/9/2017



PLAN COMMISSION PROJECT TIMELINE

Project Name: Hearts Place
 PC Number: 17-004
 Location: 120-122 E. Boeger Dr.
 Requested Action:

1. A rezoning from B-1, Limited Retail Business District and B-2, General Business District to I, Institutional
2. A preliminary Planned Unit Development (PUD) to allow the construction of a two story, 16 unit supportive housing development.
3. An amendment to the Village's Comprehensive Plan to change the underlying land use designation from Commercial to Institutional
4. Preliminary Plat of Resubdivision to consolidate the two lots into one lot.
5. Multiple Variations

	Date	# of Business Days
Plat and Sub Committee Meeting	02/08/17	-
Awaiting Petitioner PC Application	02/14/17	4
PC Application Submittal Date	02/14/17	-
1 st Round Department Comments	03/07/17	15
Petitioner's Response – 1 st Round	03/23/17	12
2 nd Round Department Comments	04/04/17	8
Petitioner's Response – 2 nd Round	04/07/17	3
3 rd Round Department Comments	04/20/17	9
PC Hearing	04/26/17	51 days from application date
Village Board	05/15/17	13
Anticipated Village Board Ord. Adoption	06/05/17	15

May 10th, 2017

Mr. Joseph Lorenzini
Chairman, Plan Commission
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 6005

Re: Owners' plight regarding Heart's Place zoning approval

Dear Chairman Lorenzini,

It is our understanding that during a recent Plan Commission hearing on the Heart's Place proposal, the project's potential financial impact on adjoining property owners was a key item of consideration for the Commissioners. We are therefore writing to share details on our own financial predicament and the consequences we are likely to suffer should the PUD not be approved. We are the owners of the two adjacent lots located at 120 W Boeger Drive and 5 W Dundee Road, on which the proposed Heart's Place development is to be built. As we were unable to attend the March 26th hearing, we ask that you please include this letter in your records.

The two properties in question have been on the market for over twelve years. As has been documented by our realtor Robert Thomas, extensive marketing efforts have not resulted in a single offer, even after significant price reductions. The only offers we have received to date were in connection to the proposals for Heart's Place, in 2016, and for Boeger Place, in 2010.

As a result of this inability to sell the properties, we have both incurred significant financial hardship through the ongoing costs of ownership and property maintenance. This hardship culminated in our failure to comply with our property tax obligations, leading Cook County to impose a tax lien on the 120 W Boeger lot. We now stand the risk of losing our rights of ownership to that property without any form of compensation.

The approval of the PUD for Heart's Place will allow us to sell the 5 W Dundee property at a fair market price and recoup a significant share of our losses, whereas a Village denial would result in the further deterioration of our assets and irreparable damage to our financial wellbeing. While we sympathize with the concerns of our neighbors, it strikes us that prioritizing their financial comfort over ours is both unfair and extremely out of character for Village officials. We therefore respectfully ask you and other members of the Plan Commission and Village Board to take our plight under careful consideration when making a decision on this matter.

Sincerely,



Aleks Nikolich



Dejan Nikolich



**HOUSING
OPPORTUNITY
DEVELOPMENT
CORPORATION**

2001 Waukegan Rd, PO Box 480 ♦ Techny, Illinois 60082
(847) 564-2900 ♦ (847) 564-2992 fax ♦ hodc@hodc.org ♦ www.hodc.org

May 10, 2017

Sam Hubbard
Development Planner
Department of Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Re: Heart's Place Potential Impact on the Neighboring Daycare Center

Dear Sam:

I am writing to follow up on a discussion from the April 26 Plan Commission meeting regarding the potential impact of our Heart's Place proposal on the adjoining La Joie Daycare center. During the discussion it was asserted that a previously proposed development on this site by a member of our development team was the direct cause of the day care center losing its tenant. No evidence was provided showing a causal relationship and we believe that there was in fact no direct correlation. While we certainly sympathize with the owner's concern regarding the loss of their tenant and income, it is not correct to leave the impression that just the proposal of providing supportive housing on this site caused the daycare to close since there are several outside factors that are more likely.

A stated concern for the 110 Boeger Drive property owner is the possibility that the construction of Heart's Place may cause clients of La Joie Daycare to terminate their enrollment, ultimately leading to the closing of the daycare and the loss of rental revenue based on experience with their previous tenant. We understand that the previous tenant, KinderCare, occupied the property from 1984 until 2012 when it closed due to enrollment issues. However, it is not demonstrable that KinderCare closing was directly tied to the previous development proposal (i.e. Boeger Place) on this site.

According to a member of our team, the Boeger Place proposal was introduced to the Village in 2010 but was denied zoning approval from the Village Board that year. As noted above, KinderCare closed two years later in 2012, when no proposals for the adjoining land were under the Village's consideration and the two lots had been removed from the Multiple Listing Service. In January, 2014, less than two years after the closing of KinderCare, the current tenant moved into the property. Based on the timeframe it is not possible to link the closing of KinderCare as a direct consequence of the earlier Boeger Place proposal since it had been denied two years earlier.



In fact, KinderCare's closing may have been related to a local shift in demand for daycare services as documented in the attached study published in 2011 by Illinois Action for Children that examined the reasons for the closing of a total 610 child care centers in Illinois between 1999 and 2004. The study finds that the most common reason for the closings was a combination of competition from the public school system and stagnant household income driving down enrollment. Not surprisingly, household income in Arlington Heights declined significantly after the recent recession, reaching some of its lowest levels in over a decade around 2012. In contrast, recent years have seen a steady increase in household income, both nationally and locally. It stands to reason that the improved overall financial condition of Arlington Heights' households today means there is a much smaller risk that La Joie Daycare may experience enrollment issues today due to the economy than was the case in 2012.

It is also worth pointing out that Greenbrier Elementary School in Arlington Heights, which has seen rapidly rising enrollment in recent years and hosts the Village's Early Childhood Program, has been recognized by the state as a top-quality public school and was 19th on a 2011 Chicago Tribune list of the top elementary and middle schools in the Chicago area. This suggests that it is very likely that competition from the local public school system may have also played a role in reduced enrollment and the closing of KinderCare in 2012.

Lastly as a direct comparison, our team member's supportive housing project in Mount Prospect, Myers Place, was built directly across from a daycare facility called Safari Childcare (see map enclosed). Members of our team spoke with Safari Childcare's director, Ms. Bernice Berry who related that although she is aware that Myers Place is a new residential development nearby, she did not know that it consisted of permanent supportive housing for low-income individuals with disabilities. Ms. Berry confirmed that she has not seen any form of negative impact on her business finances or enrollment levels due to the creation of Myers Place. She also stated that no parents have ever expressed a concern regarding the development or its residents, and that neither she, members of her staff, nor clients and their children had had any negative interactions with Myers Place residents.

Our development team strongly believes that Heart's Place will be an immensely beneficial development not only for its residents but also for its neighbors, surrounding community, and the Village of Arlington Heights. We want to be a good neighbor and are willing to discuss any concerns. Indeed, I personally contacted the son of the owner of the adjacent property after the April 26 Plan Commission meeting to listen to his concerns.

We look forward to continuing this conversation with the Village and our neighbors and encourage anyone to reach out to me and my team should there be any questions regarding the project. You can reach Housing Opportunity Development Corporation at (847) 564-2900 (rkoenig@hodc.org) and UP Development at (312) 451-7308 (alex@updevelopers.com).

Sincerely,



Richard Koenig, PhD
Executive Director, HODC





Dempster St

W Dempster St

Myers Place

Culver's

Plaza United

China Garden

Rosati's Pizza

Chungkiwa

YUPIN THAI KITCHEN

Ronis Hair Studio

Safari Childcare

Approx. 300ft
separation

Outdoor playground

Busse Rd

W Algou Rd

62

Google