



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

Pursuant to orders issued in response to the COVID-19 pandemic, the Board meeting is closed to in-person, public attendance. The public will have an opportunity to fully participate in the virtual Board meeting via their computers or phones. Please follow these instructions to participate in the virtual meeting. Residents can also view the meeting live online or on our cable access channels (6 for WOW, 17 for Comcast or for AT&T UVerse, find our access channel through the menu on your remote).

Questions or comments of 200 words or less may be also be emailed in advance of the Village Board meeting to rhume@vah.com by 3 p.m. Monday, June 15. These emails will be read at the Board meeting.

June 15, 2020
7:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

IV. APPROVAL OF MINUTES

A. Village Board 06/01/2020

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 06/15/2020

VI. RECOGNITIONS AND PRESENTATIONS

A. Policing, Diversity, and Inclusion in Arlington Heights

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

IX. OLD BUSINESS

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

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

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

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

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

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

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

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 NEW BUSINESS

- A. Cash In Lieu of Land Dedication

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

- A. South Arlington Heights Road TIF District Redevelopment Plan
- B. Chez Hotel - 519 W. Algonquin Rd. - Sign Variation - DC#20-004
- C. Amazon - 1455 W. Shure Dr. - Sign Variation - DC#20-033

XIII. LEGAL

- A. An Ordinance of the Village of Arlington Heights, Cook County, Illinois, Approving a Tax Increment Redevelopment Plan and Redevelopment Project for the South Arlington Heights Road Corridor
- B. An Ordinance of the Village of Arlington Heights, Cook County, Illinois, Designating the South Arlington Heights Road Corridor as a Redevelopment Project Area Pursuant to the Real Property Tax Increment Allocation Redevelopment Project Act
- C. An Ordinance of the Village of Arlington Heights, Cook County, Illinois, Adopting Tax Increment Allocation Financing for the South Arlington Heights Road Corridor

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

XVII. ADJOURNMENT

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



**Village Board
6/15/2020**

Item: Village Board 06/01/2020

Department: Village Clerk

ATTACHMENTS:

Description	Type
Village Board 06/01/2020	Minutes



MINUTES

President and Board of Trustees
Village of Arlington Heights
Virtual Meeting

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

June 1, 2020

7:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

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

Also present were: Randy Recklaus, Robin Ward, Charles Perkins, Nick
Pecora and Becky Hume.

IV. APPROVAL OF MINUTES

A. Village Board 05/18/2020

Approved

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

The Motion: Passed

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

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 05/30/2020

Approved

Trustee Bert Rosenberg moved to approve in the amount of \$866,554.20.

Trustee John Scaletta Seconded the Motion.

The Motion: Passed

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

VI. RECOGNITIONS AND PRESENTATIONS

President Hayes condemned the senseless murder of George Floyd in Minneapolis. He also spoke out against the hateful and racist graffiti painted around the Village. He said there is no place for that kind of language or sentiment in the Village and we will do all we can to ensure liberty and justice for all citizens. We owe that to George Floyd and our fallen heroes who fought and died for those rights. Our Police Department is up to the task. He commended the many who exercised their first amendment rights peacefully in Arlington Heights. He asked for all to treat each other with respect.

Mr. Recklaus said Village Staff is monitoring events. All are affected by the video of Mr. Floyd's death. All feel betrayed. We share the outrage. Our Police Department is one of the best trained in the region for conflict resolution.

Chief Pecora said the video showing officers kill Mr. Floyd is a painful reminder to all who strive for justice and equality. Protesters raise legitimate concerns. He applauded the lawful and respectful protesters. The Arlington Heights Police Department uses best practice policies and are held to a high standard. He explained the training and guidelines the Department employs. Any officer who treats a human being the way Mr. Floyd was treated should not wear a badge.

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

Rosemary Walter submitted the following question: What training has our police force had and continues to have to be comfortable that such an event as the George Floyd incident would not happen in Arlington Heights? President Hayes said Chief Pecora's comments addressed this issue.

Paul Scott with Bridging the Black White Divide submitted a statement supporting the students who expressed their solidarity with other patriots around the country by marching against institutional racism. He reiterated his statement "This is a country that continues to punish blackness". He challenged those who defend Arlington Heights as a great and welcoming city by asking, "For who is this true? Being "welcoming" is a deliberate action. And, in the case of African Americans it should mean even more given the Village's legacy around housing and exclusion. He wrote that Arlington Heights does not exist in a vacuum. A failure to embrace

diversity fully prevents the Village from being the best it can.

Mr. John Bork thanked the Board for guiding the Village and conducting virtual meetings. He expressed his outrage for the murder of people of color. He urged the Village to create a policy of diversity/equality in recruitment in all departments and volunteer groups. He acknowledged the hiring of a person of color in the Police Department. He said the racial divide is a white problem.

President Hayes said that he has been anything but silent and expressed his outrage. Diversity is one of the main Village Board goals for 2020. It has recently been sidetracked because of the COVID-19 pandemic. Mr. Recklaus explained that many of the events the Village had organized and planned on attending to encourage diversity in the workforce had been canceled because of the pandemic. The work will continue.

George Motto applauded the efforts to keep residents safe. The Village has an excellent police force. He acknowledged the systemic racism in the country and suggested community wide diversification, not just in the Police Department.

IX. OLD BUSINESS

X. CONSENT AGENDA

CONSENT OLD BUSINESS

CONSENT APPROVAL OF BIDS

- | | | |
|----|--|----------|
| A. | Resurfacing Program & Sidewalk Program -
2020 | Approved |
|----|--|----------|

Trustee Greg Padovani moved to approve. Trustee Mary Beth Canty Seconded the Motion.

The Motion: Passed

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

CONSENT NEW BUSINESS

- | | | |
|----|---------------------------------------|----------|
| A. | Budget Transfer for COVID-19 Supplies | Approved |
|----|---------------------------------------|----------|

Trustee Greg Padovani moved to approve. Trustee Mary Beth Canty Seconded the Motion.

The Motion: Passed

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

CONSENT LEGAL

- A. An Ordinance Prohibiting Parking Approved
(South side of Vine St between North Fernandez Ave and North Ridge Ave)

Trustee Greg Padovani moved to approve 2020-14. Trustee Mary Beth Canty Seconded the Motion.

The Motion: Passed

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

- B. An Ordinance Granting a Land Use Variation and Approved Variations from Chapter 28 of the Arlington Heights Municipal Code
(DPS Automotive, 855 W University Dr)

Trustee Greg Padovani moved to approve 2020-015. Trustee Mary Beth Canty Seconded the Motion.

The Motion: Passed

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

CONSENT REPORT OF THE VILLAGE MANAGER

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

- A. Arlington 425 Planned Unit Development Ordinance 19-019 Request for Extension Approved

Trustee Tinaglia said he would not be discussing or voting on the project

because of a professional conflict.

Mr. Firsel, attorney for the project, explained that because of delays by ComEd and the Covid-19 crisis, they need an extension. They would like a twelve month delay because of the economic uncertainty. Mr. Recklaus said staff would like to keep all parties motivated. Mr. Perkins said ComEd has been unresponsive to the petitioners and the developers of Sigwalt 16. By keeping a limit on the extension, the pressure is kept on ComEd.

Trustee Canty asked about the consequences of extending the approval or varying it by a different amount of time. Mr. Perkins said if the Subdivision Approval expires, the developer would have to start over. A 90 day extension provides a window to keep ComEd motivated to meet. If financing cannot be obtained, then another extension can be granted. Mr. Recklaus said staff wants to be confident the utility issues can be resolved.

Trustee Rosenberg asked if six months might be better. Mr. Perkins said that would delay the Sigwalt 16 project from moving forward. The Board agreed it did not want to hold up Sigwalt 16.

Julie Workman, attorney for Sigwalt 16, said ComEd has been unresponsive and their inaction is impeding the project. Mr. Firsel said they have gone through 3 ComEd representatives, who do not call back or respond. President Hayes recently wrote a letter to them, and now they seem willing to meet.

Trustee Rosenberg asked if engaging the State Legislators might be helpful. Mr. Perkins said ComEd has agreed to meet subsequent to receiving the Mayor's letter. Mr. Recklaus said that meeting will occur shortly, staff has some work to do prior to scheduling it. President Hayes suggested the meeting take place as soon as possible.

Trustee Baldino moved to grant a 90 day extension to see if an acceptable plan is provided by ComEd to relocate the overhead utilities running through the property. The Village Board may grant further extensions.

Trustee Canty seconded the motion.

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

Abstain: Tinaglia

The motion: Passed

B. Discussion of 2020 Mane Event and Taste of Arlington Approved

Mr. Recklaus said Arlington Alfresco opens June 3rd. It allows for an open-air dining and shopping zone in the Downtown that enables restaurants, stores and businesses to expand their capacity into designated zones within the Arlington Alfresco footprint. The plan includes an 18-foot pedestrian walkway in the center of the streets for public safety vehicles. The dining areas will be fenced in and there will be many signs to help alleviate

gathering concerns as it relates to the COVID-19 virus.

Because of the unique year, staff is recommending that the Taste of Arlington and Mane Event be canceled this summer. The State is not allowing festivals until Stage 5. Given the large amount of work and the cost, with no vaccine or treatment, it is not prudent to host these events. The Chamber of Commerce is in agreement with this decision.

Joseph Preissing wrote: Would the Village consider allowing entertainers/bands to perform "for free" in Harmony Park each Friday/Saturday near the stage area, providing their own sound equipment? Mr. Recklaus responded that Arlington Al Fresco is going to allow more people into the Downtown. However, social distancing must be controlled. Under the current phase, these kinds of gatherings are not allowed or recommended. It is difficult to commit to something that could cause a gathering.

Trustee Scaletta moved to concur with staff to cancel the Mane Event and Taste of Arlington for 2020. Trustee Rosenberg seconded the motion.
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Schwingbeck, Tinaglia
The motion: Passed

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

- A. Request for Closed Session 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)(1): Appointment, employment, compensation, discipline, performance or dismissal of specific employees of the public body or legal counsel

XVII. ADJOURNMENT

Trustee John Scaletta moved to adjourn to Closed Session at 8:03 p.m.
Trustee Mary Beth Canty Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Schwingbeck, Tinaglia



**Village Board
6/15/2020**

Item: Warrant Register 06/15/2020

Department: Village Clerk

ATTACHMENTS:

Description

Warrant Register 06/15/2020

Type

Warrant Register



**VILLAGE OF ARLINGTON
HEIGHTS**
WARRANT REGISTER FOR
CHECK DATE: 6-15-2020

Fund	Fund Description	Total Transaction Amount
101	General Fund	\$317,076.11
215	CDBG Fund	\$6,796.70
227	Foreign Fire Ins Tax Fund	\$6,195.00
231	Criminal Investigation Fd	\$2,607.74
235	Municipal Parkg Opr Fund	\$8,645.81
401	Capital Projects Fund	\$1,971.74
505	Water and Sewer Fund	\$1,413,734.17
605	Health Insurance Fund	\$328,807.50
611	General Liability Ins Fnd	\$6,540.00
615	Workers Compensation Ins	\$9,391.25
621	Fleet Operations Fund	\$15,394.34
625	Technology Fund	\$39,794.13
705	Police Pension Fund	\$1.00
711	Fire Pension Fund	\$1.50
TOTAL ALL FUNDS		\$2,156,956.99

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
223972	101-0000-402.25-00	BUCHANAN ENERGY	REFUND FBT OVERPAYMENT	\$57.47	\$57.47
223974	235-0000-435.65-03	BONNIE BURGESS	REFUND PARKING PERMIT	\$40.00	\$40.00
223978	101-0000-140.52-00	CANON SOLUTIONS AMERICA	COPIER MAINTENANCE	\$82.06	\$92.06
			COPIER MAINTENANCE	\$10.00	
223982	235-0000-435.65-03	OLEKSANDR CHORNODID	REFUND PARKING PERMIT	\$80.00	\$80.00
223990	235-0000-435.65-02	DALEY JAMES K	REFUND PARKING PERMIT	\$40.00	\$40.00
223991	235-0000-435.65-03	MARY DEPA	REFUND PARKING PERMIT	\$40.00	\$40.00
224000	505-0000-452.42-00	ALEXANDER FOLEY	REFUND WATER BILL	\$148.76	\$148.76
224005	101-0000-421.05-00	JENNIFER GILLESPIE	REFUND VEHICLE STICKERS	\$10.00	\$10.00
224007	235-0000-435.65-03	YEKATERINA GOTKIS	REFUND PARKING PERMIT	\$40.00	\$40.00
224013	101-0000-421.99-00	HELLO ART STUDIO	OL REFUNDS	\$130.00	\$130.00
224024	235-0000-435.65-03	SRINIVAS JANASWAMY	REFUND PARKING PERMIT	\$120.00	\$120.00
224026	235-0000-435.65-03	KARTHIKEYAN JAYASURIYAN	REFUND PARKING PERMIT	\$40.00	\$40.00
224032	235-0000-435.65-03	DAN KOUTRIS	REFUND PARKING PERMIT	\$120.00	\$120.00
224033	235-0000-435.65-03	GRAHAM LACE	REFUND PARKING PERMIT	\$40.00	\$40.00
224036	505-0000-452.42-00	JEAN LEE	REFUND WATER BILL	\$1,152.60	\$1,152.60
224051	235-0000-435.65-03	NEHA NAVAL	REFUND PARKING PERMIT	\$40.00	\$40.00
224052	235-0000-435.65-02	VICKI NAVEJA	REFUND PARKING PERMIT	\$40.00	\$40.00
224053	235-0000-435.65-03	MARC NOBUHATA	REFUND PARKING PERMIT	\$40.00	\$40.00
224059	235-0000-435.65-03	CYNTHIA PARKER	REFUND PARKING PERMIT	\$80.00	\$80.00
224064	235-0000-435.65-02	MITCHELL POLEVOI	REFUND PARKING PERMIT	\$40.00	\$40.00
224066	101-0000-422.10-00	PREMIER HOME IMPROVEMENT	REFUND PERMIT FEE	\$55.00	\$55.00
224072	505-0000-452.42-00	PAUL RYNDAL	REFUND FINAL WATERBILL	\$35.14	\$35.14

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224081	235-0000-435.65-03	JULIE SODERNA	REFUND PARKING PERMIT	\$40.00	\$40.00
224085	505-0000-452.42-00	ANN STAUFFER	REFUND FINAL WATER BILL	\$32.94	\$32.94
224086	235-0000-435.65-03	MIKE STEPANEK	REFUND PARKING PERMIT	\$40.00	\$40.00
224097	505-0000-452.42-00	ULLRICK, JOHN	REFUND FINAL WATER BILL	\$70.28	\$70.28
224115	101-0000-211.06-00	VISION SERVICE PLAN	PREMIER VISION PREMIUM	\$3,366.98	\$4,557.72
			BASE VISION PREMIUM	\$1,190.74	
224116	235-0000-435.65-03	BRAD WELLS	REFUND PARKING PERMIT	\$40.00	\$40.00
901582	101-0000-210.92-00	EMPLOYEE BENEFITS CORP	FSA MEDICAL	\$2,461.46	\$2,461.46
	101-0000-210.94-00	EMPLOYEE BENEFITS CORP	FSA DEPENDENT CARE	\$192.30	\$192.30
901586	101-0000-210.92-00	EMPLOYEE BENEFITS CORP	FSA MEDICAL	\$5,571.70	\$5,571.70
Division 0 Total					\$15,487.43
Department 0 Total					\$15,487.43

WARRANT REGISTER - GM0002

Department: 1 Board of Trustees

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224038	101-0101-501.21-65	LORELLE COMMUNICATIONS INC	SERVICE MISCELLANEOUS	\$650.00	\$650.00
				Division 1 Total	\$650.00
				Department 1 Total	\$650.00

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
223978	101-0201-502.22-15	CANON SOLUTIONS AMERICA	PAPER, OFFICE, MAILROOM	\$12.06	\$12.06
223997	101-0201-502.22-05	FEDERAL EXPRESS	SHIPPING/DELIVERY SERVICE	\$29.64	\$29.64
224083	101-0201-502.21-65	SPRINT	ACCT 456761884	\$100.00	\$100.00
224106	101-0201-502.21-65	VERIZON WIRELESS	ACCT 88534852600001	\$157.13	\$157.13
901584	101-0201-502.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$42.35	\$42.35
				Division 1 Total	\$341.18
				Department 2 Total	\$341.18

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224003	615-0301-552.42-75	GALLAGHER BASSETT SERVICES INC	CLAIMS - MEDICAL LOSS	\$8,328.01	\$8,328.01
	615-0301-552.42-80	GALLAGHER BASSETT SERVICES INC	CLAIMS - WORKERS COMP	\$964.24	\$964.24
224011	615-0301-552.22-03	HARRIS TRUST & SAVINGS BANK	NEPELRA	\$99.00	\$99.00
224047	605-0301-552.20-50	MORNEAU SHEPELL LIMITED	NEW HIRE WEBINAR	\$520.00	\$520.00
224055	605-0301-552.20-50	NORTHWEST COMMUNITY HOSPITAL	SERVICE HEALTH TESTING	\$1,974.00	\$3,418.00
			SERVICE HEALTH TESTING	\$917.00	
			SERVICE HEALTH TESTING	\$527.00	
224100	101-0301-503.21-65	VERIZON WIRELESS	ACCT 28544404900001	\$125.64	\$125.64
901583	605-0301-552.20-60	HMO ILLINOIS	HMO BILLING	\$324,858.00	\$324,858.00
901584	101-0301-503.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$26.20	\$26.20
	605-0301-552.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$11.50	\$11.50
				Division 1 Total	\$338,350.59
				Department 3 Total	\$338,350.59

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
223978	101-0401-503.30-05	CANON SOLUTIONS AMERICA	OFFICE SUPPLIES	\$97.00	\$97.00
223995	101-0401-503.20-15	ERNEST R BLOMQUIST PC	LEGAL SERVICES	\$2,700.00	\$2,700.00
224011	101-0401-503.22-02	HARRIS TRUST & SAVINGS BANK	ILLINOIS STATE BAR ASSN	\$380.00	\$1,815.00
			ILLINOIS STATE BAR ASSN	\$410.00	
			IMLA	\$1,025.00	
224062	101-0401-503.21-65	PETTY CASH	NOTARY PUBLIC RENEWAL FEE	\$20.00	\$41.85
			NOTARY PUBLIC STAMP	\$21.85	
224109	101-0401-503.21-65	VERIZON WIRELESS	ACCT 68500580500002	\$92.16	\$92.16
224121	101-0401-503.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$140.90	\$140.90
901584	101-0401-503.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$1.30	\$1.30
				Division 1 Total	\$4,888.21
				Department 4 Total	\$4,888.21

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
223981	101-0501-503.21-65	CHICAGO TITLE COMPANY LLC	TITLE SEARCH	\$60.00	\$60.00
223989	101-0501-503.22-01	DAILY HERALD	ADVERTISING	\$288.90	\$288.90
224003	611-0501-552.42-60	GALLAGHER BASSETT SERVICES INC	CLAIMS - LIAB LOSS	\$6,540.00	\$6,540.00
224011	101-0501-503.22-02	HARRIS TRUST & SAVINGS BANK	ILLINOIS CPA SOCIETY	\$340.00	\$340.00
	101-0501-503.22-03	HARRIS TRUST & SAVINGS BANK	GOVERNMENT FINANCE OFF	(\$420.00)	(\$420.00)
	101-0501-503.30-05	HARRIS TRUST & SAVINGS BANK	AMAZON.COM M76G192M1	\$139.96	\$272.93
			AMAZON.COM M79D82D40 A	\$38.04	
			AMAZON.COM MC0V90YF2	\$34.96	
			AMZN MKTP US YY1V13AE3	\$59.97	
224049	101-0501-503.20-05	MWM CONSULTING GROUP INC	SERVICE FINANCIAL	\$3,250.00	\$18,050.00
			SERVICE FINANCIAL	\$7,400.00	
			SERVICE FINANCIAL	\$7,400.00	
224057	101-0501-503.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	\$308.55	\$308.55
224075	505-0501-503.21-65	SEBIS DIRECT INC	SERVICE MISCELLANEOUS	\$780.59	\$780.59
	505-0501-503.22-10	SEBIS DIRECT INC	SERVICE PRINTING	\$571.32	\$571.32
224076	101-0501-503.30-05	SHERWIN ACE HARDWARE	OFFICE SUPPLIES, GENERAL	\$22.98	\$22.98
224080	101-0501-503.20-05	SIKICH LLP	SERVICE PROFESSIONAL	\$3,000.00	\$10,400.00
			SERVICE PROFESSIONAL	\$3,750.00	
			SERVICE PROFESSIONAL	\$2,750.00	
			SERVICE PROFESSIONAL	\$900.00	
224107	101-0501-503.21-65	VERIZON WIRELESS	ACCT 38508581800001	\$160.60	\$160.60
224121	101-0501-503.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$37.96	\$37.96
901584	101-0501-503.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$422.10	\$422.10

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
901584	505-0501-503.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$93.00	\$93.00
				Division 1 Total	\$37,928.93
				Department 5 Total	\$37,928.93

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
223987	625-0601-553.21-65	COMCAST PROCESSING CENTER	ACCT 907065060	\$4,930.92	\$4,930.92
224011	625-0601-572.50-10	HARRIS TRUST & SAVINGS BANK	CDS OFFICE TECHNOLOGIES	\$280.00	\$280.00
224017	625-0601-553.21-02	IMAGE SYSTEMS & BUSINESS SOLUTIONS	PRINTER SERVICE	\$109.00	\$218.00
			PRINTER SERVICE	\$109.00	
224022	625-0601-553.20-39	INTRADO INTERACTIVE SERVICES CORP	ANNUAL MAINTENANCE RENEW	\$9,738.75	\$9,738.75
224048	625-0601-553.20-05	MUNICIPAL GIS PARTNERS INC	COMPUTERS,DP & WORD PROC.	\$13,932.80	\$13,932.80
224063	625-0601-572.50-10	PLANTE MORAN LLC	COMPUTERS,DP & WORD PROC.	\$8,170.00	\$8,170.00
224099	625-0601-553.21-65	VERIZON WIRELESS	ACCT 78036610800001	\$391.85	\$391.85
224102	625-0601-553.21-65	VERIZON WIRELESS	ACCT 98726153700001	\$648.30	\$648.30
224103	625-0601-553.21-65	VERIZON WIRELESS	ACCT 68500580500001	\$1,371.54	\$1,371.54
224120	625-0601-553.21-65	WOW BUSINESS	ACCT 014748718	\$111.97	\$111.97
				Division 1 Total	\$39,794.13
				Department 6 Total	\$39,794.13

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
223954	101-3001-511.21-65	ACCURATE DOCUMENT DESTRUCTION	SERVICE MISCELLANEOUS	\$507.19	\$507.19
223970	101-3001-511.21-65	BRIGHTSIDE CLINIC	CARE PROGRAM	\$5,475.00	\$5,475.00
224011	101-3001-511.22-02	HARRIS TRUST & SAVINGS BANK	ACAMS	\$195.00	\$255.00
			IPMBA	\$60.00	
	101-3001-511.22-03	HARRIS TRUST & SAVINGS BANK	PAYPAL IPMBA	\$105.00	\$105.00
	101-3001-511.30-05	HARRIS TRUST & SAVINGS BANK	AMAZON.COM MC1AX0UJ2	\$149.99	\$173.96
			AMZN MKTP US M72FU0JY2	\$23.97	
	101-3001-511.30-20	HARRIS TRUST & SAVINGS BANK	B&H PHOTO 800-606-6969	\$280.18	\$280.18
	101-3001-511.33-25	HARRIS TRUST & SAVINGS BANK	IN BRISCO APPAREL COM	\$930.00	\$1,860.00
			IN BRISCO APPAREL COM	\$930.00	
	401-3001-572.50-15	HARRIS TRUST & SAVINGS BANK	HARBOR FREIGHT TOOLS 1	\$29.99	\$29.99
224016	101-3001-511.22-02	IL POLICE ACCREDITATION COALITION	DUES	\$100.00	\$100.00
224017	101-3001-511.30-05	IMAGE SYSTEMS & BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$249.00	\$249.00
224025	101-3001-511.30-35	TIMOTHY JASPER	CLOTHING REIMBURSEMENT	\$269.00	\$269.00
224027	101-3001-511.30-35	JG UNIFORMS	CLOTHING & APPAREL	\$36.25	\$1,719.90
			CLOTHING & APPAREL	\$110.50	
			CLOTHING & APPAREL	\$133.25	
			CLOTHING & APPAREL	\$132.00	
			CLOTHING & APPAREL	\$109.50	
			CLOTHING & APPAREL	\$149.00	
			CLOTHING & APPAREL	\$39.00	
			CLOTHING & APPAREL	\$15.00	
			CLOTHING & APPAREL	\$82.30	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224027	101-3001-511.30-35	JG UNIFORMS	CLOTHING & APPAREL	\$192.00	\$1,719.90
			CLOTHING & APPAREL	\$295.15	
			CLOTHING & APPAREL	\$74.45	
			CLOTHING & APPAREL	\$177.50	
			CLOTHING & APPAREL	\$174.00	
224042	101-3001-511.30-35	MANDEL, RUSSELL	REIMBURSEMENT	\$70.00	\$70.00
224043	401-3001-572.50-15	MASTER HITCH INC	VEHICLE HITCH INSTALL	\$332.12	\$332.12
224054	101-3001-511.20-37	NORTHWEST CENTRAL DISPATCH SYS	MEMBER ASSESSMENT	\$30,968.88	\$30,968.88
224073	101-3001-511.33-25	SAMS CLUB/SYNCHRONY BANK	POLICE EQUIPMENT & SUPPLY	\$73.57	\$73.57
224076	101-3001-511.30-05	SHERWIN ACE HARDWARE	POLICE EQUIPMENT & SUPPLY	\$13.77	\$13.77
	101-3001-511.33-25	SHERWIN ACE HARDWARE	POLICE EQUIPMENT & SUPPLY	\$16.73	\$16.73
224110	101-3001-511.21-65	VERIZON WIRELESS	ACCT 68682493000001	\$2,139.01	\$2,139.01
224113	235-3001-532.33-05	VERIZON WIRELESS	ACCT 54209747800003	\$35.01	\$35.01
901584	101-3001-511.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$346.95	\$346.95
Division 1 Total					\$45,020.26

Division: 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
223956	231-3003-511.40-11	AERO CLAVE LLC	POLICE EQUIPMENT & SUPPLY	\$732.00	\$852.00
			SHIPPING/DELIVERY SERVICE	\$120.00	
224074	231-3003-511.40-01	SCIENTIFIC ANIMAL FEEDS AND NEEDS	CANINE UNIT PROGRAM	\$41.18	\$41.18
224092	231-3003-511.40-11	TECHNOLOGY MANAGEMENT REV FUND	POLICE EQUIPMENT & SUPPLY	\$132.81	\$132.81
224114	231-3003-511.40-01	VETERINARY SPECIALTY CENTER	VETERINARY SERVICES	\$1,581.75	\$1,581.75
Division 3 Total					\$2,607.74
Department 30 Total					\$47,628.00

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
223957	101-3501-512.31-85	AIR ONE EQUIPMENT	FIRE PROTECTION EQUIP/SUP	\$503.50	\$1,827.73
			FIRE PROTECTION EQUIP/SUP	\$555.00	
			FIRE PROTECTION EQUIP/SUP	\$607.23	
			ELECTRICAL EQUIP & SUPPLY	\$162.00	
223969	101-3501-512.33-50	BOUND TREE MEDICAL LLC	THERMOMETERS	\$607.96	\$607.96
224008	101-3501-512.31-65	GRAINGER W W INC	HARDWARE SUPPLIES	\$86.12	\$86.12
224010	101-3501-512.22-03	CURT HANSELMAN	TUITION REIMBURSEMENT	\$810.00	\$810.00
224011	101-3501-512.22-02	HARRIS TRUST & SAVINGS BANK	IL DPT PUB HEALTH EMS	\$21.00	\$760.00
			IL DPT PUB HEALTH EMS	\$21.00	
			IL DPT PUB HEALTH EMS	\$21.00	
			IL DPT PUB HEALTH EMS	\$41.00	
			IL DPT PUB HEALTH EMS	\$41.00	
			IL DPT PUB HEALTH EMS	\$41.00	
			IL DPT PUB HEALTH EMS	\$41.00	
			IL DPT PUB HEALTH EMS	\$41.00	
			IL DPT PUB HEALTH EMS	\$41.00	
			IL DPT PUB HEALTH EMS	\$41.00	
			IL DPT PUB HEALTH EMS	\$41.00	
			IL DPT PUB HEALTH EMS	\$41.00	
			IL DPT PUB HEALTH EMS	\$41.00	
			IL DPT PUB HEALTH EMS	\$41.00	
			IL DPT PUB HEALTH EMS	\$41.00	
			IL DPT PUB HEALTH EMS	\$41.00	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224011	101-3501-512.22-02	HARRIS TRUST & SAVINGS BANK	IL DPT PUB HEALTH EMS	\$41.00	\$760.00
			IL DPT PUB HEALTH EMS	\$41.00	
			IL DPT PUB HEALTH EMS	\$41.00	
			IL DPT PUB HEALTH EMS	\$41.00	
	101-3501-512.31-85	HARRIS TRUST & SAVINGS BANK	AMAZON.COM M72VU41C1 A	\$72.90	\$72.90
	101-3501-512.33-05	HARRIS TRUST & SAVINGS BANK	JEWEL-OSCO	\$300.00	\$600.00
			MARIANOS #501	\$300.00	
224039	101-3501-512.31-65	LOWES COMMERCIAL SERVICES	FURNITURE, NON OFFICE	\$129.90	\$129.90
224054	101-3501-512.20-37	NORTHWEST CENTRAL DISPATCH SYS	MEMBER ASSESSMENT	\$10,322.98	\$10,322.98
224057	101-3501-512.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	\$82.89	\$320.01
			OFFICE SUPPLIES, GENERAL	\$237.12	
224076	101-3501-512.31-65	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$15.98	\$15.98
224089	101-3501-512.22-10	SUMMIT PRINT SOLUTIONS	PARAMEDIC NOTE PADS	\$217.00	\$217.00
224105	101-3501-512.21-65	VERIZON WIRELESS	ACCT 44205897800001	\$942.48	\$942.48
224121	101-3501-512.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$85.00	\$189.00
			OFFICE MACHINES & ACCESS	\$26.00	
			OFFICE MACHINES & ACCESS	\$26.00	
			OFFICE MACHINES & ACCESS	\$26.00	
			OFFICE MACHINES & ACCESS	\$26.00	
901584	101-3501-512.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$51.82	\$51.82
Division 1 Total					\$16,953.88
Department 35 Total					\$16,953.88

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
223957	227-3701-512.30-35	AIR ONE EQUIPMENT	BAGS	\$2,010.00	\$6,195.00
			CLOTHING & APPAREL	\$3,065.00	
			SAFETY & FIRST AID EQUIP.	\$1,120.00	
Division 1 Total				\$6,195.00	
Department 37 Total				\$6,195.00	

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
223989	101-4001-521.22-01	DAILY HERALD	ADVERTISING	\$228.15	\$1,297.35
			ADVERTISING	\$1,069.20	
224019	101-4001-521.30-05	INSIGHT PUBLIC SECTOR	COMPUTERS,DP & WORD PROC.	\$2,576.49	\$2,576.49
224037	101-4001-521.21-65	LEGRAND REPORTING & VIDEO SERVICES	TRANSCRIPTS	\$591.05	\$841.45
			TRANSCRIPTS	\$109.45	
			TRANSCRIPTS	\$140.95	
224057	101-4001-521.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$81.32	\$81.32
224112	101-4001-521.21-65	VERIZON WIRELESS	ACCT 38042002700001	\$768.50	\$768.50
224121	101-4001-521.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$37.96	\$37.96
901584	101-4001-521.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$137.10	\$137.10
Division 1 Total					\$5,740.17
Department 40 Total					\$5,740.17

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
223966	215-4101-522.41-75	ASTRO OPTICS LLC	CDBG	\$2,596.70	\$2,596.70
223981	215-4101-522.41-01	CHICAGO TITLE COMPANY LLC	PROFESSIONAL SERVICES	\$140.00	\$140.00
224021	215-4101-522.41-01	INTOWN ELECTRIC INC	SF-R	\$4,060.00	\$4,060.00
				Division 1 Total	\$6,796.70
				Department 41 Total	\$6,796.70

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
223997	101-4501-523.22-05	FEDERAL EXPRESS	SHIPPING/DELIVERY SERVICE	\$29.07	\$29.07
224009	101-4501-523.20-35	GRIVAS KRAUSE ASSOCIATES LTD	ENGINEERING REVIEW	\$1,000.00	\$2,000.00
			ENGINEERING REVIEW	\$125.00	
			ENGINEERING REVIEW	\$625.00	
			ENGINEERING REVIEW	\$250.00	
224011	101-4501-523.30-05	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US EA6JT3XQ3	\$59.97	\$59.97
224019	101-4501-523.30-05	INSIGHT PUBLIC SECTOR	COMPUTERS,DP & WORD PROC.	\$1,610.30	\$1,610.30
224046	101-4501-523.21-65	MICROSYSTEMS	SCANNING PLANS	\$889.30	\$889.30
224057	101-4501-523.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	\$269.90	\$277.45
			OFFICE SUPPLIES, GENERAL	\$7.55	
224094	101-4501-523.21-65	THOMPSON ELEVATOR INSPECTION	SERVICE BLDG MAINT	\$38.00	\$38.00
224095	101-4501-523.20-05	TPI	TEMP SERVICES/MAY	\$3,060.00	\$3,060.00
224104	101-4501-523.21-65	VERIZON WIRELESS	ACCT 54209747800002	\$144.04	\$144.04
224108	101-4501-523.21-65	VERIZON WIRELESS	ACCT 54209747800001	\$405.45	\$405.45
901584	101-4501-523.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$161.20	\$161.20
Division 1 Total					\$8,674.78
Department 45 Total					\$8,674.78

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
223961	101-7001-541.22-40	AMERICAN TAXI DISPATCH	TAXI SERVICE	\$12.00	\$12.00
223970	101-7001-541.20-25	BRIGHTSIDE CLINIC	COUNSELING	\$190.00	\$190.00
223993	101-7001-541.20-25	IRENA DUBIEL	COUNSELING	\$125.00	\$125.00
223997	101-7001-541.22-05	FEDERAL EXPRESS	OFFICE MACHINES & ACCESS	\$79.08	\$79.08
223999	101-7001-541.21-10	FLECKS LANDSCAPING	PROPERTY MAINTENANCE	\$105.00	\$875.00
			PROPERTY MAINTENANCE	\$85.00	
			PROPERTY MAINTENANCE	\$85.00	
			PROPERTY MAINTENANCE	\$85.00	
			PROPERTY MAINTENANCE	\$85.00	
			PROPERTY MAINTENANCE	\$70.00	
			PROPERTY MAINTENANCE	\$105.00	
			PROPERTY MAINTENANCE	\$85.00	
			PROPERTY MAINTENANCE	\$85.00	
			PROPERTY MAINTENANCE	\$85.00	
224011	101-7001-541.33-10	HARRIS TRUST & SAVINGS BANK	WALMART.COM	\$38.61	\$38.61
224030	101-7001-541.20-25	KATOR LCSW, ANNE	COUNSELING	\$150.00	\$450.00
			COUNSELING	\$300.00	
224041	101-7001-541.20-25	MADRIGAL CONSULTING & COUNSELING	COUNSELING	\$1,322.07	\$1,322.07
224061	101-7001-541.33-10	PENNCARE	NURSING SUPPLIES COVID19	\$1,095.35	\$1,095.35
224062	101-7001-541.33-05	PETTY CASH	SUPPLIES	\$2.52	\$12.75
			SUPPLIES	\$10.23	
224084	101-7001-541.21-65	STACY SHEIN STAPLETON	INTERPRETING SERVICES	\$100.00	\$100.00
224087	101-7001-541.20-25	STEPHANIE GUREWITZ LCSW CYT	COUNSELING	\$450.00	\$750.00

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224087	101-7001-541.20-25	STEPHANIE GUREWITZ LCSW CYT	COUNSELING	\$300.00	\$750.00
224088	101-7001-541.33-10	STERICYCLE	NURSING SERVICES CLINIC	\$787.68	\$787.68
224121	101-7001-541.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$85.00	\$85.00
901584	101-7001-541.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$114.95	\$114.95
				Division 1 Total	\$6,037.49

Division: 7

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224011	101-7007-541.22-03	HARRIS TRUST & SAVINGS BANK	NATL COUNCIL ON AGING	\$250.00	\$250.00
224121	101-7007-541.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$18.60	\$18.60
901584	101-7007-541.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$153.20	\$153.20
				Division 7 Total	\$421.80
				Department 70 Total	\$6,459.29

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
223958	101-7101-531.31-65	ALEXANDER EQUIPMENT CO INC	FORESTRY EQUIPMENT	\$692.57	\$692.57
223960	401-7101-571.50-20	AMERICAN DOOR & DOCK	SERVICE BLDG MAINT	\$612.13	\$612.13
223962	101-7101-531.21-55	APEX LANDSCAPING INC	SERVICE TREES	\$5,331.78	\$17,171.78
			SERVICE TREES	\$11,840.00	
223964	101-7101-531.31-65	ARLINGTON POWER EQUIPMENT	ARBOR TIE	\$39.99	\$39.99
223965	101-7101-531.31-90	ARROW ROAD CONSTRUCTION CO	ASPHALT COLD MIX	\$2,876.20	\$2,876.20
223967	101-7101-531.22-70	AT & T	ACCT 84759060006156	\$962.55	\$962.55
223968	101-7101-531.22-70	AT & T	ACCT 217S667106106	\$1,105.19	\$1,105.19
223979	101-7101-531.31-90	CARGILL INCORPORATED	STREET/SIDEWALK SUPPLIES	\$1,644.80	\$19,781.94
			STREET/SIDEWALK SUPPLIES	\$5,022.37	
			STREET/SIDEWALK SUPPLIES	\$8,151.47	
			STREET/SIDEWALK SUPPLIES	\$1,657.00	
			STREET/SIDEWALK SUPPLIES	\$3,306.30	
223984	101-7101-531.31-40	CLESEN ARTHUR INC	EAB TREATMENTS	\$1,849.25	\$1,849.25
223986	101-7101-531.22-70	COMCAST CABLE	ACCT 8771 10 072 0048998	\$21.12	\$21.12
223992	401-7101-571.50-30	RICHARD DOMBROWSKI	SIDEWALK REPLC REIMBURSE	\$997.50	\$997.50
223999	101-7101-531.21-55	FLECKS LANDSCAPING	SERVICE TREES	\$5,770.00	\$13,314.50
			SERVICE TREES	\$7,544.50	
224001	101-7101-531.21-02	FOUNTAIN TECHNOLOGIES LTD	FOUNTAIN MAINTENANCE	\$1,018.50	\$1,018.50
224002	101-7101-531.21-02	FOX VALLEY FIRE & SAFETY COMPANY	FIRE EXTINGUISHER TESTING	\$75.00	\$2,372.20
			FIRE EXTINGUISHER TESTING	\$75.00	
			FIRE EXTINGUISHER TESTING	\$103.50	
			FIRE EXTINGUISHER TESTING	\$627.10	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224002	101-7101-531.21-02	FOX VALLEY FIRE & SAFETY COMPANY	FIRE EXTINGUISHER TESTING	\$249.30	\$2,372.20
			FIRE EXTINGUISHER TESTING	\$274.90	
			FIRE EXTINGUISHER TESTING	\$126.30	
			FIRE EXTINGUISHER TESTING	\$75.00	
			FIRE EXTINGUISHER TESTING	\$81.60	
			FIRE EXTINGUISHER TESTING	\$75.00	
			FIRE EXTINGUISHER TESTING	\$75.00	
			FIRE EXTINGUISHER TESTING	\$191.30	
			FIRE EXTINGUISHER TESTING	\$80.40	
			FIRE EXTINGUISHER TESTING	\$212.80	
			FIRE EXTINGUISHER TESTING	\$50.00	
224004	101-7101-531.30-39	GAS DEPOT INC	FUEL,OIL,GREASE, & LUBES	\$12,619.46	\$12,619.46
224006	101-7101-531.31-55	GLOBAL EQUIPMENT COMPANY	FOUNTAIN MAINTENANCE	\$1,074.95	\$1,074.95
224011	101-7101-531.22-02	HARRIS TRUST & SAVINGS BANK	ARBOR DAY FOUNDATION	\$20.00	\$20.00
	101-7101-531.30-35	HARRIS TRUST & SAVINGS BANK	SAFETY SUPPLY ILLINOIS	\$504.00	\$504.00
	101-7101-531.31-65	HARRIS TRUST & SAVINGS BANK	AMZ SPRINTER SUPPLIES	\$505.40	\$2,023.93
			APPLE.COM/BILL	\$0.99	
			APPLE.COM/BILL	\$0.99	
			BIG ANGES EATERY	\$30.78	
			GRILL 12	\$212.36	
			GRILL 12	\$214.41	
			LORY E CICCIO, INC.	\$193.24	
			LORY E CICCIO, INC.	\$219.61	
			MIDWEAT PARTS DISTRIBU	\$104.51	
			OTTERBOX/LIFEPROOF	\$45.57	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224011	101-7101-531.31-65	HARRIS TRUST & SAVINGS BANK	SQ SAVORY SALADS	\$84.57	\$2,023.93
			SQ SAVORY SALADS	\$96.75	
			VILLAGE GRILL OF ARLIN	\$141.28	
			VILLAGE GRILL OF ARLIN	\$156.93	
			WALMART.COM	(\$70.99)	
			WALMART.COM	(\$70.99)	
			WALMART.COM	(\$70.99)	
			WALMART.COM	(\$70.99)	
			WALMART.COM	(\$70.99)	
			WALMART.COM	(\$70.99)	
			WALMART.COM	\$425.94	
			ZOOM.US 888-799-9666	\$16.54	
224014	101-7101-531.21-55	HENDRICKSEN ROBERT W COMPANY	SERVICE TREES	\$13,935.00	\$13,935.00
224028	101-7101-531.21-02	JOHNSON CONTROLS SECURITY SOLUTIONS	VILLAGE HALL ALARM INSTALL	\$550.00	\$550.00
224029	101-7101-531.22-03	NANCI JULIUS	TRAINING REIMBURSEMENT	\$2,670.00	\$2,670.00
224039	101-7101-531.31-65	LOWES COMMERCIAL SERVICES	STREET/SIDEWALK SUPPLIES	\$227.93	\$227.93
	101-7101-531.31-75	LOWES COMMERCIAL SERVICES	ELECTRICAL EQUIP./SUPPLY	\$16.98	\$16.98
224045	101-7101-531.31-55	MECOR INC	ELECTRICAL EQUIP./SUPPLY	\$405.00	\$405.00
224056	101-7101-531.31-55	NORTHWEST ELECTRICAL SUPPLY CO	ELECTRICAL EQUIP./SUPPLY	\$135.80	\$135.80
224057	101-7101-531.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	\$32.29	\$981.71
			OFFICE SUPPLIES, GENERAL	\$36.14	
			OFFICE SUPPLIES, GENERAL	\$79.89	
			OFFICE SUPPLIES, GENERAL	\$832.18	
			OFFICE SUPPLIES, GENERAL	\$1.21	
224062	101-7101-531.31-65	PETTY CASH	EVENT SUPPLIES	\$9.59	\$120.48

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224062	101-7101-531.31-65	PETTY CASH	EVENT SUPPLIES	\$9.79	\$120.48
			EVENT SUPPLIES	\$28.56	
			KITCHEN SUPPLIES	\$24.98	
			KITCHEN SUPPLIES	\$47.56	
224065	101-7101-531.21-15	POTHOLE PROS INC	SERVICE CONSTRUCTION	\$1,696.00	\$1,696.00
224067	101-7101-531.31-65	PRO SAFETY INC	HARDWARE SUPPLIES	\$478.80	\$478.80
224068	101-7101-531.31-65	PSS INNOVATIONS	STREET/SIDEWALK SUPPLIES	\$10,750.00	\$10,750.00
224076	101-7101-531.31-55	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$14.38	\$14.38
224077	101-7101-531.31-80	SHERWIN WILLIAMS PAINT CO #3408	HARDWARE SUPPLIES	\$207.94	\$207.94
224078	101-7101-531.31-65	SIGNATURE SYSTEMS GROUP	FENCING	\$22,840.00	\$24,840.00
			SHIPPING/DELIVERY SERVICE	\$2,000.00	
224079	101-7101-531.31-65	SIGNS BY TOMORROW	BUILDER'S SUPPLIES	\$4,764.00	\$4,764.00
224090	101-7101-531.21-65	TARGET SOLUTIONS LEARNING LLC	MEMBERSHIP	\$2,019.00	\$2,019.00
224093	101-7101-531.21-02	TGF ENTERPRISES INC	IRRIGATION	\$160.00	\$2,700.86
			IRRIGATION	\$2,540.86	
224096	101-7101-531.31-65	TRAFFIC SAFETY STORE	PEDESTRIAN CONTROL SUPPLY	\$3,371.60	\$3,371.60
224111	101-7101-531.22-70	VERIZON WIRELESS	ACCT 58675303500001	\$2,394.63	\$2,394.63
224118	101-7101-531.30-39	WEX BANK	FUEL,OIL,GREASE, & LUBES	\$161.25	\$161.25
224119	101-7101-531.20-05	WILSON CONSULTING	PHONE AUDIT	\$187.50	\$187.50
801963	101-7101-531.21-50	NICOR	ACCT 06802945268	\$37.93	\$5,699.92
			ACCT 15839647334	\$213.70	
			ACCT 25422686599	\$1,676.11	
			ACCT 28178600004	\$347.05	
			ACCT 38096400007	\$597.16	
			ACCT 38178600003	\$226.51	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
801963	101-7101-531.21-50	NICOR	ACCT 40178600009	\$128.82	\$5,699.92
			ACCT 53278600001	\$744.92	
			ACCT 58401600000	\$382.07	
			ACCT 72489260108	\$223.67	
			ACCT 94830700004	\$395.42	
			ACCT 97034457784	\$726.56	
801964	101-7101-531.21-50	CONSTELLATION NEW ENERGY INC	ACCT 920545-12	\$9,353.08	\$19,115.47
			ACCT 920545-13	\$623.80	
			ACCT 920545-12	\$9,138.59	
801965	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0002031003	\$31.55	\$8,136.94
			ACCT 2278061084	\$240.21	
			ACCT 4321662000	\$822.66	
			ACCT 4643388009	\$61.85	
			ACCT 7363016029	\$6,980.67	
801966	101-7101-531.22-70	AT & T	ACCT 84725334382001	\$96.56	\$1,480.87
			ACCT 84734215365273	\$46.78	
			ACCT 84739208661733	\$48.97	
			ACCT 84739271083278	\$48.23	
			ACCT 84739420624707	\$46.94	
			ACCT 84739443682112	\$46.78	
			ACCT 84739893361501	\$50.05	
			ACCT 84739893901330	\$53.61	
			ACCT 84757754536603	\$74.15	
			ACCT 84757757951551	\$266.87	
			ACCT 84779713213488	\$46.64	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
801966	101-7101-531.22-70	AT & T	ACCT 847R1902892011	\$655.29	\$1,480.87
901584	101-7101-531.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$1,011.70	\$1,011.70
				Division 1 Total	\$187,131.52
				Department 71 Total	\$187,131.52

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
223955	505-7201-561.50-15	AECOM	SERVICE CONSULTING	\$26,000.00	\$26,000.00
223977	505-7201-561.21-36	C C CARTAGE INC	RENTAL/LEASE EQUIPMENT	\$11,516.40	\$11,516.40
	505-7201-561.21-62	C C CARTAGE INC	RENTAL/LEASE EQUIPMENT	\$2,974.95	\$2,974.95
	505-7201-561.31-90	C C CARTAGE INC	RENTAL/LEASE EQUIPMENT	\$5,463.20	\$5,463.20
223985	505-7201-561.22-70	COMCAST CABLE	ACCT 8771 10 072 0175502	\$188.35	\$188.35
223988	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0705092066	\$95.46	\$95.46
224011	505-7201-561.30-35	HARRIS TRUST & SAVINGS BANK	SAFETY SUPPLY ILLINOIS	\$504.00	\$504.00
	505-7201-561.31-65	HARRIS TRUST & SAVINGS BANK	AMZ SPRINTER SUPPLIES	\$505.39	\$1,871.81
			BIG ANGES EATERY	\$30.77	
			GRILL 12	\$212.35	
			GRILL 12	\$214.41	
			LORY E CICCIO, INC.	\$193.24	
			LORY E CICCIO, INC.	\$219.60	
			SQ SAVORY SALADS	\$84.57	
			SQ SAVORY SALADS	\$96.75	
			VILLAGE GRILL OF ARLIN	\$141.27	
			VILLAGE GRILL OF ARLIN	\$156.92	
			WALMART.COM	(\$70.99)	
			WALMART.COM	(\$70.99)	
			WALMART.COM	(\$70.99)	
			WALMART.COM	(\$70.99)	
			WALMART.COM	(\$70.99)	
			WALMART.COM	(\$70.99)	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224011	505-7201-561.31-65	HARRIS TRUST & SAVINGS BANK	WALMART.COM	\$425.94	\$1,871.81
			ZOOM.US 888-799-9666	\$16.54	
224012	505-7201-561.21-35	HBK WATER METER SERVICE INC	SERVICE METER	\$17,804.02	\$17,804.02
224015	505-7201-561.21-25	MICHAEL HUENE	DRIVEWAY REIMBURSEMENT	\$1,232.00	\$1,232.00
224023	505-7201-561.31-65	IT SAVVY LLC	IT SUPPLIES	\$572.60	\$572.60
224031	505-7201-561.50-15	KENO & SONS CONSTRUCTION CO	SERVICE CONSTRUCTION	\$78,327.00	\$78,327.00
224034	505-7201-561.50-15	LAI LTD	WATER SEWER SYSTEM SUPPLY	\$12,300.00	\$12,300.00
224039	505-7201-561.31-55	LOWES COMMERCIAL SERVICES	WATER SEWER SYSTEM SUPPLY	\$64.02	\$64.02
224057	505-7201-561.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	\$105.21	\$105.21
224058	505-7201-561.31-85	OLSEN SAFETY EQUIPMENT CORP	OFFICE SUPPLIES, GENERAL	\$291.21	\$291.21
224062	505-7201-561.22-02	PETTY CASH	LICENSE RENEWAL FEE	\$10.00	\$10.00
	505-7201-561.31-65	PETTY CASH	OFFICE SUPPLIES, GENERAL	\$17.44	\$17.44
224090	505-7201-561.21-65	TARGET SOLUTIONS LEARNING LLC	MEMBERSHIP	\$2,019.07	\$2,019.07
224091	505-7201-561.21-35	TAYLOR PLUMBING	SERVICE METER	\$310.00	\$310.00
224101	505-7201-561.22-70	VERIZON WIRELESS	ACCT 78635116200001	\$1,167.62	\$1,167.62
224111	505-7201-561.22-70	VERIZON WIRELESS	ACCT 58675303500001	\$1,596.42	\$1,596.42
224119	505-7201-561.20-05	WILSON CONSULTING	PHONE AUDIT	\$187.50	\$187.50
224122	505-7201-561.31-01	ZIEBELL WATER SERVICE PRODUCTS	WATER DIST SUPPLY	\$1,938.95	\$1,938.95
801963	505-7201-561.21-50	NICOR	ACCT 04055600003	\$137.21	\$1,031.82
			ACCT 05850400002	\$52.87	
			ACCT 16797600000	\$125.55	
			ACCT 19278600002	\$228.54	
			ACCT 42567835683	\$39.44	
			ACCT 58544400003	\$60.52	
			ACCT 76830700001	\$267.67	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
801963	505-7201-561.21-50	NICOR	ACCT 90920700003	\$120.02	\$1,031.82
801964	505-7201-561.21-50	CONSTELLATION NEW ENERGY INC	ACCT 920545-5	\$3,601.61	\$10,909.94
			ACCT 920545-11	\$327.03	
			ACCT 920545-3	\$1,334.63	
			ACCT 920545-4	\$247.73	
			ACCT 920545-6	\$5,398.94	
801965	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0111076085	\$243.45	\$508.31
			ACCT 0368380009	\$31.08	
			ACCT 0684023014	\$121.18	
			ACCT 1092085063	\$112.60	
801966	505-7201-561.22-70	AT & T	ACCT 84725301748135	\$48.78	\$1,239.77
			ACCT 84743746842777	\$46.65	
			ACCT 84743746858567	\$46.65	
			ACCT 84759021056118	\$891.43	
			ACCT 84759080850047	\$206.26	
901585	505-7201-561.21-53	NORTHWEST WATER COMMISSION	QUARTERLY NWC PAYMENT	\$1,130,462.00	\$1,130,462.00
Division 1 Total					\$1,310,709.07
Department 72 Total					\$1,310,709.07

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
223994	235-7301-532.21-11	ECO CLEAN MAINTENANCE INC	SERVICE BLDG MAINT	\$453.84	\$453.84
801965	235-7301-532.21-50	COMMONWEALTH EDISON COMPANY	ACCT 4286290000	\$682.98	\$770.04
			ACCT 4643715006	\$19.62	
			ACCT 5231622008	\$67.44	
Division 1 Total					\$1,223.88

Division: 2

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
223994	235-7302-532.21-11	ECO CLEAN MAINTENANCE INC	SERVICE BLDG MAINT	\$1,437.16	\$1,437.16
801966	235-7302-532.21-50	AT & T	ACCT 84725309782425	\$163.27	\$163.27
Division 2 Total					\$1,600.43

Division: 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
223994	235-7303-532.21-11	ECO CLEAN MAINTENANCE INC	SERVICE BLDG MAINT	\$1,437.16	\$1,437.16
801963	235-7303-532.21-50	NICOR	ACCT 12690400002	\$38.87	\$38.87
801964	235-7303-532.21-50	CONSTELLATION NEW ENERGY INC	ACCT 920545-10	\$2,817.18	\$2,817.18
Division 3 Total					\$4,293.21

Division: 4

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
223994	235-7304-532.21-11	ECO CLEAN MAINTENANCE INC	SERVICE BLDG MAINT	\$453.84	\$453.84
801963	235-7304-532.21-50	NICOR	ACCT 92296400002	\$119.44	\$119.44
Division 4 Total					\$573.28

Check Date: 6-15-2020

Wednesday, June 10, 2020

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
				Department 73 Total	\$7,690.80

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
223959	621-7501-551.21-07	ALTORFER INDUSTRIES	VEH MAINTENANCE SUPPLY	\$8,146.21	\$8,146.21
	621-7501-551.31-51	ALTORFER INDUSTRIES	VEH MAINTENANCE SUPPLY	\$32.20	\$230.84
			VEH MAINTENANCE SUPPLY	\$198.64	
223963	621-7501-551.31-51	ARLINGTON HTS FORD INC	VEH MAINTENANCE SUPPLY	\$64.57	\$64.57
223971	621-7501-551.31-51	BRISTOL HOSE & FITTING INC	VEH MAINTENANCE SUPPLY	\$472.50	\$472.50
223973	621-7501-551.31-51	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	\$55.12	\$252.86
			VEH MAINTENANCE SUPPLY	\$46.40	
			VEH MAINTENANCE SUPPLY	\$73.22	
			VEH MAINTENANCE SUPPLY	\$138.17	
			VEH MAINTENANCE SUPPLY	\$12.84	
			VEH MAINTENANCE SUPPLY	\$3.67	
			VEH MAINTENANCE SUPPLY	\$41.52	
			VEH MAINTENANCE SUPPLY	\$3.67	
			VEH MAINTENANCE SUPPLY	(\$121.75)	
223975	621-7501-551.31-51	BURRIS EQUIPMENT CO	VEH MAINTENANCE SUPPLY	(\$56.00)	\$1,325.67
			VEH MAINTENANCE SUPPLY	\$1,381.67	
223976	621-7501-551.31-51	BUSHNELL INC	VEH MAINTENANCE SUPPLY	\$11.90	\$11.90
223980	621-7501-551.31-51	CHICAGO PARTS AND SOUND LLC	VEH MAINTENANCE SUPPLY	\$255.12	\$255.12
223983	621-7501-551.21-36	CITY WELDING SALES & SERVICE	CYLINDER RENTAL	\$126.99	\$126.99
223996	621-7501-551.31-51	FACTORY MOTOR PARTS	VEH MAINTENANCE SUPPLY	\$61.50	\$61.50
224006	621-7501-551.31-51	GLOBAL EQUIPMENT COMPANY	VEH MAINTENANCE SUPPLY	\$56.69	\$56.69
224011	621-7501-551.21-07	HARRIS TRUST & SAVINGS BANK	IL TOLLWAY-AUTOREPLENI	\$40.00	\$40.00
	621-7501-551.31-51	HARRIS TRUST & SAVINGS BANK	BATTERY BROKERS LLC	\$291.71	\$291.71

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224011	621-7501-551.31-65	HARRIS TRUST & SAVINGS BANK	HELM-FORD DIAG SOFTWARE	\$750.00	\$750.00
224020	621-7501-551.31-51	INTERSTATE POWER SYSTEMS INC	VEH MAINTENANCE SUPPLY	\$247.92	\$67.92
			VEH MAINTENANCE SUPPLY	(\$180.00)	
224035	621-7501-551.31-51	LEAHY WOLF CO	VEH MAINTENANCE SUPPLY	\$1,388.87	\$1,388.87
224040	621-7501-551.31-51	MACQUEEN EMERGENCY GROUP	VEH MAINTENANCE SUPPLY	\$111.61	\$446.18
			VEH MAINTENANCE SUPPLY	\$334.57	
224044	621-7501-551.31-51	MC MASTER CARR SUPPLY CO	VEH MAINTENANCE SUPPLY	\$62.05	\$62.05
224050	621-7501-551.31-51	NAPA HEIGHTS AUTOMOTIVE	VEH MAINTENANCE SUPPLY	\$196.61	\$242.48
			VEH MAINTENANCE SUPPLY	\$45.87	
224057	621-7501-551.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	\$22.82	\$22.82
224060	621-7501-551.31-51	PATLIN INC	VEH MAINTENANCE SUPPLY	\$302.25	\$302.25
224062	621-7501-551.21-07	PETTY CASH	TOLLS	\$1.50	\$1.50
224070	621-7501-551.31-51	ROLAND MACHINERY CO	VEH MAINTENANCE SUPPLY	\$151.94	\$151.94
224071	621-7501-551.31-51	INTERSTATE BILLING SERVICE INC	VEH MAINTENANCE SUPPLY	\$10.74	\$249.45
			VEH MAINTENANCE SUPPLY	\$238.71	
224098	621-7501-551.30-35	UNIFIRST CORPORATION	UNIFORM	\$61.84	\$61.84
224117	621-7501-551.31-51	WENTWORTH TIRE SERVICE	VEH MAINTENANCE SUPPLY	\$310.48	\$310.48
				Division 1 Total	\$15,394.34
				Department 75 Total	\$15,394.34

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
901584	705-8001-631.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$1.00	\$1.00
	711-8001-631.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$1.50	\$1.50
Division 1 Total					\$2.50
Department 80 Total					\$2.50

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
223998	505-9001-571.50-25	FER PAL CONSTRUCTION USA LLC	SERVICE CONSTRUCTION	\$59,708.21	\$59,708.21
224012	505-9001-571.50-25	HBK WATER METER SERVICE INC	WATER SEWER SYSTEM SUPPLY	\$17,200.00	\$17,200.00
224018	505-9001-571.50-25	IMEG CORP	SERVICE CONSULTING	\$7,549.26	\$7,549.26
224069	505-9001-571.50-25	ROBINSON ENGINEERING LTD	SERVICE CONSULTING	\$7,460.00	\$7,460.00
224082	505-9001-571.50-25	SOIL & MATERIAL CONSULTANTS	SERVICE CONSULTING	\$2,943.00	\$8,223.00
			SERVICE CONSULTING	\$5,280.00	
Division 1 Total					\$100,140.47
Department 90 Total					\$100,140.47
TOTAL ALL FUNDS:					\$2,156,956.99



Village Board
6/15/2020

Item: Policing, Diversity, and Inclusion in Arlington Heights

Department: Village Manager's Office



Village Board
6/15/2020

Item: Report of the Committee of the Whole Meeting June 8, 2020

Department: Village Manager's Office

Report of Committee-of-the-Whole meeting of June 8, 2020

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

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



Village Board
6/15/2020

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

Department: Village Manager's Office

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

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



Village Board
6/15/2020

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

Department: Village Manager's Office

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

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



**Village Board
6/15/2020**

Item: Cash 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, 2020 the following summarizes the amounts collected and the requests from the other governmental bodies including their proposed designation for the use of these monies:

Community Consolidated School District 15 – To fund improvements to an existing school.

Total collected to date and requested: \$63,377.16

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

Total collected to date and requested: \$26,732.94

Arlington Heights Memorial Library – To help fund updated furniture for public space.

Total collected to date and requested: \$58,178.98

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 \$148,289.08.

ATTACHMENTS:

Description	Type
Cash in Lieu of Dedication as of April 30,	

2020

Exhibits



COMMUNITY CONSOLIDATED SCHOOL DISTRICT 15

580 N 1st Bank Drive • Palatine IL 60067 | 847.963.3000 | www.ccsd15.net
Claire Kowalczyk, Ed.D., Deputy Superintendent • Administrative Services

May 21, 2020

Pamela Wilkiel
Village of Arlington Heights
Administrative Assistant, Finance Department
Deputy Village Clerk
33 South Arlington Heights Road
Arlington Heights, IL 60005

Dear Ms. Wilkiel:

I am in receipt of your letter dated May 20, 2020, regarding the funds that the Village of Arlington Heights has received in lieu of land dedications.

Please accept this letter as a formal request for the disbursal of the \$63,377.16 to Community Consolidated School District 15. The funds will be used for the improvement of an existing school.

Thank you.

Sincerely,

DocuSigned by:

A handwritten signature in black ink that reads "Claire Kowalczyk". The signature is written over a blue circular DocuSign verification mark.

Claire Kowalczyk, Ed.D.

Deputy Superintendent of Schools



Township High School District 214
2121 South Goebbert Road
Arlington Heights, Illinois 60005
847-718-7600 ■ www.d214.org

Dr. David R. Schuler
Superintendent

May 20, 2020

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

Dear Ms. Wilkiel:

The district is in receipt of your May 19, 2020 letter in which the Village of Arlington Heights indicates that \$26,732.94 in cash contributions has been collected in lieu of land dedication for District 214 for the period of November 1, 2019 through April 31, 2020.

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,

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

Buffalo Grove High School ■ Community Education ■ Elk Grove High School
John Hersey High School ■ Newcomer Center ■ Prospect High School ■ Rolling Meadows High School
The Academy at Forest View ■ Vanguard School ■ Wheeling High School

May 21, 2020

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 20, 2020 notifying the library about the contribution fees collected for the Arlington Heights Memorial Library for the period November 1, 2019 through April 30, 2020 in the amount of \$58,178.98.

This letter serves as the library's request to disburse those funds. The funds will be applied toward updating furniture to be used in the public space.

I appreciate your assistance in processing this request. If you have any questions, please call me at 847-506-2615.

Best regards,



Michael Driskell
Executive Director

c: Board of Library Trustees

**Village of Arlington Heights
Cash Contributions in Lieu of Land Dedication
November 1, 2019 - April 30, 2020**

[illegible]



Village Board
6/15/2020

Item: South Arlington Heights Road TIF District Redevelopment

Department: Planning & Community Development

In 2018 the Village Board approved the South Arlington Heights Road Corridor Plan, which established a vision for the area with specific recommendations to implement. One recommendation was to evaluate the use of tax increment financing to stimulate and guide redevelopment along this one mile corridor. The Village hired Kane McKenna and Associates to conduct this analysis and develop the TIF District Redevelopment Plan. The Joint Review Board, consisting of the various taxing districts, met on May 5, 2020 and found that the area meets the qualification criteria as a TIF District and recommended approval of the TIF Redevelopment Plan.

A public meeting was held by the Redevelopment Commission on May 27, 2020 where Commissioner Lorenzini moved and Commissioner Cherwin seconded:

A motion to recommend approval of the South Arlington Heights Road Tax Increment Financing Redevelopment Plan and Project and related ordinances.

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

ATTACHMENTS:

Description	Type
Proposed South Arlington Heights Road TIF District Redevelopment Plan	Exhibits
Redevelopment Commission Minutes - 5/27/20	Minutes
Resolution & Recommendation of Joint Review Board	Resolution
Joint Review Board Minutes - 5/5/20	Minutes

**VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS
S ARLINGTON HEIGHTS ROAD TIF DISTRICT
REDEVELOPMENT PLAN**

Prepared By:

**Village of Arlington Heights, Illinois
&
Kane, McKenna and Associates, Inc.**

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I. Introduction

The Village of Arlington Heights, Illinois (the “Village”) is a community located in the northwestern portion of Cook County approximately 25 miles northwest of the City of Chicago’s “Loop”. The Village is generally bound by the municipalities of Elk Grove Village to the south, Rolling Meadows to the southwest, Palatine to the west, Buffalo Grove to the north, Wheeling to the northeast, Prospect Heights to the east and Mount Prospect to the southeast. With a population of approximately 75,000 residents, the Village is one of the largest municipalities in the State of Illinois. The Village is situated near major regional access points (e.g. the I-290 and I-90 Interstates) and is served by public commuter rail service via Metra Rail’s Union Pacific Northwest Line. The Village is also home to the Arlington International Racecourse, a regional center for horseracing events.

The Village was incorporated in 1887 and, since this time, has expanded into a fully built-out community. In recent years, the Village has experienced a growth in new households due to decreasing family sizes and an aging population. The Village’s economic base has also reached a state of stabilization and maturation. These two conditions have shifted the Village’s focus from outward growth towards redevelopment of existing areas to maintain and strengthen the Village’s tax base. Indeed, the Village of Arlington Heights Comprehensive Plan (2015) (the “Comprehensive Plan”) emphasizes this point by including the following statement in its first paragraph,

“The Village has reached the “maturation” stage in its development growth and, therefore, faces new challenges and opportunities. Redevelopment of the village’s commercial, manufacturing and residential areas has become the predominant issue when planning for the future of the village.”

Arlington Heights Road is an arterial roadway that runs from the Village’s southern municipal boundary near the I-90 Interstate northward, through the Village’s central business district, to the Village’s northern municipal boundary with neighboring Buffalo Grove, Illinois. The Comprehensive Plan and the South Arlington Heights Road Corridor Plan (2018) (the “Corridor Plan”) identify the important role played by the southern portion of Arlington Heights Road in refocusing efforts towards redevelopment through corridor planning. The area contains several major intersections within the Village, is an entry and exit point for the I-90 Interstate and is located near the Village’s southern municipal boundary. Along with directly contributing to the Village’s overall tax base, the area is a major gateway into the Village and plays an important role in affecting the Village’s overall goals and objectives.

The Comprehensive Plan and the Corridor Plan clearly identify the important role played by the southern portion of Arlington Heights Road in achieving the Village’s general economic and community development goals and objectives. However, the plans also identify conditions which have and continue to deter private investment in the area.

Given those conditions, the Village has determined that the area as a whole would not be redeveloped in a coordinated manner without the adoption of a Tax Increment Financing Redevelopment Plan. The Village, with the assistance of Kane, McKenna and Associates, Inc.

(KMA), has commissioned this Redevelopment Plan to use tax increment financing in order to alleviate those conditions which deter private investment in the area and meet redevelopment goals and objectives.

A. Overview of Tax Increment Financing (TIF)

Tax Increment Financing (TIF) is an economic development tool which uses future tax revenues to finance redevelopment activity. In the State of Illinois an area can be designated as a TIF district if it faces certain impediments to redevelopment. At the time of designation, the equalized assessed value of tax parcels within the boundaries of the district are “frozen” for the term of the TIF district. Taxing jurisdictions that overlap that district continue to receive property taxes, but those revenues are limited to those based on the “frozen” equalized assessed values. Any property tax revenue generated from increases in equalized assessed value relative to the frozen values are deposited in a special tax allocation fund. This revenue is then used to finance redevelopment activities within the district to accomplish various community and economic development goals.

B. The Redevelopment Plan

The Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et. seq., as amended (the “TIF Act” or “Act”) enables Illinois municipalities to establish TIF districts, either to eliminate the presence of blight or to prevent its onset. The Act finds that municipal TIF authority serves a public interest in order to: “promote and protect the health, safety, morals, and welfare of the public, that blighted conditions need to be eradicated and conservation measures instituted, and that redevelopment of such areas be undertaken; that to remove and alleviate adverse conditions it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts in such areas by the development or redevelopment of project areas” (65 ILCS 5/11-74.4-2(b)).

To establish a TIF district (“Redevelopment Project Area” or “RPA”), Illinois municipalities must adopt several documents including a Redevelopment Plan and an Eligibility Report. A Redevelopment Plan is any comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions which qualify the redevelopment project area as a “blighted area,” “conservation area” (or combination thereof), or “industrial park conservation area”, and thereby to enhance the tax bases of the taxing districts which extend into the redevelopment project area as set forth in the TIF Act.

The Village has authorized KMA to study the RPA in relation to its qualification as a TIF district under the TIF Act, to prepare a TIF District Eligibility Report for the RPA and to prepare a Redevelopment Plan for the RPA.

C. Findings Pursuant to the TIF Act

It is found and declared by the Village through legislative actions as required by the Act that:

1. The Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of this redevelopment plan;
2. The Redevelopment Plan and Project conform to the Comprehensive Plan which guides development of the Village as a whole

II. Redevelopment Project Area

A. Redevelopment Project Area Summary

The RPA is located in the southern portion of the Village and contains tax parcels with frontage along the eastern portion of Arlington Heights Rd from the I-90 Expressway to the south to Seeger Road to the north, a single tax parcel at the northwestern corner of the I-90 Expressway and Arlington Heights Road and tax parcels with frontage along the southern portion of Algonquin Road from Arlington Heights Road to the west and the extension of Tonne Drive to the east.

Existing land uses within the RPA include commercial and institutional uses.

The RPA contains approximately 33 tax parcels and is at least approximately 42 acres in size.

Please see Appendix A of Exhibit 3 for a list of the tax parcels included in the RPA and Exhibit 1 for a visual depiction of the RPA.

B. Legal Description of Redevelopment Project Area

The Redevelopment Project Area legal description is attached as Exhibit 2.

III. Redevelopment Goals

A. Village Goals

The Village has established a number of goals, objectives and strategies which would determine the kinds of activities to be undertaken within the RPA.

An important underlying document is the Village's Comprehensive Plan which, as an element of the planning process, describes the overall vision for the Village and is the foundation for Village initiatives. This planning document influences all other Village planning processes including those related to TIF. The below Table 1 summarises goals in the Comprehensive Plan that are applicable to the RPA.

Table 1. Comprehensive Plan Goals Relevant to Redevelopment of the RPA

Element	Goals/Objectives
Land Use	- To ensure that the general land use pattern and relationships of all land uses remain or become acceptable to the present and future community - Only well planned commercial and industrial developments should be built
Population & Housing	- To encourage construction of necessary housing to meet present and future residential needs - To maintain and improve property values -To maintain the social and economic vitality of neighborhoods -To utilize good housing redevelopment concepts in areas where rehabilitation of existing housing is not practical
Economic Development	- To promote balanced economic growth through imaginative planning leading to a strong, vital local economy - To work closely with local businesses to promote their growth and expansion and prevent the loss of existing establishments -To facilitate redevelopment and modernization of mature business and industrial areas of the Village -To attract new business enterprises by taking full advantage of Arlington Height's location in the transportation "hub" of the Midwest, as well as its labor market, business climate, educational facilities and government resources
Thoroughfare & Transportation	- To schedule, plan and construct necessary physical improvements including widening turning bays and other appropriate improvements if appropriate before serious problems develop - To landscape, where possible, arterial roadways; screen parking areas; improve street graphics; and the appearance of signalization and other elements related to traffic and transportation

Source: Village of Arlington Heights Comprehensive Plan (2015).

In addition to the above-state goals, the Corridor Plan identifies numerous objectives which redevelopment of the RPA may further. These include the development of tax parcels, enhancement of pedestrian improvements and improving the visual aesthetic of the area by burying/relocating overhead utility lines.

Implementation of the Redevelopment Plan and Project will facilitate the accomplishment of these and other goals described in the Comprehensive Plan and Corridor Plan. It is further expected that the Redevelopment Project will return the RPA to economically productive use; thus, accomplishing the Village's general goals regarding enhancing and strengthening the Village's tax base.

B. Redevelopment Project Area Goals

Given the potential community benefits that may be gained from redevelopment of the RPA, efforts should be made to obtain the following goals for the RPA:

1. Reduce or eliminate those adverse impacts described in the TIF Eligibility Report which deter private investment in the RPA
2. Return underutilized property located within the RPA to productive use and strengthen and enhance the Village's tax base
3. Provide for high-quality, mixed use development within the RPA that facilitates community and economic development goals including those related to affordable housing
4. Accomplish redevelopment of the RPA over a reasonable time period

These goals may be accomplished by pursuing the following objectives for the RPA:

1. Promotion of the redevelopment of underutilized property located within the RPA
2. Provision for the assembly or coordination of private and public property for viable redevelopment projects
3. Improvement of existing rights-of-way and infrastructure including, but not limited to roadways, streetscape, traffic signalization and parking improvements
4. Provision of necessary site preparation including, but not limited to, grading, demolition and environmental remediation
5. Provision of public investment that improves the physical condition and visual aesthetic of the area including those in the public realm (e.g. streetscaping) and the private realm (e.g. facades and signage)
6. Promotion of affordable housing in the Village consistent with Village policies and codes

These objectives may be pursued independently by the Village or in private partnership by entering into redevelopment agreements in order to redevelop existing property or induce new development to locate within the RPA.

IV. Evidence of Lack of Development and Growth

A. Eligibility Report

The Redevelopment Plan Area's qualification under the TIF Act was evaluated by representatives of Kane, McKenna and Associates, Inc. (KMA) from May, 2018 to the date of this draft report. Analysis was aided by certain reports obtained from the Village and other sources. Only information which would directly aid in the determination of eligibility for a TIF district was utilized.

The reported results of this evaluation are attached as Exhibit 3 of this Redevelopment Plan and Project.

B. Findings

As found in Exhibit 3 of this Redevelopment Plan and Project, the RPA has suffered from certain impediments to redevelopment. The area has been burdened with a lack of significant private investment and/or development. As a result, the RPA is not likely to experience significant development and growth without the use of Village resources.

Those factors which evidence lack of development and growth in the RPA are: (i) lagging/declining equalized assessed value (EAV); (ii) excessive vacancies; (iii) deterioration; (iv) lack of community planning; (v) inadequate utilities; and, (vi) obsolescence.

V. Assessment of Fiscal Impact on Affected Taxing Districts

It is anticipated that the implementation of this Redevelopment Plan and Project will have a positive financial impact on the affected taxing districts. Actions to be taken by the Village to enhance the its tax base through the implementation of this Redevelopment Plan and Project will have also have a positive impact on the affected taxing districts.

Strategies will be encouraged to promote growth via private investment within the area, while specific objectives will be geared toward stabilizing the RPA's existing strengths and revitalizing the RPA's redevelopment potential.

It is anticipated that the RPA will require some increased services from affected taxing districts including the Village. Should the Village achieve success in attracting private investment which does result in the need for documented increased services from any taxing districts, the Village will consider the declaration of sufficient surplus funds (which funds are neither expended nor obligated) as provided by the TIF Act, to assist affected taxing districts in paying the costs for the increased services.

Any surplus funds that may exist will be proportionately shared, based on the appropriate tax rates for a given year, with the various taxing districts including the Village. Prior to any surplus disbursement, all TIF eligible costs either expended or incurred as an obligation by the Village will be duly accounted for through the administration of the Special Tax Allocation Fund to be established by the Village as provided by the TIF Act.

Any impacts to school district are expected to be addressed through the utilization of payments provided by the TIF Act in connection with residential projects receiving TIF funding. Please see Section VI (D) of this report for more information regarding these payments.

VI. Housing Impact Study

The RPA was studied in order to determine if a housing impact study would need to be conducted pursuant to the TIF Act.

A housing impact study is not required to be completed because the Village will certify that it will not displace ten or more residential units and that the RPA contains less than 75 inhabited residential units.

If later the Village does decide that it is necessary to dislocate ten or more residential units or add 75 or more inhabited residential units, then the Village must complete a housing impact study and amend the Redevelopment Plan herein.

VII. Redevelopment Project

A. Redevelopment Activities

The Village will implement a coordinated program of actions, including, but not limited to, the following actions:

Land Assembly: Property within the RPA may be acquired, assembled and reconfigured into appropriate redevelopment sites. The Village may also cover any relocation costs related to land assembly activities. A proposed acquisition map is attached as Exhibit 6 of this Plan.

Site Preparation, Clearance, and Demolition: Property within the RPA may be improved by site clearance, excavation, regrading, environmental remediation or demolition.

Public Improvements: Public improvements within the RPA may be provided or repaired to support the Redevelopment Plan and Project. Examples of such public improvements may include but are not limited to: (i) public utilities and infrastructure including roadways, water mains, sanitary sewer systems and storm sewer systems; (ii) public parking facilities; (iii) stormwater management and detention facilities; (iv) landscaping, lighting, traffic signalization; signage; and other improvements to the streetscape. Relocation of utilities or infrastructure may also be funded as determined by the Village.

Rehabilitation and Construction: Rehabilitation of certain structures within the RPA in order to provide for the redevelopment of the area and conformance to Village code provisions. Improvements may include commercial signage upgrades, exterior and facade related work as well as interior related work. Construction costs relating to residential units as provided for in the Act may also be considered.

Interest Rate Write-Down: Entering into agreements with property owners/developers whereby a portion of the interest cost of a construction, renovation or rehabilitation project is paid for on annual basis out of the Special Tax Allocation Fund of the RPA, in accordance with the Act.

School Tuition: Funding school tuition costs as provided for by the Act.

Job Training: Assisting facilities and enterprises located within the RPA in providing job training assistance. Job training and retraining programs currently available from or through other governments include, but are not limited to; federal programs, state programs, applicable local vocational educational programs including community college sponsored programs and other federal, state, county or non-profit operated programs that are available or will be developed and initiated over time.

B. General Land Use Plan

Existing land uses consist of commercial, office and industrial land uses. Existing land uses are shown in Exhibit 4, attached hereto and made a part of this Plan.

Intended land uses in the RPA consist of office, mixed use and open space uses. Intended land uses will conform to the Village's Comprehensive Plan. Exhibit 5, attached hereto and made a part of this Plan designates the intended general land uses in the Redevelopment Project Area.

C. Additional Design and Control Standards

The appropriate design controls, including for any Planned Developments, as set forth in the Village's Zoning Ordinance, as amended, shall apply to the RPA.

D. Eligible Redevelopment Project Costs

Redevelopment project costs mean and include the sum of all reasonable or necessary costs incurred or estimated to be incurred, as provided in the Act, and any such costs incidental to this Redevelopment Plan and Project. Private investments, which supplement municipal Redevelopment Project Costs, are expected to substantially exceed such Redevelopment Project Costs.

Eligible costs permitted under the Act which may be pertinent to this Redevelopment Plan and Project include:

1. *Professional Services* - Costs of studies and surveys, development of plans and specifications, implementation and administration of the redevelopment plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, marketing, financial, planning, or other special services, provided, however, that no charges for professional services may be based on a percentage of the tax increment collected; except that after November 1, 1999, no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of three (3) years. In addition, "redevelopment project costs" shall not include lobbying expenses;
- 1.1 After July 1, 1999, annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment area or approved a redevelopment plan;
2. *Marketing* - The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;
3. *Property assembly costs* - Including, but not limited to, acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level

or below ground environmental contamination, including, but not limited to, parking lots and other concrete or asphalt barriers, and the clearing and grading of land;

4. *Rehab costs* - Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; and the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification;
5. *Public works and improvements* - Costs of the construction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, except that on and after November 1, 1999 redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to the effective date of this amendatory Act of the 91st General Assembly or (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provided that basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;
6. *Job training* - Costs of job training and retraining projects including the costs of ‘welfare to work’ programs implemented by businesses located within the redevelopment project area;
7. *Financing incentives* - Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued pursuant to the Act accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;
8. *Capital costs* - To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district’s capital (and additional student tuition) costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project;
9. *School-related costs* - For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after November 1, 1999 an elementary, secondary, or unit school

district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by the Act, and which costs shall be paid by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units and shall be calculated annually as follows:

- a) for foundation districts, excluding any school district in a municipality with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general State aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:
 - (i) for unit school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 25% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;
 - (ii) for elementary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 17% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and
 - (iii) for secondary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 8% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act.
- b) For alternate method districts, flat grant districts, and foundation districts with a district average 1995-96 Per Capita Tuition charge equal to or more than \$5,900, excluding any school district with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who

reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general state aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:

- (i) for unit school district, no more than 40% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;
- (ii) for elementary school district, no more than 27% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and
- (iii) for secondary school districts, no more than 13% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act.

- c) Any school district in a municipality with a population of 1,000,000, additional restrictions apply. Any school district seeking payment shall, after July 1 and before September 30 of each year, provide the municipality with reasonable evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the school district. If the school district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. School districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by the Act. By acceptance of this reimbursement the school district waives the right to directly or indirectly set aside, modify, or contest in any manner the establishment of the redevelopment project area or projects;

- 10. *Library costs* - For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after January 1, 2005, a public library district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by this Act shall be paid to the library district by the municipality from the

Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units. This paragraph applies only if (i) the library is located in a county that is subject to the Property Tax Extension Limitation Law or (ii) the library district is not located in a county that is subject to the Property Tax Extension Limitation Law but the district is prohibited by any other law from increasing its tax levy rate without a prior voter referendum.

The amount paid to a library district under this paragraph shall be calculated by multiplying (i) the net increase in the number of persons eligible to obtain a library card in that district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by this Act since the designation of the redevelopment project area by (ii) the per-patron cost of providing library services so long as it does not exceed \$120. The per-patron cost shall be the Total Operating Expenditures Per Capita as stated in the most recent Illinois Public Library Statistics produced by the Library Research Center at the University of Illinois. The municipality may deduct from the amount that it must pay to a library district under this paragraph any amount that it has voluntarily paid to the library district from the tax increment revenue. The amount paid to a library district under this paragraph shall be no more than 2% of the amount produced by the assisted housing units and deposited into the Special Allocation Fund.

A library district is not eligible for any payment under this paragraph unless the library district has experienced an increase in the number of patrons from the municipality that created the tax-increment-financing district since the designation of the redevelopment project area.

Any library district seeking payment under this paragraph shall, after July 1 and before September 30 of each year, provide the municipality with convincing evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the library district. If the library district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. Library districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by this paragraph. By acceptance of such reimbursement, the library district shall forfeit any right to directly or indirectly set aside, modify, or contest in any manner whatsoever the establishment of the redevelopment project area or projects;

11. *Relocation costs* - to the extent that the Village determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law;
12. *Payment in lieu of taxes*;
13. *Job training* - Costs of job training, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields

leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the Village, are set forth in a written agreement by or among the Village and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Section 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Section 10-22.20a and 10-23.3a of the School Code;

14. *Interest costs* – for incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
- a) such costs are to be paid directly from the Special Tax Allocation Fund established pursuant to the Act;
 - b) such payments in any one-year may not exceed 30% of the annual interest costs incurred by the developer pertaining to the redevelopment project during that year;
 - c) if there are not sufficient funds available in the Special Tax Allocation Fund to make the payment pursuant to this paragraph then the amounts so due shall accrue and be payable when sufficient funds are available in the Special Tax Allocation Fund;
 - d) the total of such interest payments paid pursuant to the Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act;
 - e) the cost limits set forth in subparagraphs (b) and (d) shall be modified for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act and the percentage of 75% shall be substituted for 30% in subparagraphs (b) and (d);
 - f) Instead of the eligible costs provided by subparagraphs (b) and (d), as modified by this subparagraph, and notwithstanding any other provisions of the Act to the contrary, the municipality may pay from tax increment revenues up to 50% of the cost of construction of new housing units to be occupied by low-income households and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act. The cost of construction of those units may be derived from the proceeds of bonds issued by the municipality under the Act or other constitutional

or statutory authority or from other sources of municipal revenue that may be reimbursed from tax increment revenues or the proceeds of bonds issued to finance the construction of that housing. The eligible costs provided under this subparagraph (f) shall be an eligible cost for the construction, renovation, and rehabilitation of all low and very low-income housing units, as defined in Section 3 of the Illinois Affordable Housing Act, within the redevelopment project area. If the low and very low-income units are part of a residential redevelopment project that includes units not affordable to low and very low-income households, only the low and very low-income units shall be eligible for benefits under subparagraph (f).

The standards for maintaining the occupancy by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, of those units constructed with eligible costs made available under the provisions of this subparagraph (f) shall be established by guidelines adopted by the municipality. The responsibility for annually documenting the initial occupancy of the units by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, shall be that of the then current owner of the property. For ownership units, the guidelines will provide, at a minimum, for a reasonable recapture of funds, or other appropriate methods designed to preserve the original affordability of the ownership units. For rental units, the guidelines will provide, at a minimum, for the affordability of rent to low and very low-income households. As units become available, they shall be rented to income-eligible tenants.

The municipality may modify these guidelines from time to time; the guidelines, however, shall be in effect for as long as tax increment revenue is being used to pay for costs associated with the units or for the retirement of bonds issued to finance the units or for the life of the redevelopment project area, whichever is later;

15. *Day care* - If the redevelopment project area is located within a municipality with a population of more than 100,000, the cost of day care services for children of employees from low-income families working for businesses located within the redevelopment project area and all or a portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families working in businesses located in the redevelopment project area. For the purposes of this paragraph, “low-income families” means families whose annual income does not exceed 80% of the municipal, county, or regional median income, adjusted for family size, as the annual income and municipal, county or regional median income are determined from time to time by the United States Department of Housing and Urban Development.

The TIF Act prohibits certain costs, including the following:

Construction of privately-owned buildings - Unless explicitly stated herein the costs of construction of new privately-owned buildings shall not be an eligible redevelopment project cost;

Retail displacement - After November 1, 1999, none of the redevelopment project costs enumerated in this subsection shall be eligible redevelopment projects if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality. For purposes of this paragraph, termination means a closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project area, but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, has become economically obsolete, or was no longer a viable location for the retailer or serviceman;

Historic building demolition - No cost shall be a redevelopment project cost in a redevelopment project area if used to demolish, remove, or substantially modify a historic resource, after August 26, 2008, unless no prudent and feasible alternative exists. "Historic Resource" means (i) a place or structure that is included or eligible for inclusion on the National Register of Historic Places or (ii) a contributing structure in a district on the National Register of Historic Places. This restriction does not apply to a place or structure for which demolition, removal, or modification is subject to review by the preservation agency of a Certified Local Government designated as such by the National Park Service of the United States Department of the Interior.

If a special service area has been established pursuant to the Special Service Area Tax Act or Special Service Area Tax Law, then any tax incremental revenues derived from the tax imposed pursuant to Special Service Area Tax Act or Special Service Area Tax Law may be used within the redevelopment project area for the purposes permitted by that Act or Law as well as the purposes permitted by the TIF Act.

Estimated costs are shown in the below Table 2. Adjustments to these cost items may be made without amendment to the Redevelopment Plan and Project.

Table 2. Redevelopment Project Cost Estimates

Program Actions/Improvements	Estimated Costs
Land Acquisition and Assembly Costs (including Relocation Costs)	25,000,000
Site Preparation and Demolition, including Environmental Remediation	10,000,000
Public Improvements including, but not limited to, water, storm, sanitary sewer, traffic management, and roadway and streetscape improvements	15,000,000
Rehabilitation of Existing Structures/Residential Construction Costs as provided for by the Act	5,000,000
Interest Costs Pursuant to the Act	10,000,000
Professional Service Costs (Including Planning, Legal, Engineering, Administrative, Annual Reporting and Marketing)	10,000,000
School Tuition Costs as provided by the Act	10,000,000
Job Training	1,000,000
TOTAL ESTIMATED TIF BUDGET	\$86,000,000

Notes:

(1) All project cost estimates are in 2020 dollars. Costs may be adjusted for inflation per the TIF Act.

(2) In addition to the costs identified in the exhibit above, any bonds issued to finance a phase of the Project may include an amount sufficient to pay (a) customary and reasonable charges associated with the issuance of such obligations, (b) interest on such bonds, and (c) capitalized interest and reasonably required reserves.

(3) Adjustments to the estimated line-item costs above are expected. Adjustments may be made in line-items within the total, either increasing or decreasing line-items costs for redevelopment. Each individual project cost will be reevaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the Act. The totals of the line-items set forth above are not intended to place a total limit on the described expenditures, as the specific items listed above are not intended to preclude payment of other eligible redevelopment project costs in connection with the redevelopment of the RPA – provided the total amount of payment for eligible redevelopment project costs shall not exceed the overall budget amount outlined above and all as provided for in the Act.

E. Sources of Funds to Pay Redevelopment Project Costs

Funds necessary to pay for public improvements and other project costs eligible under the TIF Act are to be derived principally from property tax increment revenues, and proceeds from municipal obligations, if any. Any such obligations would be retired primarily with tax increment revenues and interest earned on surplus revenue available, but not immediately needed, for the Redevelopment Plan and Project. The Village may utilize incremental revenues from contiguous TIF districts to pay for redevelopment costs within the RPA, and conversely, transfer incremental revenues from the RPA to contiguous TIFs, as provided for in the TIF Act.

Any publicly funded TIF Redevelopment Project Costs are subject to (a) approval by the Village, (b) having specific cost categories as set forth in the TIF Act and (c) pursuant to the Village's incentive policy.

The tax revenues which will be used to pay debt service on the municipal obligations, if any, and to directly pay redevelopment project costs, shall be derived from the incremental increase in property taxes attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the RPA over and above the initial equalized assessed value of each such lot, block, tract or parcel in the RPA in the 2018 tax year for the RPA.

Among the other sources of funds which may be used to pay for redevelopment project costs and debt service on municipal obligations issued to finance project costs are the following: certain local sales or utility taxes, special service area taxes, the proceeds of property sales, certain land lease payments, certain Motor Fuel Tax revenues, certain state and federal grants or loans, certain investment income, and such other sources of funds and revenues as the Village may from time to time deem appropriate.

F. Nature and Term of Obligations

The Village may issue obligations secured by the tax increment Special Tax Allocation Fund established for the Redevelopment Project Area pursuant to the Act or such other funds as are available to the Village by virtue of its powers pursuant to the Illinois State Constitution.

Any and/or all obligations issued by the Village pursuant to this Redevelopment Plan and Project and the Act shall be retired not more than twenty-three years from the date of adoption of the ordinance approving the Redevelopment Project Area. The actual date for such retirement of obligations shall not be later than December 31 of the year in which the payment to the municipal treasurer, pursuant to the Act, is to be made with respect to ad valorem taxes levied in the 23rd calendar year, occurring after adoption of the ordinance which establishes the RPA.

The final maturity date of any obligations issued pursuant to the Act may not be later than twenty years from their respective date of issuance. One or more series of obligations may be issued from time to time in order to implement this Redevelopment Plan and Project. The total principal and interest payable in any year on all obligations shall not exceed the amount available in that year or projected to be available in that year, may be payable from tax increment revenues and from bond

sinking funds, capitalized interest, debt service reserve funds, and all other sources of funds as may be provided by ordinance.

Those revenues not required for principal and interest payments, for required reserves, for bond sinking funds, for redevelopment project costs, for early retirement of outstanding securities, and to facilitate the economical issuance of additional bonds necessary to accomplish the Redevelopment Plan and Project, may be declared surplus and shall then become available for distribution annually to taxing districts overlapping the RPA in the manner provided by the Act.

Such securities may be issued on either a taxable or tax-exempt basis, with either fixed rate or floating interest rates; with or without capitalized interest; with or without deferred principal retirement; with or without interest rate limits except as limited by law; and with or without redemption provisions, and on such other terms, all as the Village may determine.

G. Most Recent and Anticipated Equalized Assessed Value (EAV)

The most recent estimate of equalized assessed valuation (EAV) for tax year 2018 of the property within the RPA is approximately \$24,691,570.

Upon completion of the anticipated private development of the Redevelopment Project Area over a twenty-three year period, it is estimated that the equalized assessed valuation of the property within the Redevelopment Project Area will range from approximately \$85,000,000 to \$100,000,000.

IX. Scheduling of Redevelopment Project

A. Redevelopment Project

An implementation strategy will be employed with full consideration given to the availability of both public and private funding.

Redevelopment projects will begin as soon as the specific private entities have obtained financing approvals for appropriate projects and such uses are conformant with Village zoning and planning requirements.

Depending upon the scope of the development as well as the actual uses,, those redevelopment activities described in Section VI may be included in each phase.

B. Commitment to Fair Employment Practices and Affirmative Action

As part of any Redevelopment Agreement entered into by the Village and any private developers, both parties will agree to establish and implement an honorable, progressive, and goal-oriented affirmative action program that serves appropriate sectors of the Village. The program will conform to the most recent Village policies and plans.

With respect to the public/private development's internal operations, both entities will pursue employment practices which provide equal opportunity to all people regardless of sex, color, race or creed. Neither party will discriminate against any employee or applicant because of sex, marital status, national origin, age, or the presence of physical disabilities. These nondiscriminatory practices will apply to all areas of employment, including: hiring, upgrading and promotions, terminations, compensation, benefit programs and education opportunities.

All those involved with employment activities will be responsible for conformance to this policy and the compliance requirements of applicable state and federal regulations.

The Village and private developers will adopt a policy of equal employment opportunity and will include or require the inclusion of this statement in all contracts and subcontracts at any level. Additionally, all entities will seek to ensure and maintain a working environment free of harassment, intimidation, and coercion at all sites, and in all facilities at which all employees are assigned to work. It shall be specifically ensured that all on-site supervisory personnel are aware of and carry out the obligation to maintain such a working environment.

Finally, the entities will utilize affirmative action to ensure that business opportunities are provided and that job applicants are employed and treated in a nondiscriminatory manner. Underlying this policy is the recognition by the entities that successful affirmative action programs are important to the continued growth and vitality of the community.

C. Completion of Redevelopment Project

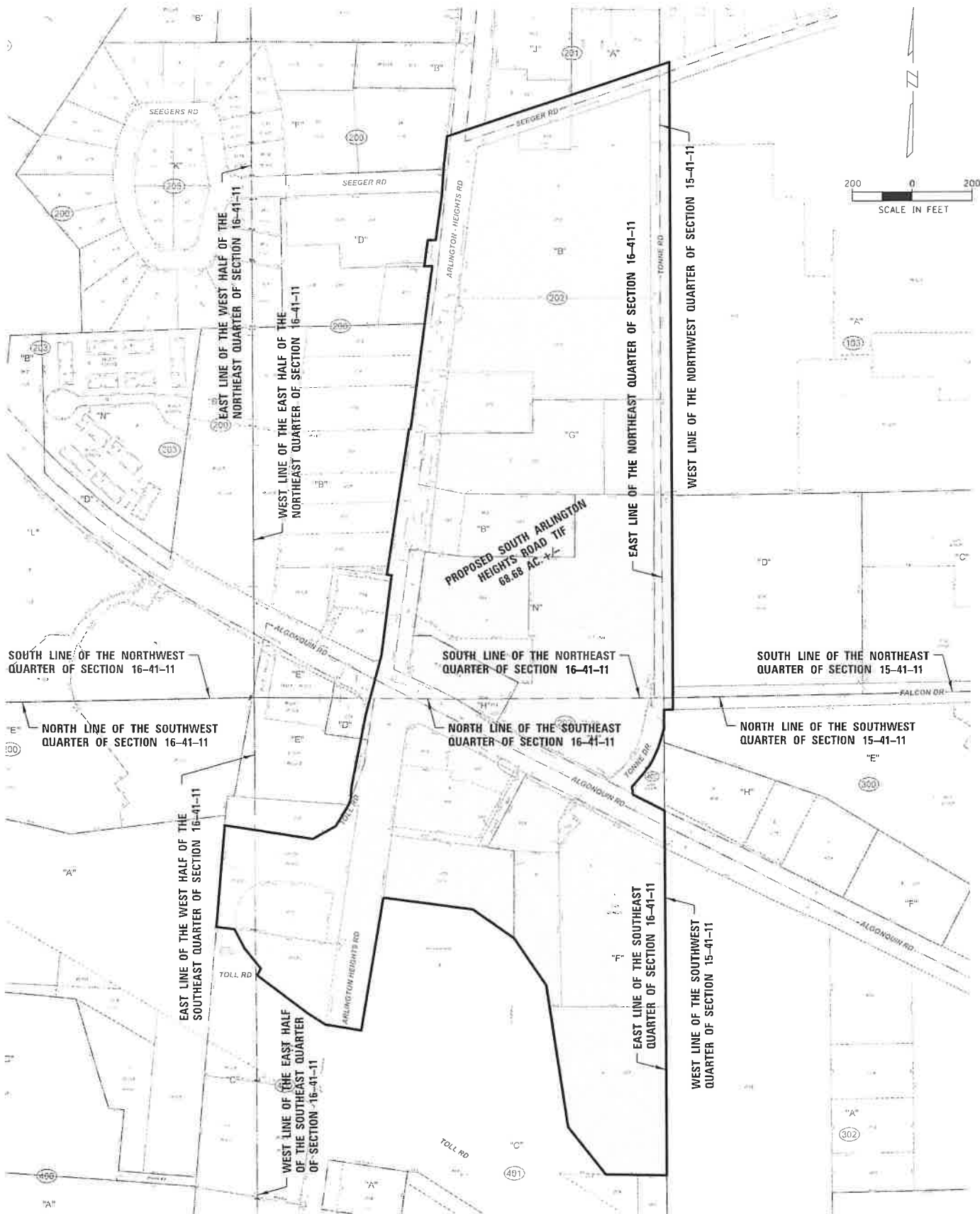
This Redevelopment Plan and Project will be completed within twenty-three years after the year of adoption of an ordinance designating the Redevelopment Project Area. The actual date for such completion shall not be later than December 31st of the year in which the payment to the municipal

treasurer pursuant to the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year that the ordinance approving the RPA is adopted.

X. Provisions for Amending the Redevelopment Plan and Project

This Redevelopment Plan and Project may be amended pursuant to the provisions of the TIF Act.

Exhibit 1 Boundary Map



CHRISTOPHER B. BURKE
 ENGINEERING, LTD.
 9575 West Higgins Road, Suite 600
 Rosemont, Illinois 60018
 (847) 823-0500

PROPOSED SOUTH ARLINGTON HEIGHTS ROAD TIF
 IN
 VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS
 PREPARED FOR
 KANE, MCKENNA AND ASSOCIATES, INC.

CALC.	JRM	PROJECT NO.
DWN.	AJK	200033
CHKD.	JRM	SHEET 1 OF 1
SCALE:	1" = 200'	DRAWING NO.
DATE:	01-17-2020	TIF 200033A

Exhibit 2 Legal Description

LEGAL DESCRIPTION – Proposed South Arlington Heights Road TIF

THAT PART OF THE WEST HALF OF SECTION 15 AND THE EAST HALF OF SECTION 16 IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT SOUTHWEST CORNER OF LOT 7 IN AUGUST BUSSE'S DIVISION IN SAID SECTION 16, ACCORDING TO THE PLAT THEREOF RECORDED MAY 15, 1928 AS DOCUMENT NUMBER 10023115;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 7 TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE NORTHWEST TOLLWAY, AS WIDENED AND ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY BY DEED DOCUMENT NUMBER 21122969, RECORDED MARCH 31, 1970;

THENCE EASTERLY AND NORTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF THE NORTHWEST TOLLWAY AS WIDENED BY DEED DOCUMENT NUMBER 21122969 TO A POINT ON THE WESTERLY RIGHT- OF-WAY LINE OF ARLINGTON HEIGHTS ROAD, AS WIDENED;

THENCE NORTHERLY ALONG SAID WESTERLY RIGHT- OF-WAY LINE OF ARLINGTON HEIGHTS ROAD, AS WIDENED, TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SEEGER ROAD;

THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY EXTENSION AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SEEGER ROAD TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY LINE OF TONNE ROAD;

THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND THE EASTERLY RIGHT-OF-WAY LINE OF TONNE ROAD TO A POINT ON SOUTHERLY RIGHT-OF-WAY LINE OF FALCON DRIVE;

THENCE WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF FALCON DRIVE TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, SAID POINT ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TONNE DRIVE;

THENCE SOUTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF TONNE DRIVE TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ALGONQUIN ROAD, AS WIDENED;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF ALGONQUIN ROAD, AS WIDENED, TO A POINT ON SAID WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15;

THENCE SOUTHERLY ALONG SAID WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15 TO THE SOUTHEAST CORNER OF LOT 2 IN SAID AUGUST BUSSE'S DIVISION;

THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 2 TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE NORTHWEST TOLLWAY AS WIDENED AND ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY BY DOCUMENT NUMBER 09093125, RECORDED NOVEMBER 19, 1995 AND DOCUMENT NUMBER 09093119, RECORDED NOVEMBER 19, 1995;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF THE NORTHWEST TOLLWAY TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ARLINGTON HEIGHTS ROAD, AS WIDENED;

THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF ARLINGTON HEIGHTS ROAD, AS WIDENED, TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY EXTENSION OF THE ORIGINAL NORTHERLY RIGHT-OF-WAY LINE OF THE NORTHWEST TOLLWAY AS ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY COMMISSION BY DEED DOCUMENT NUMBER 16726440, RECORDED OCTOBER 15, 1956;

THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION AND THE ORIGINAL NORTHERLY RIGHT-OF-WAY LINE OF THE NORTHWEST TOLLWAY TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF THE NORTHWEST TOLLWAY AS WIDENED AND ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY BY DEED DOCUMENT NUMBER 21139137, RECORDED APRIL 21, 1970 AND DOCUMENT NUMBER 21154328, RECORDED MAY 3, 1970;

THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF THE NORTHWEST TOLLWAY AS WIDENED BY DEED DOCUMENT NUMBER 21139137 AND DOCUMENT NUMBER 21154328 TO A POINT ON THE SOUTH LINE OF SAID LOT 7 IN AUGUST BUSSE'S DIVISION;

THENCE WEST ALONG SAID SOUTH LINE OF LOT 7 TO THE POINT OF BEGINNING.

Exhibit 3 Eligibility Report

Draft Date: 02/05/2020

**VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS
SOUTH ARLINGTON HEIGHTS ROAD TIF DISTRICT
ELIGIBILITY REPORT**

Prepared By:

**Arlington Heights, Illinois
&
Kane, McKenna and Associates, Inc.**

February, 2020

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EXECUTIVE SUMMARY

Kane, McKenna and Associates, Inc. (KMA) has been retained by the Arlington Heights, Illinois (the “Village”) to conduct an analysis of certain property located in the Village for qualification under the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et seq., as amended (the “TIF Act” or “Act”). The study area is addressed herein as the South Arlington Heights Road Tax Increment Finance (TIF) District (the “TIF District”, “Redevelopment Project Area” or “RPA”). KMA agreed to undertake the study of the RPA on the Village’s behalf.

Based upon the analysis completed to date, KMA has reached the following conclusions regarding the qualification of the RPA:

1. *The RPA qualifies as a “conservation area”* – The RPA qualifies as a conservation area as defined under the TIF Act. Further the conservation area factors found in the RPA are present to a meaningful extent and are distributed throughout the area.
2. *The current conditions impede redevelopment* – The existence of certain conditions found within the RPA create a barrier for substantial coordinated private sector investment in the area where it is reasonable to conclude that redevelopment would not occur “but for” the use of TIF. Potential redevelopment projects (along with other activities that require private sector investment) are not likely to be economically feasible without the use of Village planning and economic development resources.
3. *Viable redevelopment sites could produce incremental revenue* – There are viable redevelopment sites in the area which potentially can, with TIF-related assistance, be redeveloped and thereby produce incremental property tax revenue. Such revenue used in combination with other Village resources for redevelopment incentives or public improvements would likely stimulate private investment and reinvestment in these sites and throughout the RPA.
4. *TIF designation is recommended* – To mitigate conservation area conditions, promote private sector investment and foster the economic viability of the RPA, KMA recommends that the Village proceed with the TIF designation process for the entire area.

I. INTRODUCTION

The RPA is located in the southern portion of the Village and contains tax parcels with frontage along the eastern portion of Arlington Heights Rd from the I-90 Expressway to the south to Seeger Road to the north, a single tax parcel at the northwestern corner of the I-90 Expressway and Arlington Heights Road and tax parcels with frontage along the southern portion of Algonquin Road from Arlington Heights Road to the west and the extension of Tonne Drive to the east. Please see Appendix A for a list of tax parcels within the RPA and Appendix B for a detailed map of the RPA's boundaries.

Background

The Village of Arlington Heights, Illinois was incorporated in 1887. Since this time the Village has expanded to a fully built-out community. In recent years, the Village has experienced a growth in new households due to decreasing family sizes and an aging population. Additionally, the Village's economic base is characterized as balanced and matured. These two conditions have shifted the Village's focus to redevelopment of existing areas to maintain and strengthen the Village's tax base. Indeed, the Village of Arlington Heights Comprehensive Plan (2015) (the "Comprehensive Plan") emphasizes this point by including the following statement in its first paragraph.

"The Village has reached the "maturation" stage in its development growth and, therefore, faces new challenges and opportunities. Redevelopment of the village's commercial, manufacturing and residential areas has become the predominant issue when planning for the future of the village."

The Comprehensive Plan and the South Arlington Heights Road Corridor Plan (2018) (the "Corridor Plan") identify the importance of the RPA's role in refocusing efforts towards redevelopment through corridor planning. The RPA contains two of the Village's major arterials, is located on the Village's southern boundary and is an entry and exit point for the I-90 Expressway. Thus, along with directly contributing to the Village's overall tax base, the RPA is a major gateway into the Village and plays an important role in indirectly affecting the Village's overall goals and objectives.

The below Table 1 describes some, but not all, Village goals that may be furthered by redevelopment of the RPA.

Table 1. Comprehensive Plan Goals Relevant to Redevelopment of the RPA

Element	Goals/Objectives
Land Use	- To ensure that the general land use pattern and relationships of all land uses remain or become acceptable to the present and future community - Only well planned commercial and industrial developments should be built
Population & Housing	- To encourage construction of necessary housing to meet present and future residential needs - To maintain and improve property values -To maintain the social and economic vitality of neighborhoods -To utilize good housing redevelopment concepts in areas where rehabilitation of existing housing is not practical
Economic Development	- To promote balanced economic growth through imaginative planning leading to a strong, vital local economy - To work closely with local businesses to promote their growth and expansion and prevent the loss of existing establishments -To facilitate redevelopment and modernization of mature business and industrial areas of the Village -To attract new business enterprises by taking full advantage of Arlington Height's location in the transportation "hub" of the Midwest, as well as its labor market, business climate, educational facilities and government resources
Thoroughfare & Transportation	- To schedule, plan and construct necessary physical improvements including widening turning bays and other appropriate improvements if appropriate before serious problems develop - To landscape, where possible, arterial roadways; screen parking areas; improve street graphics; and the appearance of signalization and other elements related to traffic and transportation

Source: Village of Arlington Heights Comprehensive Plan (2015).

In addition to the above-stated goals, the Corridor Plan identifies numerous objectives which redevelopment of the RPA may further. These include the development of tax parcels, enhancement of pedestrian improvements and improving the visual aesthetic of the area by burying/relocating overhead utility power lines.

However, despite the RPA's advantageous location, achievement of the Village's goals and objectives are challenged by existing conditions in the RPA. These conditions are reflected by the presence of excessive vacancies, deterioration, poor traffic coordination, an overall lack of

sufficient community planning to meet contemporary development standards and the presence of inadequate utilities to serve redevelopment. These conditions have contributed to declining valuations and increasing obsolescence throughout the RPA. These existing conditions deter investment or signal an overall lack of investment.

The Comprehensive Plan and the Corridor Plan specifically identify tax increment financing as a tool to spur redevelopment and mollify conditions like those described above which impede redevelopment of the RPA. With the adequate resources, it is likely that redevelopment of the RPA could occur, that the RPA could become a significant contributor to the Village's tax base and several of the Village's overall goals could be achieved.

Determination of the "But-For"

The Village has determined that planned redevelopment for the RPA is feasible only with public finance assistance. The creation and utilization of a TIF redevelopment plan and redevelopment agreements are intended by the Village to help provide the assistance required to eliminate conditions detrimental to successful redevelopment of the RPA and to improve the tax base and job creation within the Village.

TIF Mechanism

The use of TIF relies upon induced private redevelopment in the RPA to create higher real estate values that would otherwise decline without such investment. By so doing, it would result in increased property taxes compared to the previous land use (and/or absence of use). In this way, the existing tax base for all tax districts would be protected and a portion of future increased taxes pledged to attract the requisite private investment.

General Scope and Methodology

KMA formally began its analysis by conducting a series of meetings and discussions with Village staff starting in May, 2019 and continuing up to the date of this report's issuance. The purpose of the meetings was to establish boundaries for initial analysis and to gather data related to the qualification criteria for parcels included in the RPA. These meetings were complemented by a series of field surveys for the entire area to evaluate the condition of the proposed TIF. KMA made numerous site visits to the area to examine the parcels and the conditions in the RPA. KMA also utilized the Village's most recent comprehensive plan and other Village reports.

For the purpose of the study, properties within the RPA were examined in the context of the TIF Act governing improved areas (separate provisions of the Act address non-improved or vacant areas). The qualification factors discussed in this report qualify the area as a conservation area as the term is defined pursuant to the TIF Act.

During the course of its work, KMA reported to key Village staff its findings regarding TIF qualification and feasibility prospects for the area under study. Based on these findings the Village (a) made refinements to the RPA boundaries and (b) directed KMA to complete this report and to move forward with the preparation of a Redevelopment Plan and Project for the RPA.

For additional information about KMA's data collection and evaluation methods, refer to Section IV of this report.

II. QUALIFICATION CRITERIA

With the assistance of Village staff, Kane, McKenna and Associates, Inc. assessed the RPA to determine the presence or absence of qualifying factors listed in the TIF Act. The relevant sections of the Act are found below.

The TIF Act sets out specific procedures which must be adhered to in designating a Redevelopment Project Area. By definition a Redevelopment Project Area is:

“An area designated by the municipality, which is not less in the aggregate than 1 ½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as a blighted area or a conservation area, or a combination of both blighted areas and conservations areas.”

Under the Act, “conservation area” means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more, where certain conditions are met, as identified below.

TIF Qualification Factors for a Conservation Area

In accordance with the TIF Act, KMA performed a two-step assessment to determine if the RPA would qualify as a conservation area. First, KMA analyzed the threshold factor of age to determine if 50% or more of structures were 35 years of age or older.

If a proposed conservation area meets the age threshold, then the following factors are examined to determine TIF qualification:

If a “*conservation area*,” industrial, commercial and residential buildings or improvements are detrimental to the public safety, health or welfare because of a combination of three or more of the following factors, each of which is (i) present, with that presence documented to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the improved part of the Redevelopment Project Area:

A) Dilapidation: An advanced state of disrepair or neglect of necessary repairs to the primary structural components of building or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

B) Obsolescence: The condition or process of falling into disuse. Structures become ill-suited for the original use.

C) Deterioration: With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters, downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas evidence deterioration, including, but limited to, surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.

D) Presence of Structures Below Minimum Code Standards: All structures that do not meet the standards of zoning, subdivision, building, fire and other governmental codes applicable to property, but not including housing and property maintenance codes.

E) Illegal Use of Individual Structures: The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

F) Excessive Vacancies: The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

G) Lack of Ventilation, Light, or Sanitary Facilities: The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

H) Inadequate Utilities: Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, telephone and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the Redevelopment Project Area; (ii) deteriorated, antiquated, obsolete or in disrepair; or (iii) lacking within the Redevelopment Project Area.

I) Excessive Land Coverage and Overcrowding of Structures and Community Facilities: The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public

right-of-way, lack of reasonably required off-street parking or inadequate provision for loading service.

J) Deleterious Land-Use or Layout: The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses or uses are considered to be noxious, offensive or unsuitable for the surrounding area.

K) Environmental Clean-Up: The proposed Redevelopment Project Area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for (or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for) the clean-up of hazardous waste, hazardous substances or underground storage tanks required by State or federal law. Any such remediation costs would constitute a material impediment to the development or redevelopment of the Redevelopment Project Area.

L) Lack of Community Planning: The proposed Redevelopment Project Area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards or other evidence demonstrating an absence of effective community planning.

M) Lagging or Declining EAV: The total equalized assessed value (EAV) of the proposed Redevelopment Project Area has declined for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years, for which information is available or increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated.

III. METHODOLOGY OF EVALUATION

The RPA was examined to assess the applicability of the different factors required for qualification for TIF designation under the TIF Act. Data have been collected from the RPA, the Village and Cook County and used to determine relevance and severity of conditions compared against the statutory factors. Additionally, land and buildings within the RPA were examined to determine the applicability of the 13 different factors for qualification for TIF designation under the TIF Act as a conservation area. The following steps were undertaken in this process:

- 1) Site visits to the RPA were undertaken by representatives from KMA. These site visits required the area to be walked multiple times by the team while taking notes, filling out site surveys and taking photographs. The purpose of these site visits included parcel counts, address matches, the identification of current land uses and a review of building conditions, site conditions and traffic flow.
- 2) To determine if the RPA qualified as a conservation area the age of the buildings were ascertained by matching site surveys to Cook County tax and building records.
- 3) KMA conducted evaluations of exterior structures and associated site improvements, noting such conditions relevant to the qualifying factors.
- 4) KMA reviewed the 2013-2018 tax information from Cook County, parcel tax maps, site data, local history (discussions with Village staff) for an evaluation of area-wide factors that have affected the area's development to determine the presence of qualifying factors.
- 5) KMA performed EAV trend analysis to ascertain whether EAV growth in the RPA underperformed relative to EAV growth in the balance of the Village and the Consumer Price Index-All Urban Consumers.
- 6) Village staff reviewed current infrastructure in the RPA and assessed future infrastructure needs for the area as a whole.

IV. QUALIFICATION FINDINGS FOR RPA

The RPA is found to qualify as a conservation area under the statutory criteria set forth in the TIF Act. As indicated in Section II, KMA performed a two-step assessment, first finding that 50% or more of the structures within the conservation area were over 35 years of age.

Conservation Area – Age of Structures

Based upon Cook County Assessor and site survey data, at least 10 of the 17 structures in the RPA, or 59%, were 35 years in age or older as indicated in Table 2 below.

Table 2. Conservation Area Findings - Structures

Total Number of Structures in RPA	17
Total Number of Structures 35 Years or Older	10
Percentage of Structures 35yrs Years or Older	59%

Conservation Area - Factors

Based upon KMA's evaluation and analysis of each of the eligibility factors summarized in Section II, the following factors are found to be clearly present and reasonably distributed throughout the RPA, as required by the Act. These factors are summarized in Table 3 below.

Table 3. Summary of Conservation Area Findings

Maximum Factors to Qualify per Statute	13
Minimum Factors to Qualify per Statute	3
Qualifying Factors Present in RPA	6 - Lagging/Declining EAV - Excessive Vacancies - Deterioration - Lack of Community Planning - Inadequate Utilities - Obsolescence

KMA reviewed the criteria needed to qualify an area as a conservation area, finding that six factors were present.

- 1) **Lagging or Declining EAV:** This factor is present if the total equalized assessed value of the proposed Redevelopment Project Area has declined for three the last five calendar years prior to the year in which the Redevelopment Project Area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years, or increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated.

As shown in the below Table 4, the RPA's EAV has: (i) declined for three (3) of the last five (5) years; (ii) lagged the balance of the Village's EAV for four (4) of the last five (5) years; and, (iii) lagged the CPI-U for three (3) of the last five (5) years. Just one of these measures would qualify the RPA under this factor, but the presence of all three possible conditions underscores the need for redevelopment within the RPA.

Table 4. EAV Trends for Proposed Study Area

	2018	2017	2016	2015	2014	2013
Total EAV for Proposed District TIF	24,691,570	25,375,681	25,396,969	24,295,860	23,920,540	24,238,017
EAV Change (%)	-2.7%	-0.1%	4.5%	1.6%	-1.3%	-
Village EAV (Excluding TIF)	2,894,270,693	2,921,180,233	2,871,546,678	2,422,778,402	2,480,299,229	2,453,675,469
Village EAV Change (%)	-0.9%	1.7%	18.5%	-2.3%	1.1%	-
CPI- All Urban Consumers	2.4%	2.1%	1.3%	0.1%	1.6%	-

Sources: Cook County Assessor & U.S. Census Bureau

Note: 2018 is the most recent year of which data from the Cook County Assessor is available

- 2) **Excessive Vacancies:** The Act identifies excessive vacancies as the presence of buildings that are unoccupied or under-utilized which exert an adverse influence on the area due to the frequency, extent, or duration of the vacancies.

The RPA has a history of excessive vacancies. A former banquet hall and restaurant within the RPA were vacated in 2012. Both structures remained vacant until their demolitions in 2013 and 2015 respectively. Presently, there are a number of unoccupied buildings within the RPA which exert an adverse influence on the overall area. Five of the six buildings within the RPA's boundaries that are south of Algonquin Road are vacant. These include two multi-story office buildings (including the former Daily Herald building), a former bank building, a former restaurant and a commercial/retail building. Vacancies also extend to the northern portion of the RPA where certain buildings experience vacancy rates as high as 35%. The adverse influence of these vacancies is pronounced by two conditions as described below.

The first condition that pronounces the adverse influence of the vacancies is the high degree of visibility of the buildings -all of which have frontage along either Arlington Heights Road, Algonquin Road or the I-90 Expressway. For example, the architecturally-distinct former Daily Herald building is a highly visible landmark along the I-90 Expressway. Many of the buildings are secured (i.e. "boarded up") and display closure signs. Additionally, tenant directory signs are present which draw attention to the lack of occupancy. These conditions create a negative signal to the marketplace and inhibits redevelopment activity. The second condition is the degree of deterioration around vacant structures discussed in greater detail below. The presence of this deterioration contributes

to the area's "tired" appearance and amplifies the adverse impact to the area of the presence of vacancies.

- 3) Deterioration: The Act defines deterioration as the physical decline of surface improvements, primary building components, and secondary buildings components such as doors, windows, porches or gutters. With respect to surface improvements, deterioration is determined by the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas (including but not limited to surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces).

Information collected from site surveys indicates deterioration to be present throughout the area, and is particularly pronounced in, and near, vacant sites and structures.

Surface improvements, including parking lots, curbs and walkways, exhibit such signs of deterioration as cracking/crumbling asphalt/concrete, potholes and depressions causing water retention. Some parking lots are in need of resurfacing and restriping.

Deterioration is also present in primary and secondary building components. Several exterior building surfaces require maintenance. Concrete parking improvement surfaces were found to be crumbling at the time of survey and stucco exterior surfaces were found to be exhibiting signs of water damage. Some doorways are damaged from collecting rust. Additionally, several wooden screening walls around refuse collection areas are in states of disrepair. Primary and secondary building component deterioration is pronounced in, and near, vacant sites and structures.

- 4) Lack of Community Planning: The Act states that if the proposed Redevelopment Project Area was developed prior to or without the benefit or guidance of a community plan the factor is present. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards or other evidence demonstrating an absence of effective community planning.

Evidence of a lack of community planning in the RPA is evidenced, in part, by an inadequate street layout, improper subdivision and parcels of inadequate shape and size to meet contemporary development standards. The presence of this factor is demonstrated by differences between existing conditions, the objectives of recent Village planning efforts and contemporary development standards.

Arlington Heights Road and Algonquin Road are both classified in the Thoroughfare and Transportation Policy Plan (October 2012) as major arterials that accommodate large volumes of high speed automobile traffic. This plan calls for limiting entries/exits to properties, encouraging shared entries/exits and locating entries/exits as far as possible from adjacent intersections. The more recent Corridor Plan (2018) also recommends the sharing of entries/exits. Within the RPA, many structures have one or two separate entries/exits despite sharing parking improvements with adjacent sites. Additionally,

entries/exits for sites adjacent to the intersection of Arlington Heights Road and Algonquin Road are located within close proximity to the intersection. These conditions cause unnecessary traffic congestion and a dangerous environment for motorists, bicyclists and pedestrians alike.

The danger of the environment is amplified by other conditions that create an environment that is unsafe for pedestrians and bicyclists. For example, the Bicycle and Pedestrian Plan (April 2017) identifies Arlington Heights Road and Algonquin Road intersection as a high crash area, experiencing over 80 crashes from 2012 to 2013. This plan also identifies the area as a high priority for modernizing pedestrian improvements such as sidewalks. Similarly, improving the environment for pedestrians was the most important item to community participants in the Corridor Plan (2018). The impact of conditions that deter pedestrian and bicyclist use will likely worsen if more mixed-uses are present and if a planned bikeway is completed.

A lack of community planning is also evidenced by the general aesthetic of the RPA. The area is in close proximity to the I-90 Expressway and is a southern gateway into the Village. Despite the importance of this location, the area lacks signage or other forms of placemaking which have become commonplace in community planning – rather, visitors are presented with buildings of varying architectural styles, ages and sizes. The Transportation and Thoroughfare Plan (October 2012) recognizes the importance of visual aesthetic by recommending that utility lines be buried where possible. The more recent Corridor Plan (2018) makes the same recommendation. The RPA would benefit from such recommendations likely resulting in an increased visual appeal that may encourage redevelopment.

The RPA's qualification under this factor is also evidenced by the shape and size of tax parcels failing to meet contemporary development standards. Several tax parcels are irregularly shaped or of insufficient size to accommodate building layouts, surface improvements and rights-of-way of contemporary development. For example, the tax parcel at the southeast corner of the Arlington Heights Road and Algonquin Road has limited points of access and is of insufficient size to advantage its prominent position. The site currently used by the Elk Grove Township Highway Department also has limited access and low visibility being located in the middle of entrance ramp to the I-90 Expressway. Smaller irregular parcels are interlaced into the larger parcel fabric of most sites throughout the RPA, complicating potential redevelopment projects.

These conditions taken together evidence an overall lack of community planning in the RPA. Development of the area has taken place in an uncoordinated manner, complicating the area's potential for meeting contemporary planning and development standards.

- 5) Inadequate Utilities: This factor is present if underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, telephone and electric services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity for the Village to serve the uses in the Redevelopment Project Area;

(ii) deteriorated, antiquated, obsolete or in disrepair; or (iii) lacking within the Redevelopment Project Area.

In Spring, 2014, the Metropolitan Water Reclamation District of Greater Chicago's Watershed Management Ordinance (or "WMO") went into effect. The purpose of the legislation was to effectuate the purposes and intent of the Metropolitan Water Reclamation District Act, 70 ILCS 2605/1 et. seq., in part, by protecting existing and new development by minimizing the impacts of stormwater runoff.

Generally, the WMO requires any development that occurs on property holdings greater than 0.5 acres in size to meet certain criteria in regards to stormwater runoff, volume and detention. The WMO has been amended in recent years so that the capacity and performance of required detention controls has increased. These most recent changes went into effect in January 2020 and these more stringent criteria are expected to challenge the feasibility of many redevelopment efforts.

The Village's Engineering Division has reviewed the existing stormwater management systems within the Study Area through the use of aerial photography, the Village's historical sewer atlas and the Village's Geographic Information System. The Engineering Division has also reviewed the new and more restrictive standards for stormwater management for the Village and the Metropolitan Water Reclamation District of Greater Chicago. It is the Engineering Division's opinion that any new redevelopment in the area must comply with the newly updated WMO and the Village's stormwater standards and that redevelopment of parcels in the Study Area will require stormwater management systems in excess of what was previously required when the area originally developed. Thus, the existing stormwater controls in the Study Area are deficient and lacking in order to adequately serve redevelopment.

- 6) Obsolescence: The Act states that obsolescence is the condition or process of falling into disuse or structures that have become ill-suited for their original use. The onset of obsolescence can be measured through qualitative and quantitative means and can be described as economic obsolescence and functional obsolescence.

Both economic and functional obsolescence are evidenced by the presence of factors previously identified in this report. Building age, lagging or declining EAV, and high vacancy rates indicate the presence of obsolescence in the RPA as structures have fallen into disuse or are ill-suited for their original use (such as the former Daily Herald building or restaurant/office uses within the RPA). Findings related to deterioration in buildings and surface improvements, inadequate traffic circulation, inadequate infrastructure and the impacts of excessive vacancies all reflect the presence of obsolescence through qualitative measures.

V. SUMMARY

The following is a summary of relevant qualification findings as it relates to the Village's potential designation of the RPA.

1. The area is contiguous and is greater than 1½ acres in size;
2. The proposed RPA will qualify as a conservation area. Further, the conservation area factors found in the RPA are present to a meaningful extent and are distributed throughout the area.
3. The sound growth of taxing districts applicable to the area, including the Village, has been impaired by the factors found present in the area;
4. All property in the area would substantially benefit by the proposed redevelopment project improvements; and,
5. The area would not be subject to redevelopment without the investment of public funds, including property tax increments.

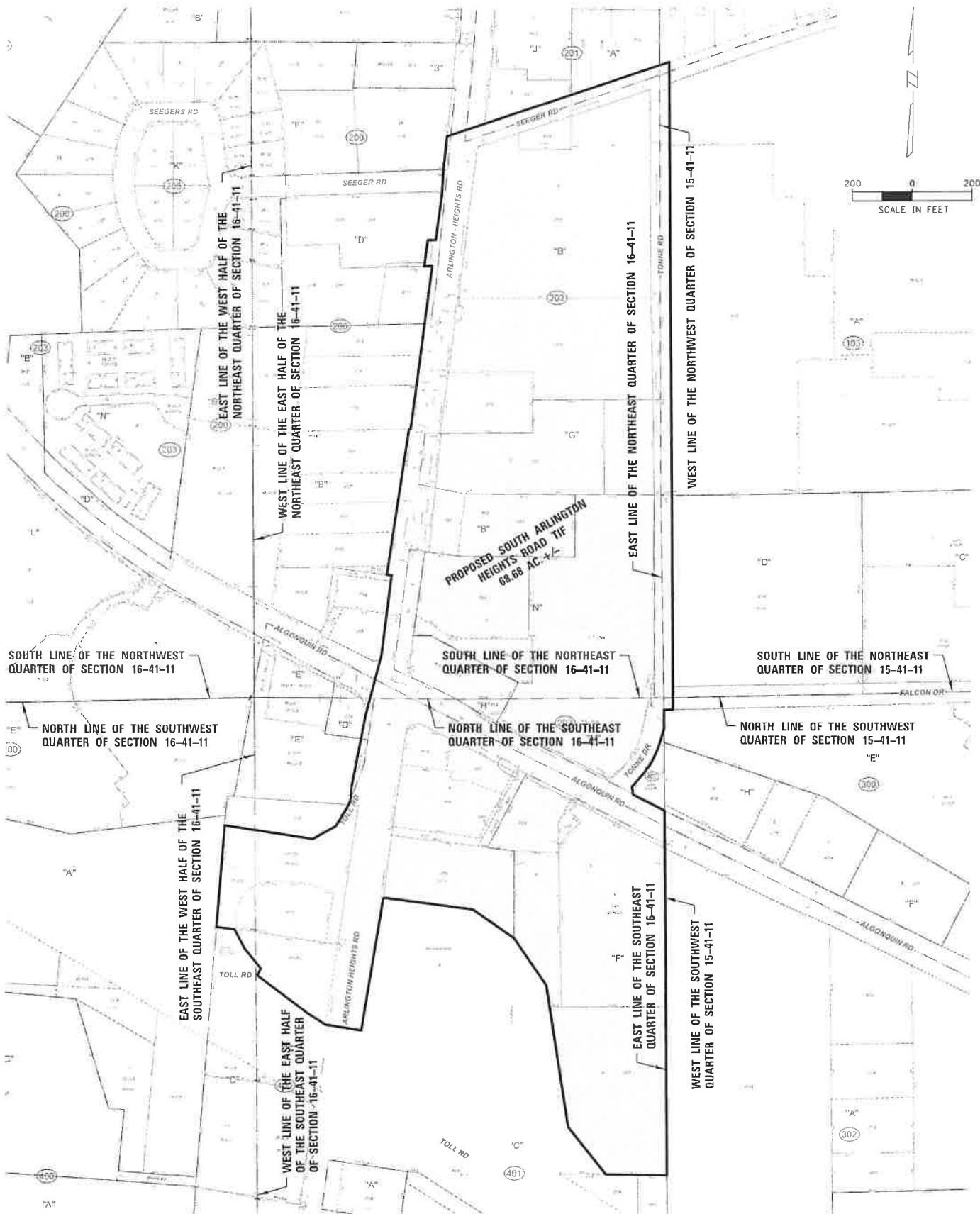
In the judgment of KMA, these findings provide the Village with sufficient justification to consider designation of the RPA as a conservation area.

APPENDIX A: Tax Parcels within RPA

Table A. S Arlington Heights Road TIF PIN List

08-16-202-005-0000
08-16-202-009-0000
08-16-202-010-0000
08-16-202-011-0000
08-16-202-013-0000
08-16-202-015-0000
08-16-202-022-0000
08-16-202-023-0000
08-16-202-025-0000
08-16-202-028-0000
08-16-202-029-0000
08-16-202-030-0000
08-16-400-033-0000
08-16-400-034-0000
08-16-400-035-0000
08-16-401-018-0000
08-16-401-019-0000
08-16-401-023-0000
08-16-401-030-0000
08-16-401-033-0000
08-16-401-036-0000
08-16-401-039-0000
08-16-401-042-1001
08-16-401-042-1003
08-16-401-042-1004
08-16-401-042-1005
08-16-401-042-1006
08-16-401-042-1007
08-16-401-042-1008
08-16-401-042-1009
08-16-401-043-0000
08-16-401-045-0000
08-16-401-046-0000

APPENDIX B: Boundary Map of RPA



CHRISTOPHER B. BURKE
ENGINEERING, LTD.
9575 West Higgins Road, Suite 600
Rosemont, Illinois 60018
(847) 823-0500

PROPOSED SOUTH ARLINGTON HEIGHTS ROAD TIF
IN
VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS
PREPARED FOR
KANE, MCKENNA AND ASSOCIATES, INC.

CALC.	JRM	PROJECT NO.
DWN.	AJK	200033
CHKD.	JRM	SHEET 1 OF 1
SCALE:	1" = 200'	DRAWING NO.
DATE:	01-17-2020	TIF 200033A

Exhibit 4 Existing Land Use Map

Existing Land Uses

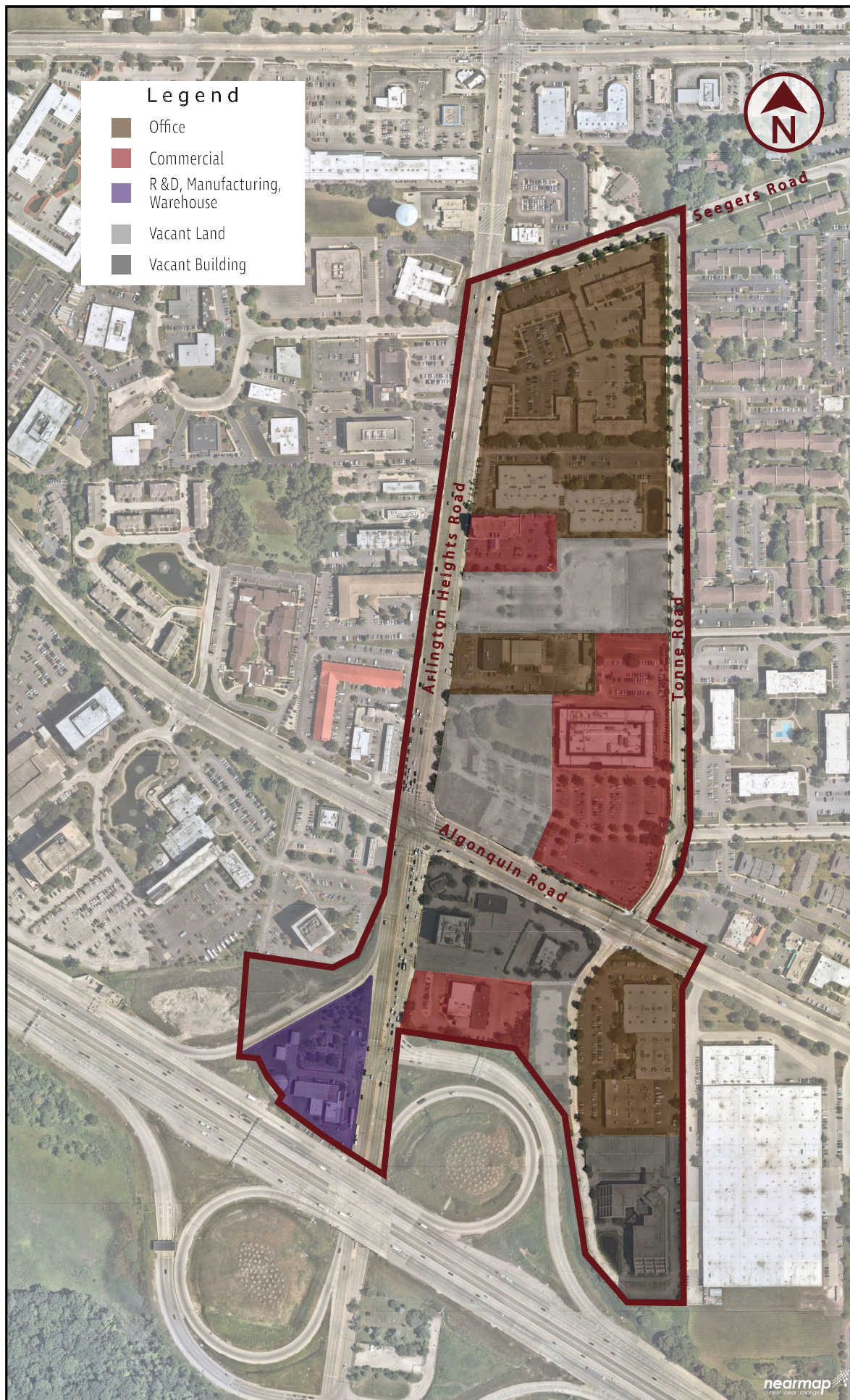


Exhibit 5 Proposed Land Use Map

Future Land Uses

The Village of
Arlington Heights
Illinois
Planning & Community Development
Prepared January 23, 2020

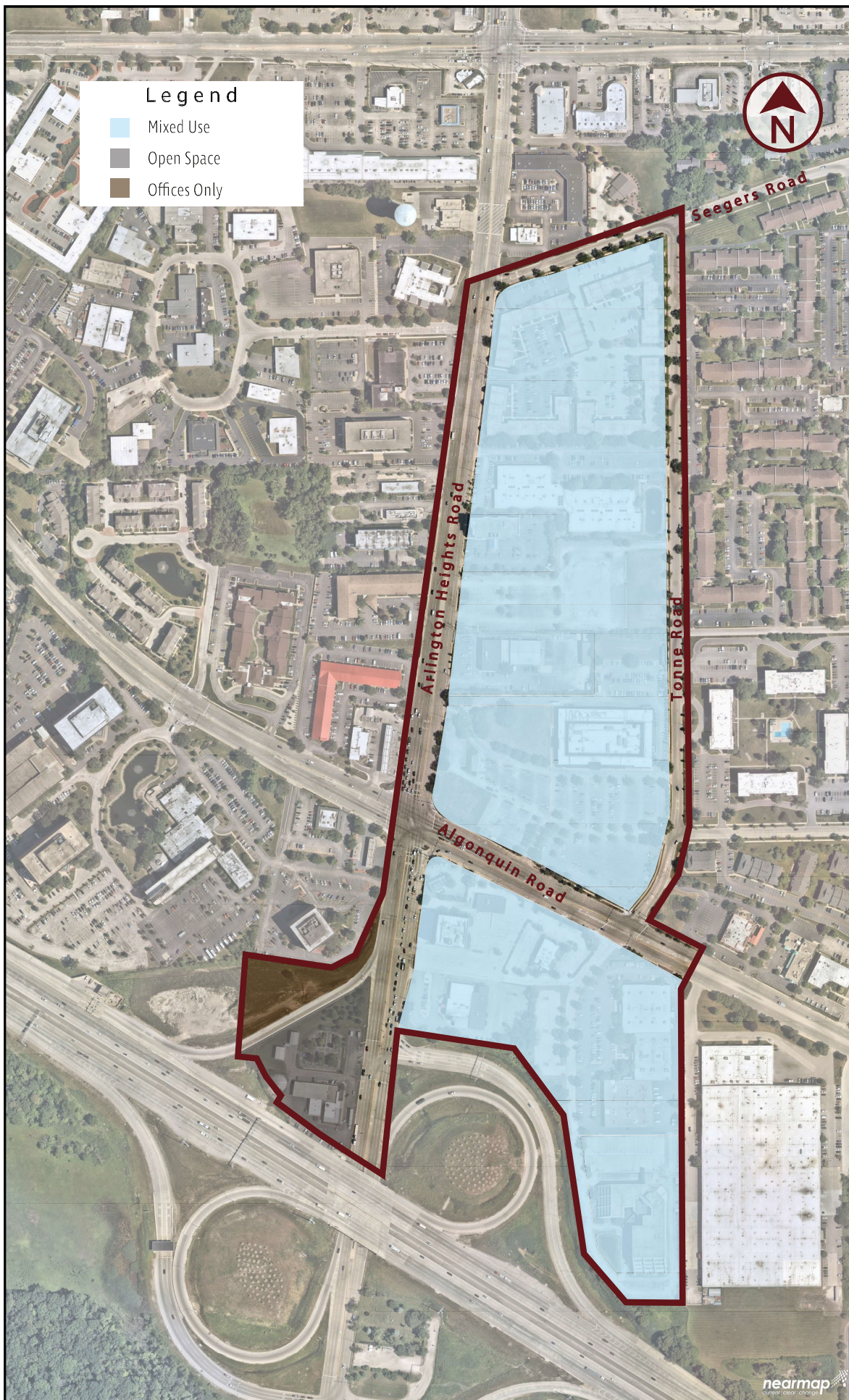
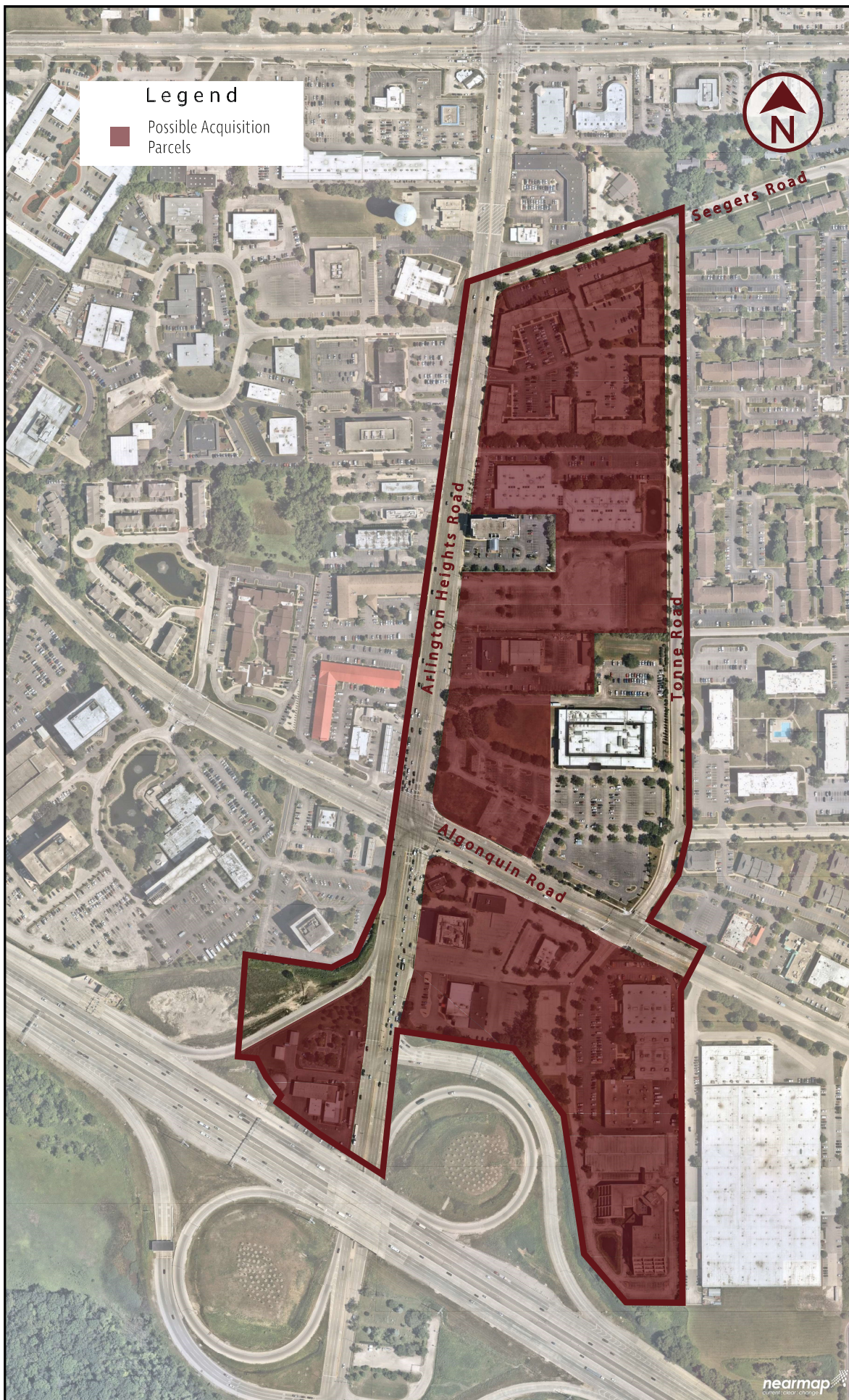


Exhibit 6 Potential Land Acquisition Map

Land Acquisition Map

The Village of
Arlington Heights
Illinois
Planning & Community Development
Prepared January 23, 2020



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REDEVELOPMENT

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

COMMISSION

RE: SOUTH ARLINGTON HEIGHTS ROAD TIF DISTRICT REDEVELOPMENT PLAN

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Redevelopment Commission Meeting held via virtual Webinar,
which permits the public to fully participate in the virtual hearing via the Webinar or
their phones, pursuant to orders issued in response to the COVID-19 pandemic,
on the 27th day of May, 2020 at the hour of 7:30 p.m.

MEMBERS PRESENT:

SUSAN DAWSON, Chairperson
BRUCE GREEN
JOSEPH LORENZINI
JOHN SIGALOS
JAY CHERWIN
GEORGE DROST
MARY JO WARKOW

ALSO PRESENT:

BILL ENRIGHT, Deputy Director

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MR. ENRIGHT: This is the Redevelopment Commission public hearing. We'll first start with call to order so, Susan Dawson, can you call the meeting to order?

CHAIRPERSON DAWSON: Yes, I'd like to call the meeting to order.

MR. ENRIGHT: Okay, and what we'd like to do is I'm going to hesitate to use a shared screen, but we do do the Pledge of Allegiance. So, normally I put the flag up, but I don't want to mess around with that, but Susan, if you would want to lead us in the Pledge of Allegiance right now?

CHAIRPERSON DAWSON: Great, yes. Let's all do the Pledge of Allegiance.

(Pledge of Allegiance recited.)

MR. ENRIGHT: Great. So, the first item is the roll call. I will call off the Redevelopment Commissioner's name, and please say if you're here.

Jay Cherwin.

COMMISSIONER CHERWIN: Here.

MR. ENRIGHT: Mary Jo Warskow.

COMMISSIONER WARSKOW: Here.

MR. ENRIGHT: John Sigalos.

COMMISSIONER SIGALOS: Here.

MR. ENRIGHT: Bruce Green.

COMMISSIONER GREEN: Here.

MR. ENRIGHT: Joe Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. ENRIGHT: George Drost.

COMMISSIONER DROST: Here.

MR. ENRIGHT: Susan Dawson.

CHAIRPERSON DAWSON: Here.

MR. ENRIGHT: Okay, we are all here. Thank you very much.

We're here tonight to go over the public hearing for the consideration of a Tax Increment Financing District on the South Arlington Heights Road corridor. The Village Board, two years ago, approved the Redevelopment Plan for the area, and one of the recommendations was to evaluate a Tax Increment Financing District.

The Joint Review Board, which consisted of the taxing districts, met on May 5th, and recommended approval 6-0, with one abstention. They represent the school districts and the other taxing districts involved. This is the second step in the process. We did do the full public notice, which included two public notices in the Daily Herald, as well as notification of property owners and people within 750 feet, residences within 750 feet of the proposed TIF.

I'm going to share screen for a PowerPoint presentation, and we have a, our consulting firm, Kane, McKenna and Associates, who will walk us through this slide show from the beginning. I do want to confirm, I'll pick Brian Carley from the public; can you see this presentation?

MR. CARLEY: I can.

MR. ENRIGHT: Okay, I'll assume everybody else can. And, Susan Dawson, can you see the presentation?

CHAIRPERSON DAWSON: Sorry, I had to unmute. Yes, I can see it.

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MR. ENRIGHT: Okay, so I'll turn it over to Bob Rychlicki. He's with Kane, McKenna and Associates. He will go through some of these presentation slides to go over the TIF District plan, the eligibility criteria, which is how we create the TIF District has to meet certain state statutory requirements. So, Mr. Rychlicki, since we don't have any minutes to approve from previous Redevelopment Commissions, no reports or no old business, we'll get on with new business, which is consideration of the South Arlington Heights Road TIF Redevelopment Plan and Project. Go ahead, Bob.

MR. RYCHLICKI: Okay, thanks, Bill. Can everyone hear me?

MR. ENRIGHT: Yes.

MR. RYCHLICKI: Good. And Bill, you'll move the slides along, right?

MR. ENRIGHT: Yes.

MR. RYCHLICKI: Okay, thank you. Thanks to all the Commissioners and the public. I appreciate your participation. So, we'll get to the map in a little bit, but essentially, this is an area that the Village has studied since, before 2018. It's identified as a gateway into the south part of the Village's entryway, and also --

COMMISSIONER GREEN: We're getting an echo here, Bill.

MR. ENRIGHT: Okay, Bob?

MR. RYCHLICKI: Yes?

MR. ENRIGHT: We're getting a lot of echo from you, so --

MR. RYCHLICKI: Okay, I don't have the speaker on. I'm just talking directly into the phone.

MR. KRAUSE: It might be somebody else that isn't talking needs to mute their microphone.

MR. RYCHLICKI: Yes, I don't think it's me.

MR. ENRIGHT: Okay, go ahead.

MR. RYCHLICKI: Okay, if I could go to the next slide, Bill.

Again, in context this takes into account the previous planning efforts of the Village, which also identified TIF as a port for redevelopment-related assistance, and initially, the plan had recommended TIF designation.

All right, if we could go onto the next slide.

This area is part of the larger area that was identified in 2018, which actually went further north to noise, and this is more concentrated. The next slide indicates that the Joint Review Board which were the affected taxing districts. They met on May 5th. We presented the same materials that we're going to present today. And we received a 6-0 vote of recommendation with one abstention.

And again, these are local taxing districts. There is the School District 59 and 214 out of Cook County, the Village, the Park District, and also a public member. So, they were all in attendance.

COMMISSIONER GREEN: Bob, if I can interrupt you. I'm getting a delay; I'm getting a double narrative from you with a slight delay in between. It's very hard to hear. I don't know if anybody else is getting that.

MR. KRAUSE: Yes, it's because his microphone on his computer is on, and he's on the phone. So, if he mutes that microphone in the bottom left-hand corner of his screen.

MR. RYCHLICKI: Okay, how's that now?

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MR. ENRIGHT: It's better.

COMMISSIONER GREEN: Better.

MR. RYCHLICKI: Okay.

MR. KRAUSE: Yes, that'll work.

MR. RYCHLICKI: Thanks for your patience. Let's go on to the next slide, then.

So, this is the area in question on the north of Seegers Road. This area on the west is basically South Arlington Heights Road. We go south of Algonquin, and again, basically staying east of South Arlington Heights Road. Go to the tollway or interstate, and then we pull across west in order to bring in Township property. And again, this is more of aerial view. We're looking, well, here again, this is the Marketplace looking, here looking south and here looking going north toward the hotel on Seegers Road. Algonquin Road is on the south.

And again, here's the very far south, which is going to be interstate, and it includes the former to your left, the Daily Herald building. This last shot is, would be Seegers Road and the office buildings that are located adjacent to them.

COMMISSIONER LORENZINI: I can barely hear him.

MR. ENRIGHT: Bob, you've got to talk into your phone, then.

MR. RYCHLICKI: I am, I am.

COMMISSIONER SIGALOS: When you said I am, but before that we weren't hearing you very well, Bob.

MR. RYCHLICKI: Okay, I'm sorry guys.

COMMISSIONER SIGALOS: There you go.

MR. RYCHLICKI: How is this now?

COMMISSIONER SIGALOS: Yes, good.

MR. RYCHLICKI: Okay.

COMMISSIONER SIGALOS: thank you.

MR. RYCHLICKI: We'll figure this out.

So, from the standpoint of the TIF designation, the TIF is in place as a financial plan. It doesn't replace any of the other plans that the Village has for entitlements or for land uses. The idea is to return under-utilized property to productive use and identify goals and objectives that were in the 2018 plan for pedestrian right-of-ways, utility relocation and enhancements of greenery throughout the area.

Okay, if we can go to the next slide, Bill.

So, from the standpoint of the TIF Act, the plans conforms to the Village's Comprehensive Plan. As you can see, it's in excess of an acre-and-a-half. And the Village makes the determination of "but-for," that redevelopment is feasible only with utilization of TIF.

And go to the next slide, please.

So again, this is not in a vacuum. The TIF plan is part of the Village's general economic development goals, as well as its overall planning goals.

Okay, go on, Bill.

This slide identifies the TIF mechanics. Essentially, when the TIF is designated, that red line on the bottom is the base, that's the frozen EAV or close in valuation. The whole anticipation of the TIF is to bring the valuation up, and that differential between the

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blue and the red line creates the increment. And it can only be spent within that envelope of the boundary area.

So, we're going to talk a little bit about how the area qualifies, and I'm going to turn it over to my colleague, DJ Fiore.

MR. FIORE: Hi, can everyone hear me okay?

COMMISSIONER GREEN: Yes.

MR. ENRIGHT: Yes, we can hear you.

MR. FIORE: All right, perfect. So, yes, has Bill and Bob have touched on, designating a TIF District is guided by state statute, and that statute is actually pretty explicit about how an area can become a TIF. So, one such way is if it's deemed a conservation area. And to be a conservation area, two key criteria have to be met. The first is that 50 percent of more of existing structures in the study area have to be 35 years of age or older.

The second criteria is that at least three of 13 possible, what we call eligibility factors, are both present and reasonable distributed within the area. So, a large chunk of our work consulting for the Village is really taking a look at the study area and seeing where these factors are; if these 13 possible factors are present, and if they're distributed to a meaningful extent.

So, these next two slides, they list all 13 possible factors. I'm not going to go through these in detail, but I would like to kind of talk through the ones that we saw were present. And, of course, if anyone has any questions about these later, feel free.

So again, those two criteria, the first one being the age threshold, the 50 percent or more of structures over 35 years of age or older; that's pretty straight-forward. We tend to look at that first when looking at potential conservation area. And we, indeed, found that criteria to be met here. So, 10 of the existing 17 structures were found to be 35 years in age or older.

Then looking at those possible 13 factors, we found six to be present. And, again, to qualify as a conservation area per the TIF Act, only three are needed. So, that first one is lagging/declining equalized assessed value, much like the age threshold, this is pretty straight-forward. What we do for this is we take a look back five years at the change of EAV in the area, and the factor can be met if one of three things occur. If the EAV of the study area declines for three of the last five years; if it lags the balance of the municipality EAV for three of the last five years; or if it lags the consumer price index for three of the last five years.

So, per the statute, if one of those things occurs the factor is present. In the case of the study area, all three were met. So, the EAV in the study area declined, it lagged the Village EAV, and then it also, actually, lagged the CPIU for three or four of the last five years.

Bill, if you want to flip forward; that's just a chart that kind of shows how we meet all three of those criteria for the factor.

Then if we go to the next one, excessive vacancies. This is the second factor we found to be present. If you're familiar with the area, my understanding is that Yanni's was a restaurant, and then the Wellington Banquet Hall, these were both high visible vacancies around 2012 that stayed highly visible in the area for some time. When we went out to the area and performed our site surveys, as part of a due diligence process, we actually found that five of six buildings south of Algonquin Road within the study area were vacant. And then, certain buildings to the north of Algonquin Road, we also found were experiencing pretty high

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vacancy rates; as high as 35 percent.

The reason why excessive vacancies ends up being a factor in the statute is because vacancy can really hurt an area. And this is particularly the case when we look at South Arlington Heights road corridor being a gateway from I-90, right? So, if you have things like the Daily Herald building or, you know, vacant office space, that's very highly visible; this gives an idea, gives an impression of an area that is maybe lacking investment and is, overall, kind of tired in aesthetic and appearance.

If we want to flip forward.

So hand-in-hand, often with a finding of excessive vacancies is also deterioration; with deterioration signaling a lack of investment, even routine maintenance. And this, too, we found in the study area in both secondary building components. And these are things like exterior surfaces, as well as surface improvements and parking lots. And again, hand-in-hand with vacancies, we found deterioration to be particularly pronounced in areas of vacant sites.

The next factor we found was lack of community planning, and this, the name of this factor is always troublesome because I don't, I don't want the people to think that effort wasn't made in community planning for the area. What this factor gets at is whether or not the area developed without the guidance of community planning. And you can look at this, you can evaluate this factor a few different ways. One is looking at age, which we do for a conservation area placed with that age threshold.

Another way is to look at where current planning efforts are now, and how much current conditions deviate with that. So, the statute particularly, specifically calls out lack of community planning maybe present if there's inadequate street layout, or if parcels are of an irregular shape or size to facilitate new development. And we found both of those to be present. You know, comparing things like the bicycle and pedestrian plan, we found the area to be lacking in terms of pedestrian improvements. Things like curb cuts being a little bit abundant and not being in conformance with modern community planning standards.

Inadequate utilities; so we asked the Village's Engineering Division to take a look at potential qualification of this factor, and they reviewed the area in the context of the Metropolitan Water Reclamation District Watershed Management Ordinance. So, that ordinance, the first one took effect, I believe, in 2014, but then was updated recently, and those updates went into effect January, 2020. And in the context of the WMO, the Village's Engineering Division found that any redevelopment of the area would have to meet those requirements, as well as build requirements in that the current infrastructure that is in place would not be sufficient to meet those requirements.

The last factor that we found was obsolescence. And so, obsolescence can be straight-forward in simply just looking at age to get started. And again, we found that 59 percent of structures were 35 years in age or older. But then also, when obsolescence is present, you tend to see all these other factors that we described to also be present. So, things that can signal obsolescence are declining or lagging EAV. Things that can signal obsolescence are excessive vacancies and deterioration. This is all showing structures that are underneath their highest and best use or not being fully utilized.

Those are the six factors that we found to be present distributed throughout the area. I'm happy to take more questions about that at the end of the presentation, but I'm going to pass it back to Bob to talk a little bit more about specifics of the plan.

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MR. RYCHLICKI: DJ, maybe you should finish. I'm still getting that echo, I think.

MR. FIORE: Okay, fair enough.

So, one of the key elements of the plan is the TIF budget. Here we, you size a budget by looking at what the base EAV of the area is when you're designating it, and then what potential redevelopment can occur during the 23-year term, or what may occur, and the needs for the area, right? What are the plans, what are the objectives and what are the goals?

When looking at the budget, what's important to remember is that we're talking about a maximum expenditure amount. You'll see on the next page we have an exhibit of it, and there are individual line items. Those individual line items, they can move around. These are all eligible costs and potential redevelopment costs that could be covered. But the number that you should focus on is really that total estimated TIF budget; that's a maximum expenditure amount. And that's, obviously, not an annual amount; that is for the full 23-year term. And again, it's sized over what's currently there and what we think could possibly be there.

Next steps, I believe. I'm sorry, Bill, did you want to talk a little bit about the context of this TIF and what the existing TIFs?

MR. ENRIGHT: Yes, and just to add to the budget, the state statute requires the Village to reimburse the school district, elementary and high school, for any new students that live in a TIFs assisted development up to a maximum of 40 percent of the TIF increment from the residential portion of the project. And that's based on the per capita cost to educate students as determined by those taxing districts. So, there's \$10 million set aside for that amount.

Regarding existing TIFs, the Village has three TIFs; TIF 4, 5 and Hickory Kensington, about 147 acres of land. That's about 1.4 percent of the Village's land area. The proposed TIF is 65 acres. So, with this new TIF, it would be about 212 overall, about 2.1 percent of Village land area. We think we use TIF very cautiously and minimally in the Village. There are other communities that have TIFs that are several hundred acres, if not close to 1,000. So we use this very discriminately and, you know, you can see from the percentages it's a very small focused area.

When you look at the EAVs of a TIF, the base EAV and the current EAVs, and the increment, the increment is about \$15 million in the existing TIFs. That represents one-half of one percent of the Village's total EAV. That's the money that isn't on the tax rolls so to speak, the taxing districts. It doesn't mean they don't get their tax levy; they still get their tax levy. It's just this EAV is not available to them, but the base EAV is, which in this case is the \$44.7 million. Keep in mind, the Village's total EAV is about \$2.8 billion. So, it's still a small percentage.

There are three TIF ordinances that have to be approved by the Village Board. One is adopting the TIF allocation financing. The second is designating the South Arlington Heights Road corridor as a Redevelopment Project Area. And the third is an ordinance approving Tax Increment Redevelopment Plan and Project.

So, the purpose of the Redevelopment Commission tonight is to have public input we have coming up here shortly, but also make a determination whether or not you want to recommend approval of the TIF Redevelopment Plan and Project.

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So, Chairperson Dawson, we're at the point for Redevelopment Commission comments. So, I do have a raised hand here from -- I'm not sure who that is, one of the attendees. I'm not sure, okay, Ms. Lane. I'll go ahead and, is it okay if I ask her what her question is?

CHAIRPERSON DAWSON: Sure. Are we not going through the normal process for the Commissioners?

MR. ENRIGHT: Yes, let me explain it. Let me explain it to Ms. Lane and all the other members of the public.

First, we're going to have Redevelopment Commissioners ask questions, and then we'll get on to the public questions, where I'll be able to call on each person who raises their hand. So, we'll wait until the Redevelopment Commissioners get through their questions.

So, Susan, would you like me to call each individual Plan Commissioner, or do you want to do that and ask and see if they have any questions? I don't know if you have the list in front of you, but --

CHAIRPERSON DAWSON: No, I'm fine with that, or if the Commissioners want to raise hands when they want to ask questions, that works, too.

MR. ENRIGHT: Would it be good if I call on a Commissioner than you?

CHAIRPERSON DAWSON: That's fine.

MR. ENRIGHT: Okay, so I'll start with Commissioner Jay Cherwin. Please be sure to unmute yourself.

COMMISSIONER CHERWIN: Yes, hi. Thank you, Bill, and thanks for the presentation. I reviewed it. I guess one of the questions I had was, and I'll look forward, obviously, to my other Commissioners' questions and the questions from the public. But one of the questions I had was about the map itself. Were there any, I guess, earlier permutations of the map and how they decided to, I know they tightened it from going all the way up to Noyes.

But you know, for instance, we look at the small part that was formerly Elk Grove property, and we know that there is some activity on that now in terms of what that may look like, and it's different from what's even laid out on the TIF. So, I guess my question would be sort of the genesis of the map, and is there any thoughts up updating in light of recent developments?

MR. ENRIGHT: When you speak of the map, are you talking about the boundaries for the proposed TIF?

COMMISSIONER CHERWIN: That's correct, yes. I'm sorry.

MR. ENRIGHT: So, we did look at both sides of Arlington Heights Road; both east and west sides, but we felt that, and we meaning the Village, felt that the west side was fully developed. Sure, there's room for some improvement, but the east side is where we had a lot of vacancies. And the west side you pretty much have fairly, you know, occupied buildings, and they're doing fairly well.

We did include the full right-of-way on Arlington Heights Road, so it does go to the west side of the right-of way to include public improvements. But, so yes, the area was, initially we were looking at a large area, but just didn't feel it was justified to add in the west properties.

COMMISSIONER CHERWIN: And so, it includes the right-of way, so that would include, when we talked about the utilities and public improvements, the overheads and

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everything that traverse the westerly side of Arlington Heights Road would all be included?

MR. ENRIGHT: That's correct. There's overhead utility lines that we're looking at possibly relocating or burying. That's all a matter of working with ComEd and feasibility.

COMMISSIONER CHERWIN: Okay, yes, I reviewed the plan. I think it was nicely done. I just defer to some of my other Commissioners and would like to hear questions from the public. Thank you.

MR. ENRIGHT: Okay, Commissioner Mary Jo Warskow. Please be sure to unmute.

COMMISSIONER WARSKOW: Sorry, it took me a second there. I don't have any questions at this time. I'd like to hear if the public has any questions, and then potentially ask questions after that. Thank you.

MR. ENRIGHT: Commissioner John Sigalos. Please unmute. John Sigalos, can you unmute?

COMMISSIONER SIGALOS: Yes, did you not hear me, Bill?

MR. ENRIGHT: Okay, start over, start from the beginning. Now we can hear you.

COMMISSIONER SIGALOS: No, I was saying during that slide presentation towards the end my screen went dark, and I'm not seeing anything, but I could hear everybody fine. So, I don't know if it's something on my end or whatever, but --

MR. ENRIGHT: Okay, well, it was just the PowerPoint. There was just some, we went over some, you know, existing sizes of the TIFs that we have and EAVs. So, it was pretty much just wrapping up the PowerPoint. Did you have any questions regarding the TIF study or Redevelopment Plan?

COMMISSIONER SIGALOS: My one, my question, again, looking at the map which was, you know, the east side of Arlington Heights Road, did that also include the area of the old Daily Herald building?

MR. ENRIGHT: Yes, it includes the Daily Herald. So, it goes all the way from the tollway north to Seegers. So, it includes Arlington Heights Road east to the Daily Herald building, as well as the building north of the Daily Herald, and then goes up Tonne Drive up to Seegers.

COMMISSIONER SIGALOS: Okay, no, I fully understand it all, and I don't have any further questions, Bill.

MR. ENRIGHT: Commissioner Bruce Green. Please unmute.

COMMISSIONER GREEN: Yes, Bill, it was a great presentation, and I understand the areas involved, and I don't have any questions at this time. Thank you.

MR. ENRIGHT: Commissioner Joe Lorenzini. Please unmute.

COMMISSIONER LORENZINI: Thank you, Bill. A couple questions, more on the mechanics of how this is going to work. First of all, have the businesses been contacted, the owners of the current land been contacted, and what's their general feeling of this project?

MR. ENRIGHT: As required by state law, every property owner within the proposed TIF received a public notification well in advance of the meeting. And I have not received any objections from any property owner. There are several property owners that are developers that we have been talking to that are very interested in developing in the area, but I've had no opposition from any of the property owners.

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COMMISSIONER LORENZINI: Okay, so then let's say some of these owners are agreeable to develop. Let's say, just for talking purposes, half the owners are agreeable to develop. Would you start working with them at that point in making TIF improvements to the utilities in the area for them?

MR. ENRIGHT: Yes, we'd want to get it started as soon as possible with all developers. You know, we'll see how the economy goes here for, you know, the next year or so. So, there could be some, some delays, but we do want to proceed forward quickly.

COMMISSIONER LORENZINI: Okay, that's all I have for now. Thank you.

MR. ENRIGHT: Commissioner George Drost. Please unmute.

COMMISSIONER DROST: Yes, I think going ahead with the project in some form or fashion is really important for that area. And I'm going to listen to any of the comments, but it looks, it looks like it's well needed. The other question I've got is on the report that was presented, shouldn't that be put in the record by motion of the Board?

MR. ENRIGHT: Yes, that's fine, you can if you want to after --

COMMISSIONER DROST: Yes, we can wait until the end of it. That's okay, but just as a procedural point.

MR. ENRIGHT: That's fine, thank you. And Chairperson Susan Dawson, if you could unmute.

CHAIRPERSON DAWSON: Yes, hi. Like many of the Commissioners, I think it was a very thorough report, and I'm interested to hear what the community has to say.

QUESTIONS FROM AUDIENCE

MR. ENRIGHT: Okay, we have a couple people that have raised their, waved their hand icon. First, I want to read an e-mail I got from a citizen, Melissa Cayer, that came in today; asked two questions. Number one, a developer has bought up a large portion of that area. Sounds like the developer does not need the TIF. The Village will be working with developers in negotiating agreements. We scrutinize those thoroughly to make sure that there's justification.

Based on the blighted factors throughout this area and, you know, the extent of public improvements, as well as the affordable housing that we want to incorporate into some of these developments; actually all of them, there's a lot of public cost, as well.

Number two, what is going on the other side of the tollway? It looks like there's a lot of development in developed areas. The other side of the tollway is actually Elk Grove Village, so that's not in the Village, not in this TIF.

So, I do have the wave from Ms. Peg Lane. I've unmuted you so, Ms. Lane, if you have a question?

MS. LANE: Yeah, I have a few. What kind of analysis was done to look at the loss to schools and to students of this money?

MR. ENRIGHT: Okay. Why don't you go ahead and do all your questions, and then we'll answer.

MS. LANE: Okay, and why was there no citizen input listed on the agenda? It looks like you can only participate up until 3:00 p.m. with a 200 words or less e-mail, or I guess, get on like this, but it does say that you would have any opportunity to speak. It would be nice if the agenda said you may speak, you know, at the, at the meeting, at the Webinar.

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MR. ENRIGHT: Yes, well, thank you very much, and I'm glad you're here tonight and were able to make it. Regarding school impact, as we mentioned, the budget has allocated \$10 million for reimbursing the School Districts, elementary and high school 214 and 59, and the two taxing districts. So, we're required that if there are any new kids that would live in any of these residential developments that are subsidized partially by the TIF District, we have to then, and if it's a new student that wasn't in that school district enrolled previously, the school districts will inform us. And they will give us what their per-pupil cost is to educate the student in that year, and the Village has to reimburse them for that cost through the TIF.

There is a maximum cap of 40 percent of the revenue from the residential, so it's not wide open. But what we found is that in our downtown, in particular, where we have high-rise apartments which, you know, we're looking at mid-rise to high-rise down here, you have very few kids. We have about 1,200 dwelling units downtown, and the elementary school district only has about, I think about 16 or 17 students that attend their school district, so it's a very low amount. So, we don't believe that the impact is that great. But again, we have to reimburse them up to a certain dollar amount every year, and we have \$10 million in the budget for that.

MS. LANE: And so, how is the amount of money taken from the school district for the TIF determined?

MR. ENRIGHT: Well, it's, you know, it's not, we don't believe it's taken because without the TIF, we don't think we're going to see any development. And, you know, one of the criteria of a blighted area pursuant to state law is that the equalized assessed value has been stagnant. And we showed that chart earlier, over the last six years the equalized assessed value has not increased at all here; it's been flat.

So, if it continues to be flat, you know, it's not going to go up anyway for the taxing districts. And the taxing districts don't, necessarily, lose out on money because, you know, they do their tax levy for a certain dollar amount and they're tax capped. So, they're going to be able to get that dollar amount; it's just spread out amongst the EAV that's not, you know, part of the TIF increment. But they still get the base increment from the, from prospective TIF.

And keep in mind, our TIFs, as we pointed out earlier, the few TIFs that we have is about one-half of one percent of the Village's overall EAV. So, it's comparable with the school districts because their EAV is quite large, too. The difference is with the school districts they have other TIFs to worry about in other communities. So, and that's why we try and keep our TIFs small, but that's how we analyzed it. So, the school districts may think differently on that, but that's our opinion, that you wouldn't have the development without the TIF. So, you're not losing out on any EAV.

MS. LANE: Another question is how would this project compare to the Sears project, which research is showing, well, it's out of business now. There's nothing going on there. And other research shows that TIFs are not leading to a successful development of the town; the University of Illinois articles, research articles.

MR. ENRIGHT: Well, you know, there's a lot of research out there and different viewpoints. I can only point to Arlington Heights. Obviously, our downtown, some people don't like the taller buildings, but our downtown was developed with tax increment financing over the years, and is pretty successful, we believe. We have another TIF District on Golf Road, which has run into problems over the years. It's been a long road, although we did

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have some lawsuits there.

The Sears TIF in other communities, it's a very large area, a lot more acres than this. So, that one's going to have, potentially, more impact on the community and the taxing districts. This TIF is only 65 acres, of which 15 acres are actually the street right-of-way, which aren't taxable. So, it's really only about 50 acres of taxable land. So, we think that the size of this TIF being relatively minimal, is going to have less of an impact.

MS. LANE: Okay.

MR. ENRIGHT: I do have, let me see if there's any other hands. I see a Zoom account here; I don't know who this is. So, I just unmuted --

MR. MOENS: Bill, can you hear me?

MR. ENRIGHT: Yes, sir. Who is this?

MR. MOENS: Keith Mohns.

MR. ENRIGHT: Oh, hi, Keith.

MR. MOENS: How are you?

MR. ENRIGHT: Yes, so we can all hear you, so if you want to go ahead and ask any questions.

MR. MOENS: Okay, thank you very much. I just wanted to give my opinion or thought on not to approve this South Arlington Heights Road Redevelopment Plan. You know, there is, as Peg said earlier, you know, there's a lot of research out there that kind of says that these TIFs, you know, really don't add to the development. And if it does develop, it probably would have developed anyway.

I think pointing to all the TIFs, downtown Arlington Heights, as the reason why downtown developed, I don't think we can say that. I'm pretty sure downtown Arlington Heights would have developed anyway. And I think that's what a lot of the research has shown over the years. And U of I has done a lot of good research on this in that, you know, one of the things they see with TIFs are that they really didn't help; it would have been developed on its own.

Also, one of the things, and I hope this TIF approaches this, is public transparency on who's paying and revenues and expenditures and so forth, and kind of who's in, who's in control of those expenditures. And so, I don't know, given some of the economic uncertainty we're in right now, you know, the taxing districts like the schools I think need the money. You're point's well take about new kids. But again, I think if it's not, you know, drop in kids they would probably not get their revenue they're looking for.

I do have a couple questions, but I just want to wrap up by saying that, you know, I don't think this is what TIFs were designed to do. It's not really a blighted area. I do agree with you, though, it does need to be developed. But giving it a TIF is probably, you know, I don't see how that designating it a TIF is, all of a sudden, going to make this thing develop. If it's not, if the market's not doing it, then I don't see how giving, you know, public money away to a developer, you know, is going to, all of a sudden make this a wonderful development.

So, I would ask that the Redevelopment Board, you know, deny this approval. Let's move it forward to when we're under a little more economic certainty, and maybe look at it a little bit later. That's my comment.

My question is if there is, if there is going to be some residential development here, is the affordable housing part of the Village, will that apply to what's being

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developed as far as, you know, residential or rental units?

MR. ENRIGHT: Great question, thank you. Yes, absolutely. It is part of our budget that we showed earlier. It includes provision for affordable housing to help assist with promoting that within the TIF. As you know, the Village Board has been looking at codifying our affordable housing policy, and that will be forthcoming. Obviously, it's been delayed a little bit because of COVID, but they're clearly very serious about this, and I expect that, you know, pretty soon we're going to have codified requirement, and that would include developers, especially developers within a TIF District that are going to be asking for public monies.

MR. MOENS: One last thing, Bill, is like the bonds, you issued TIF bonds. Could you explain what that is and how those bonds are, you know, floated and how the income stream comes in? And exactly what does that mean if you're going to issue TIF bonds on this?

MR. ENRIGHT: Well, you know, the Redevelopment Plan does state that that's an option available. We could also float GO bonds, but the Village typically minimizes issuing bonds unless there's a large public improvement involved. So, for instance, in our downtown TIFs we had several public parking garages, so we did do bonds for some of those. And they have to be reviewed by Chapman and Cutler, our bond counsel, to make sure that any future TIF increment can help pay off the debt.

We also issued a small bond in TIF 5 and TIF 3. With every bond that we've ever issued in any of our TIFs, we have paid all of them off on time, and have never had to use the general fund for that. So, it's really a matter of being careful; not overdoing it with any bonds that we may issue. We may not have to with this TIF; it's part of the negotiation with the developer. But it's also, you know, what public improvements we're going to be able to do and how much those may cost.

So, if we were to do a bond, it would have to be backed by the TIF increment, and we're always very conservative on issuing those bonds to make sure that the TIF can pay it off. And again, historically, we've never had an issue with paying off our bonds issued in our TIFs over the last 30 years.

MR. MOENS: Okay, thank you.

MR. ENRIGHT: Thank you, Mr. Moens. I do have, so I don't think, I think that's it, then. I don't see anybody waving. Let me make sure Peg Lane doesn't have any other follow-up.

Ms. Lane, did you have any follow-up?

MS. LANE: Yes, I did. Thank you for asking. And I agree with previous speakers who say yes, there is some need there. It doesn't look attractive. It doesn't look like it's coordinated; that whole area. But I'm just wondering what is the benefit for schools; I'm retired special ed, and what is the benefit for schools and students who need so many services often that are cut because of things like this? And why would a school district support this when they're going to have to cut people or programs for students who have to have, you know, a program, a special program?

MR. ENRIGHT: Well, you know, the School District 214 recommended approval of this TIF on May 5th. School District 59 did not; they abstained. So, they didn't vote one way or the other, and it's effectively, an abstention is the same as, is similar to a no vote, but it wasn't a no. Harper College recommended approval of it. I think the taxing districts, I can't speak for the school districts, obviously, but at the end of a TIF after you realize significant redevelopment like we did downtown, then you have a significant increase in the tax base from

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that TIF District once all that property comes online again.

But there's also benefits to, in this case, you know, providing affordable housing with this TIF District. That's going to be a requirement. And also, you know, what you said earlier, the impacts on the school districts; we do have to have a, you know, funding for them to subsidize any increase up to a certain point. But again, the impact to the schools in terms of number of students from residential development like this, you know, apartments in mid-rise buildings, is very low because there's a lot of single-person households.

A lot of these apartments have, you know, one person, maybe two. Very rarely do they have kids because they, if they start to build a family, they'll usually build, you know, buy a bigger home. So, our experience has been very minimal impact. But you're right, the EAV is not available to the taxing districts until the 23 years is over. But again, it gets back to our view that, you know, the history has shown this area that we're going to, you know, potentially create a TIF for has been flat-lining in terms of the EAV. So, we don't think it's going to affect them long-term because if we don't do anything, it's just going to stay flat.

MS. LANE: What's the option in terms of the 23 years? Is there any possibility of an earlier repayment?

MR. ENRIGHT: Yes, there always is. And we had TIF District 3, where we could have retired a couple years earlier, but the taxing district, the school districts actually were okay with it running the full 23 years. Because what we did instead, is every year we had a surplus fund in the account, and by law, we're required if you have three consecutive years to distribute that money to the school districts and the other taxing districts on their pro rata share of tax revenues. So, they actually benefited from that because it gives the school districts more flexibility to use what's called, surplus funds. And we distributed, I think, \$1.5 million from TIF 3 to the elementary and high school districts several years back.

MS. LANE: Well, I guess, I guess I would rather not do this right now in this time when kids are losing so much education this year. I think there was a study done in Chicago that only 60 percent of kids are, are connecting with the schools. I don't know what it is out here; it's probably, it may be better. But anyway, I would rather not do it at this time.

MR. ENRIGHT: Thank you very much, Ms. Lane. So, I don't see any more hands up. I just want to make sure that -- so you're done, Ms. Lane? You have no more questions?

MS. LANE: Yes.

MR. ENRIGHT: Okay. Mr. Moens; okay his hand is down now.

Mr. Moens, did you have a follow-up question?

Mr. MOENS: No, thanks, Bill. No, I have to agree with Peg. I don't think this is the time to do it, either. I think we should look forward, look a little bit further ahead here and give it, you know, some time to clear out now with this economic downturn. The only other think I would mention, Bill, is on your agenda, you have no agenda item for public comment. And that, I think some people looked at that and thought they couldn't comment tonight. So, it seems like you should put an agenda item on there that it's a public hearing, that its public comment. That's all I have. Thanks.

MR. ENRIGHT: Thank you, Mr. Moens.

Okay, I'll turn it back to Ms. Dawson, Chairman Susan Dawson.

CHAIRPERSON DAWSON: So, we're closing public commentary at this time. All right, and then we want to see if there is any additional questions, comments,

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discussion from the Commissioners?

MR. ENRIGHT: Correct.

CHAIRPERSON DAWSON: Do you want to just have people raise hands if they have additional comments?

MR. ENRIGHT: Yes, why don't we do that. If people know how to raise their hand, it's the little icon at the bottom. Or, we can just go through everybody quickly.

CHAIRPERSON DAWSON: Or they can just unmute and say I have a comment.

MR. ENRIGHT: Yes, let me unmute. Okay, anybody have a comment?

COMMISSIONER DROST: Yes, George Drost.

MR. ENRIGHT: Go ahead.

COMMISSIONER DROST: I agree with Mr. Mohns, from the standpoint of how the TIFs have sort of become bastardized and they really don't fit their intended purpose, and that economic forces take hold. But what happens in sort of an unlevel playing field, you have to go with a TIF program in competition with the rest of the economy. And that's more of an issue for the state legislature, to try to reform some of the practices that have gone on in TIFs.

And I live in a TIF, and was one of the successful ones down in the central business area of downtown Arlington Heights. And I would add that, just from an anecdotal standpoint, TIFs do make the difference because we would be waiting a long time before the development of the downtown Arlington Heights area would have taken place.

And again, that's not being a person who is supportive of government assistance in those kinds of projects, but the point is that other communities would have probably taken the lead and created an environment that Arlington Heights has so much to be proud of. That's the, that's the general comment. And it's not a perfect world, so you do the best you can with what you've got, and follow the rules and take some risk. That's it.

MR. ENRIGHT: Joe Lorenzini?

COMMISSIONER LORENZINI: Yes, Bill, thank you. Bill, so the budget, you know, in one of the earlier slides it's somewhere around \$80-some million, correct?

MR. ENRIGHT: Yes.

COMMISSIONER LORENZINI: Where is that money going to come from?

MR. ENRIGHT: Well, that will be the TIF increment generated as the result of redevelopment of the properties within the TIF. So, that's an estimate done by Kane, McKenna, our consulting firm, over a 23-year time period, with estimates on the number of square footage and dwelling units we might see in this area based on preliminary discussions with the various developers.

COMMISSIONER LORENZINI: Right, so the increase in the valuation is going to help cover the cost, but to get started, you're not going to have that increase valuation until something's built. You've got to put some sewers in, some water lines in, bury the overhead power lines. That's all got to be done upfront before these new developments come in and start generating additional tax dollars. So, where does that upfront money come from?

MR. ENRIGHT: Well, if we do upfront money, this gets back to Mr. Mohns' comment about the issuing bonds. You know, if we do want to do large public improvements upfront, we may have to bond it, and then pay it from increments. And anytime we've done that, we've always put preference on paying back any bonds that we've issued before developers

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would get pay-as-you-go where increments, once it comes into the Village.

So there's, there's never a guarantee by the Village to a developer that we can, you know, if we reach an agreement for \$10 million, let's say, we don't guarantee that \$10 million. We just say if the TIF increment is there, you can get it, assuming they've proven up the need. But if we have public improvements that are bonded, we pledge the increments first to our debt before any of it would be allocated to any developers. And that's why we've been pretty, very successful, actually, in never having any issues retiring any of our bonds.

COMMISSIONER LORENZINI: Okay, so you know, that area is pretty blighted, and I think the only thing decent in that area is maybe Mitsuwa and the hotel; everything else definitely needs some work. So, if the hotel, if Mitsuwa doesn't, just stays the way they are and the hotel just stays the way they are, you know, that's okay, right?

MR. ENRIGHT: Yes. There's no intent to do anything with the Mitsuwa property. It's a great property. It's actually one of the draws to this area. So, hopefully, we'll be able to, you know, build off that and their success.

COMMISSIONER LORENZINI: And just for talking purposes, let's just say the rest of the area is going to be developed, three different developers come in there and go on and develop it, how do you determine who gets what money? And as far as the overall drainage in the area that was talked about earlier, how are you going to come up with an overall comprehensive drainage plan for all these developments?

MR. ENRIGHT: Well, regarding the first question, every agreement is negotiated with the developer, and we usually look at it as a case-by-case basis. So, if Developer A has their property, we look at the increment from their property only. And then, we work from there in terms of, you know, what could be the potential assistance. Obviously, we review the developer's performance and they have to justify the need for it.

As far as public infrastructure, that's something, something that we'll be looking at. We may have to hold off on some of these things, like overhead utilities, until we get some increments generated, rather than issuing a bond upfront. We don't anticipate, at this point, having to upgrade too many of the water lines in the area, but we are doing a study right now on that. So, if we do, we could use a bond to pay for that and use increments from development to generate, you know, funds for that. But we wouldn't put them in unless the development was happening, as well.

COMMISSIONER LORENZINI: Okay, thank you, Bill.

MR. ENRIGHT: Mary Jo Warskow has her hand raised. Commissioner Warskow, can you unmute? Okay.

COMMISSIONER WARSKOW: I just unmuted, thank you. So, has there been any study about what the impact of this new situation that we're living in would be on the Village potentially, you know, we're talking about public infrastructure, and if we make that commitment and we issue bonds, but then, you know, the economy doesn't allow for the developers to come in and develop that TIF District? Have we run some scenarios of what that looks like in this new economy?

MR. ENRIGHT: Not yet, but what the new economy, at least for the time being, however long this lasts, is certainly going to make us at the Village more conservative in how we proceed with any public infrastructure items. So, for instance, the burial or relocation of the overhead ComEd lines, although it would be a nice thing to do if it makes economic sense

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and physical practical sense, you know, it might be probably, you know at this point, too risky to do it right off the top. We'd probably wait several years until the economy stabilizes.

So, you know, we probably would not put a lot of upfront money into this TIF until we see if the economy is straightened out. We've been making, I know our Village Board has been holding back on capital projects from the budget this year because, you know, our revenues are going way down. So, you know, I think it's going to impact us for, you know, a couple years, but we'll have to see. But we don't want to put the cart before the horse and do too much because we don't want that risk.

COMMISSIONER WARSKOW: Does establishing this as a TIF District affect any ability to get public infrastructure grants like the ones being offered by the State of Illinois right now?

MR. ENRIGHT: It does not. You know, we're eligible for grants, and we always pursue them whether there's a TIF District or not. So, that's certainly something that we always keep our eyes open.

COMMISSIONER WARSKOW: Well, I'm supportive redeveloping the area, you know, because it looks blighted, but also, you've mentioned before, definite safety improvements in intersections, making the area more walkable, and bike friendly. So, I appreciate that all for safety and the economic development. I just want to be sure we are taking into consideration the economic environment in which we are now operating.

MR. ENRIGHT: Understood. Thank you.

COMMISSIONER CHERWIN: Bill, this is Jay. Susan, this is Jay.

If I would, you know, I look at this area, you know, multiple times a day probably. I mean, I've lived down here since 1984, so I'm familiar with it. You know, I think the assessment is, you know, technically obviously, it's correct. I think our consultants went through that, but I think just from a practical perspective it's, you know, to think it's going to, you know, just automatically develop on its own is probably wishful thinking given that there have been several very positive cycles and it hasn't seen that already.

You know, so I'm supportive of it, generally. I know there's some concerns about, you know, propriety of TIFs in general, and sort of theoretical, you know, debate as to whether TIFs are effective. And, you know, certainly they're not perfect; they're far from perfect, but I think, you know, there are plenty of good examples of them. And I would say that Arlington Heights has done a good job of using them sparingly and using them smartly, and I think we've seen the result of that. So, I'm confident that we can do that again here. It's an area that definitely needs it.

You know, I guess the thing I'd say, you know with the schools, obviously, I've been just a little back and forth about school programs. I'm not sure what exactly, you know, the issues are. I mean, at the end of the day, value is going to be created here. So, I don't see it taking away anything because nothing exists, other than what, you know, the EAV on the property now. And the developers, this is helpful for a developer to come in and actually create more, in the long run, for the school. So, I don't really see it as taking away anything. I think it's actually a partnership in terms of building opportunities for schools to generate more revenue down the road.

And I guess just one quick, I don't know that there was much of an explanation to this issue, just generally, the TIFs. Which is, you know, the impression that, you know, some of these costs may be to the developer is vertical construction where I know that's

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not part of it. So, maybe it's just worth a minute or 30 seconds or so, Bill, just the things that are going to be reimbursed are limited. And, you know, it's not like we're going to take, we're going to be reimbursing a developer to go vertical and build a building and, basically, have all this cost absorbed. I mean, it truly is stuff that's going to benefit a larger base than just the developer in terms of these funds. Can you just briefly explain?

MR. ENRIGHT: Yes. The state statute is a list of items that are TIF-eligible expenses. Those include land acquisition costs, public infrastructure improvements, provision of affordable housing, cost to finance bonds. Professional fees and costs such as our architectural engineering fees. So, you know, there's certain items that can be TIF-eligible, but new construction, in and of itself, is not TIF-eligible.

So, it's always a negotiation with developers. It's not a blank check. We don't automatically reimburse everybody for every TIF-eligible cost. It has to be justified by the developer. And that's, you know, in any redevelopment agreement that we've done, which is all public record, people can look at those agreements and see how they're structured and how they're scrutinized by the Village and, ultimately, the Village Board.

So, but yes, there is a finite number of, dollar amount and items that can be TIF subsidized. Environmental remediation is another one. Demolition of structures, re-grading of the land. So, it's a lot of site improvement-type things that are TIF eligible, but not new construction.

COMMISSIONER CHERWIN: Thanks. I think that's all I have for now.

COMMISSIONER GREEN: Bill, I have a comment; Bruce Green here.

MR. ENRIGHT: Okay.

COMMISSIONER GREEN: Over the years, I've been on one or two special committees that studied the South Arlington Heights Road area and the STAR Line connection there. And all of the studies that were done indicated that the, the land along the east side of Arlington Heights Road, the sizes of the lots were, basically, undevelopable. They were, they're very shallow, and they don't lend themselves to being developed.

So, I guess what I'm saying is I'm in favor of this TIF, big time, because it's going to change that and make all that property, all of sudden, able to be developed properly. So, the TIF is a good thing here, and I am totally in favor.

MR. ENRIGHT: Any other Commissioners?

COMMISSIONER SIGALOS: Yes, this is John Sigalos, if you can hear me.

MR. ENRIGHT: Yes.

COMMISSIONER SIGALOS: I side with all the Commissioners. I think there's some very great comments that they all shared. This is a gateway from the south into our Arlington Heights community, and I don't see where it's going to hurt the schools because the EAV is flatlined for the last number of years. And so, it can do nothing but go up with the improvements here along South Arlington Heights Road. So, I'm very much in favor of it.

MR. ENRIGHT: I believe then, Chairman Dawson, were you going last?

CHAIRPERSON DAWSON: Right. I agree with all the comments made. I am very familiar with this area. That's the area which I grew up, and I also drive through there frequently. I think it was a good presentation. I do support the proposal. So, at this time do we need a motion for approval, a recommendation?

MR. ENRIGHT: Yes. What I can do here is share screen. So, I do have a

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recommendation verbiage.

CHAIRPERSON DAWSON: So, would anybody like to make a motion?

MR. ENRIGHT: Can you see that motion there?

COMMISSIONER LORENZINI: Yes, I'll make a motion to approve.

CHAIRPERSON DAWSON: Go ahead.

MR. ENRIGHT: Can you read that motion that's on the screen?

COMMISSIONER LORENZINI: Yes, I can.

Motion to approve. The Redevelopment Commission recommends approval of the South Arlington Heights Road Tax Increment Financing Redevelopment Plan and Project and related ordinances.

COMMISSIONER CHERWIN: Jay Cherwin; I second.

CHAIRPERSON DAWSON: Do we need a roll call?

MR. ENRIGHT: Yes, I will do that. I'm just going to go in the same order as I did earlier.

Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. ENRIGHT: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. ENRIGHT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. ENRIGHT: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. ENRIGHT: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. ENRIGHT: Commissioner Drost.

COMMISSIONER DROST: Yes.

MR. ENRIGHT: Chairperson Dawson.

CHAIRPERSON DAWSON: Yes.

MR. ENRIGHT: Okay, the recommendation is to approve the TIF Redevelopment Plan and Project. This recommendation will be forwarded to our Village Board of Trustees. They will be considering this in June; it looks like June 15th. So, the agenda is posted the week prior, the Friday prior to, or Thursday or Friday prior to the Monday meeting on the 15th, but that's the target date, so I'd expect it to be on June 15th.

I want to thank everybody very much for coming out, and the members of the public, very much appreciated. And sorry we had a little quirk at the beginning and we couldn't see everybody's face, but I glad the visuals were there for us. So, if there's a motion to adjourn, we can adjourn.

COMMISSIONER GREEN: I'll make that motion.

CHAIRPERSON DAWSON: Do we have a second?

COMMISSIONER SIGALOS: I'll second.

CHAIRPERSON DAWSON: All in favor.

(Chorus of ayes.)

MR. ENRIGHT: Great.

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CHAIRPERSON DAWSON: All right, we're adjourned.

(Whereupon, the Redevelopment Meeting was adjourned
at 8:46 p.m.)

**RESOLUTION AND RECOMMENDATION OF JOINT REVIEW BOARD
CREATED AND CONVENED PURSUANT TO ILLINOIS TAX INCREMENT
ALLOCATION REDEVELOPMENT ACT 65 ILCS 5/11-74.4-1 et. seq. (THE “ACT”)**

To: Mayor and Village Board
Village of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, Illinois

WHEREAS, the Joint Review Board convened pursuant to the Act did meet on May 5, 2020 via Zoom Webinar was attended by and comprised of representatives of affected taxing jurisdictions within the proposed redevelopment project area, a representative of the Village of Arlington Heights and a public member pursuant to the Act; and

WHEREAS, a public member of the Joint Review Board was willing to serve and was duly selected by a majority vote of all Joint Review Board members, and a chairperson was duly selected by the Joint Review Board by majority vote of all other Joint Review Board members; and

WHEREAS, the Joint Review Board did carefully review and consider the public record, planning documents and proposed ordinances designating the South Arlington Heights Road Tax Increment Redevelopment Project Area, the Redevelopment Plan and Redevelopment Project, and adopting Tax Increment Financing to be considered by the Village; including the TIF Plan and the Eligibility Study for the aforementioned Redevelopment Area, prepared by Kane, McKenna and Associates, and after considering all of said matters did agree by a vote of the members of the Joint Review Board that the proposed South Arlington Heights Road Redevelopment Plan and Project, Village of Arlington Heights, Illinois be approved and that the South Arlington Heights Road Tax Increment Redevelopment Project Area satisfies the eligibility criteria defined in the Act and the South Arlington Heights Road Tax Increment Redevelopment Project Area qualifies as a “conservation area” area as defined in the Act.

Further, the Redevelopment Project and Plan as presented are conformant with the requirements of the Act.

As such, the majority of the Joint Review Board did direct the chairperson of the Joint Review Board to prepare and submit to the Mayor and Village Board of the Village of Arlington Heights, Illinois, its recommendation so finding.

NOW THEREFORE, BE IT RESOLVED the Joint Review Board does hereby submit its advisory, non-binding recommendation to the Village of Arlington Heights, Illinois that the proposed South Arlington Heights Road Redevelopment Plan and Redevelopment Project, Village of Arlington Heights, Illinois be approved and that the South Arlington Heights Road Tax Increment Redevelopment Project Area satisfies the requirements of the Plan and fulfills the objectives of the Act.

DATED this 5th day of May, 2020

Representative of Village of Arlington Heights

Representative of Community Consolidated School District 59

Representative of Township High School District 214

Representative of Arlington Heights Park District

Representative of the Public

Representative of Cook County

Representative of Elk Grove Township

Representative of Harper College

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DATED this 5th day of May, 2020

Representative of Village of Arlington Heights

Representative of Community Consolidated School District 59

Representative of Township High School District 214

Carrie A. Fuller

Representative of Arlington Heights Park District

Representative of the Public

Representative of Cook County

Representative of Elk Grove Township

Representative of Harper College

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DATED this __15__ day of __May____, 2020

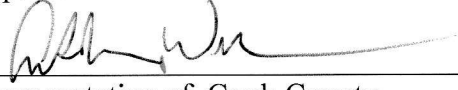
Representative of Village of Arlington Heights

Representative of Community Consolidated School District 59

Representative of Township High School District 214

Representative of Arlington Heights Park District

Representative of the Public



Representative of Cook County

Representative of Elk Grove Township

Representative of Harper College

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DATED this ____ day of _____, 2020

Representative of Village of Arlington Heights

Representative of Community Consolidated School District 59

Representative of Township High School District 214

Representative of Arlington Heights Park District

Representative of the Public

Representative of Cook County

Representative of Elk Grove Township

Bret Bonnstetter

Representative of Harper College

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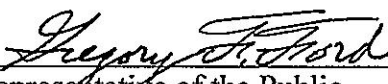
DATED this 11 day of MAY, 2020

Representative of Village of Arlington Heights

Representative of Community Consolidated School District 59

Representative of Township High School District 214

Representative of Arlington Heights Park District



Representative of the Public

Representative of Cook County

Representative of Elk Grove Township

Representative of Harper College

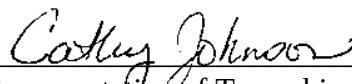
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DATED this 12th day of May, 2020

Representative of Village of Arlington Heights

Representative of Community Consolidated School District 59


Representative of Township High School District 214

Representative of Arlington Heights Park District

Representative of the Public

Representative of Cook County

Representative of Elk Grove Township

Representative of Harper College

Further, the Redevelopment Project and Plan as presented are conformant with the requirements of the Act.

As such, the majority of the Joint Review Board did direct the chairperson of the Joint Review Board to prepare and submit to the Mayor and Village Board of the Village of Arlington Heights, Illinois, its recommendation so finding.

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DATED this ____ day of _____, 2020

 5/11/20

Representative of Village of Arlington Heights

Representative of Community Consolidated School District 59

Representative of Township High School District 214

Representative of Arlington Heights Park District

Representative of the Public

Representative of Cook County

Representative of Elk Grove Township

Representative of Harper College

DRAFT

Minutes of the Joint Review Board

May 5, 2020

3:00PM

Zoom Virtual Meeting

Representatives of Joint Review Board in Attendance

Cathy Johnson, Township High School District 214

Vickie Nissen, Community Consolidated School District 59

Carrie Fullerton, Arlington Heights Park District

Arthur Williams, Cook County

Tom Kuehne, Village of Arlington Heights

Greg Ford, Public

Bret Bonstetter, Harper College

Representatives of Joint Review Board not in Attendance

Elk Grove Township

Others Present

Bill Enright, Assistant Director Planning and Community Development Village of Arlington Heights

Charles Witherington Perkins, Director Planning and Community Development, Village of Arlington Heights

Bob Rychlicki, Kane McKenna and Associates

DJ Fiore, Kane McKenna and Associates

Jason Myers, Arlington Heights Park District

Call to Order

Bill Enright opened with the Roll Call:

Cook County: Arthur Williams

Township High School District 214: Cathy Johnson

Community Consolidated School District: Vickie Nissen

Harper College: (Mr. Bonnstetter did not respond as his microphone was on mute but he was present)

Arlington Heights Park District: Carrie Fullerton

Elf Grove Township: not present

Village of Arlington Heights: Tom Kuehne

Bill Enright indicated that 5 of 7 members are present and therefore there is a quorum present.

Appointment of Public Member

Bill Enright indicated that he contacted Greg Ford to ask if he was interested in being the public member of the Joint Review Board as he sits as the public member for two existing TIF Districts in the Village. He asked if there was a motion to appoint the public member.

Motion by Cathy Johnson, School District 214 to appoint Greg Ford as public member.

Second by Tom Kuehne, Village of Arlington Heights

Voice Vote: All were in favor, none opposed

Appointment of Chairperson

Bill Enright indicated that Mr Kuehne serves as chairperson on the other Village of Arlington Heights Joint Review Boards and that anyone can be nominated who sits on the JRB. Mr. Enright asked if there was any discussion. Seeing none a motion was made.

Motion by Cathy Johnson, School District 214 to appoint Tom Kuehne as Chairperson.

Seconded by Carrie Fullerton, Arlington Heights Park District

Voice Vote: All were in favor, none opposed

Bill Enright introduced himself as liaison to JRB not a member and he provided some background on the South AH Road Corridor Plan which was approved by the Village Board in 2018. In that Plan, the Board recommended that the Village evaluate tax increment financing to facilitate development as there are several vacant properties and buildings. There has been no recent investment in the area other than one of the hotels being renovated. There are a series of public improvements that the Village would like to implement to improve the corridor and also work with private property owners on redevelopment. The purpose of this meeting is the first step to consider a TIF District for this corridor. The Joint Review Board is advisory to the Village Board. Mr. Enright indicated that he forwarded the Resolution and Recommendation to the JRB for consideration at the end of this meeting.

Mr. Kuehne then introduced the Village consultant from Kane McKenna and Associates: Bob Rychlicki and DJ Fiore who will make a presentation.

Bob Rychlicki started the power point presentation by indicating that the taxing districts were provided notice of the meeting and provided the TIF plan. Also he informed the JRB they have up to 30 days to forward a decision to the Village. The JRB has options to either agree with the Villages findings outlined in the TIF Plan and eligibility report that the area qualifies as a TIF, or you may not agree with findings

but if so then the JRB shall provide specifics on which areas they are in disagreement with. And finally, if no decision from the JRB is rendered then the TIF moves forward as a positive decision.

Mr Rychlicki provided background on the proposed TIF area as a gateway to Arlington Heights pursuant to the South Arlington Heights Road Corridor Plan approved by the Village in 2018. This area provides challenges for redevelopment and thus TIF funding is a source of funding improvements.

He provided a map of the proposed TIF area running from I90 on the south the Seegers Road on the north. Aerial images were presented of the area which includes various land uses. The objectives of the Tif Plan are consistent with the Village Comprehensive Plan and the 2018 South Arlington Heights Road Corridor Plan which is a requirement of the TIF statute. Further the Village finds that area redevelopment won't occur but for the use of Tif financing. He explained how TIF funding works with a base year established and incremental revenues pledged to the TIF.

DJ Fiore of Kane McKenna then presented the TIF Eligibility findings. The findings are that the area qualifies as a conservation area per Statute. First the area includes over 50% of structures aged 35 or over as 10 of 17 structures are over 35 years old. In addition a minimum of 3 of 15 factors must be present. The area meets 6 factors present. First the area EAV lags or is declining for 3 of last 5 years which the area has. Second is excessive vacancies. 5 of 6 buildings south of Algonquin Road are vacant. North of Algonquin Road there is a 35% vacancy rate. Third is deterioration of structures and improvements such as surface improvements and building components. Fourth is lack of community planning meaning the area developed without a community plan in place resulting in lots and parcels of inadequate shape and size for contemporary development, poor layout of access drives with multiple driveways in a piecemeal manner. Fifth there are inadequate utilities as existing storm water management does not meet today's current standards. New development will need to adhere to greater standards adopted by the MWRD and the Village. The Village engineer provided a written statement to that effect. Sixth the area includes obsolescence which is demonstrated in the age of structures being 35 years of age and older, underutilized parcels which contribute to lag in EAV.

Mr. Rychlicki added that not every parcel has to meet all criteria, it is the area as a whole. He further went over the key elements of the TIF Plan indicating that the most recent EAV for the area is 24.5 million. The budget includes 86 million for Tif eligible costs including funds set aside for school district tuition payments as required by Statute. Also included is funding for utilities and land acquisition. The land use plan for the area includes mixed uses for a mix of residential and business uses.

B. Enright then presented some context how the Village has utilized TIF districts. The Village currently has 3 TIF districts that comprise 147 acres which equates to 1.4% of the Village's land area. If this proposed TIF is included the total land area would increase to 212 acres or 2.1% of the Village total. In addition the existing TIF incremental EAV equates to one-half of one percent of the Village total EAV, so a very small portion of the total EAV. The Village we believe uses TIF minimally although we recognize that the taxing districts boundaries go beyond the Village of Arlington Heights.

Vickie Nissen asked two questions- first how many residential units are proposed in the TIF?

B. Enright indicated there are three primary development sites with one developer proposing 175 senior housing units. The two other sites could range from a total of 600 to 900 multi family units likely phased in over time. As mentioned TIF statute requires tuition reimbursement for new students in a TIF assisted development with a cap of 40% of the residential increment pledged towards reimbursement.

The Village entered into agreements with SD 25 and 214 for the Hickory Kensington TIF that outlines the process for reimbursement which would be a good idea for this TIF as well.

Mrs. Nissen expressed concern with timing of TIF and that the school district is in process of selling their site for \$5.0 million which would increase the EAV and thus the base EAV for the TIF.

B. Enright indicated that the sale price is not the sole indicator of EAV and that the site includes vacant land. Mr. Rychlicki added that typically for sales mid year the assessor would make a partial adjustment to the EAV.

B. Enright moved along to the next portion of the agenda that being the 3 Ordinances proposed to establish the TIF. These are provided to the JRB for review as these are typical Ordinances required to approve a TIF district. The Village Board would consider these Ordinances at a future meeting to consider the TIF.

B. Enright asked if there were any questions from the Joint Review Board.

Kathy Johnson of SD 214 had no questions.

Vickie Nissen of SD 59 asked if the Village had projections on the number of students to be generated in the TIF and also is this TIF adjacent to the existing TIF on Golf Road? B. Enright stated that no projections had been made yet but that in our experiences with similar multi family development in downtown Arlington Heights there are minimal students expected. This is based on data from SD 25 that was provided to the Village. These types of residential development don't generate many students as there are more single person housing units which results on smaller average household sizes. Also this TIF will not be adjacent to TIF 4 on Golf Road.

Carrie Fullerton of the Arlington Heights Park District asked if the Open Space designation at the south end was for a future park and if impacts fees will be required? B. Enright indicated that one site at the south end is the former Elk Grove Township offices and that the Village Comprehensive Plan designated that parcel as open space which does not equate to park land. There is no future park land in the TIF area although the mixed use development will include amenities for residents living there. Impacts fees will be required per code.

Arthur Williams of Cook County had no questions.

Greg Ford asked if the Village anticipated any objections from property owners in the proposed TIF and also what impact does MWRD storm water requirement have on sites? B. Enright indicated that we had not yet received any objections from owners. The MWRD recently revised their storm water management requirements which will require new development in the area to comply with higher standards. This impacts developer costs as more land has to be devoted to storm water retention. Developers are often building underground storage which is costly. The Village is also studying existing public water and sewer mains for capacity as upgrades may be needed.

Bret Bonnstetter of Harper College had no questions.

Tom Kuehne asked for explanation of existing agreements with SD 25 and SD 214 in the Hickory Kensington TIF. B. Enright indicated that the agreements set forth the step by step process for the school districts to receive TIF funds for tuition reimbursement as required by TIF statute. The school

district would inform the Village each Fall by a date certain of any new students living in the TIF and the calculation of tuition for each student per statute. The Village then has a certain time frame to review and disburse the funds as required.

B. Enright then indicated during the public question portion of the agenda that he received two emails. One email from resident Keith Moens which B. Enright then read into the record (said email is attached to these minutes as part of the record). Another email with two questions was submitted by resident Melissa Cayer which questions were read into the record.

B. Rychlicki responded to the two questions posed indicating that impacts to the taxing districts can be funded by the TIF if needed as determined by the Village. Also the tax rate for properties inside the TIF is the same as for properties outside the TIF.

B. Enright asked any members of the public that were on this webinar to use the “waive” function if they wished to comment or ask a question. There were no members of the public who asked to be recognized.

B. Enright then indicated the next item on the agenda is for the JRB to consider the Resolution and Recommendation to approve the TIF. This document was previously provided to the JRB and was on the Village web site. All members of the JRB indicated that they had read the Resolution.

Motion by Arthur Williams of Cook County to Approve the Resolution and Recommendation.

Seconded by Greg Ford, Pubic Member

Roll Call vote was taken:

Cook County: Mr. Williams Yes

Mr. Ford: Yes

School District 59: Mrs. Nissen Abstained

School District 214: Mrs. Johnson Yes

Arlington Heights Park District: Mrs. Fullerton Yes

Village of Arlington Heights: Mr. Kuehne Yes

Harper College: Mr. Bonstetter Yes

The motion to approve passed 6 yes, Zero nays, 1 abstention.

B. Enright thanked the members of the Joint Review Board and indicated that this recommendation will be forwarded to the Village Board. The next step is the Redevelopment Commission public hearing on May 27th at 7:30pm via Zoom Webinar. Thereafter the Village Board would likely consider this petition in June.

Motion to Adjourn by Cathy Johnson seconded by Carrie Fullerton all voted to adjourn. Meeting adjourned at 3:56pm.

Recorder of Minutes: Bill Enright, Village of Arlington Heights

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To: The Joint Review Board:

Please opt-out or do not approve of the proposed South Arlington Heights Road Redevelopment Plan and Redevelopment Project *Tax Incremental Financing* (TIF) district. Extensive research has proven that in most cases TIF's have not accomplished the goal of promoting expected economic development. (1)

Given the current economic uncertainty for taxing districts due to the COVID-19 pandemic, approving a TIF at this time is not prudent. It is not essential to enter into a long term arrangement that will deprive needed tax revenue for education and other public services. This would also apply to any proposed deal by the Village that may allow early withdrawal of TIF funds. Also, public transparency must be improved regarding the TIF district expenditures, revenues, and who is in charge.

In my opinion, the proposal to create a TIF along the southern corridor of Arlington Heights Road does not meet the blighted area criteria as was originally intended in TIF legislation. Public investment at the expense of school districts and other services for private development is not justified now.

Thank you for your attention to this matter.

Sincerely,
Keith Moens


Arlington Heights, Ill 60005

References:

1. *Improving Tax Incremental Financing (TIF) for Economic Development*; by David Merriman, University of Illinois-Chicago, Lincoln Institute of Land Policy, Copyright 2018.

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Agenda Item IV. F. Questions/Public Comments

About Agenda Item IV. G.

1. Is the TIF going to cause my property tax bill to increase?
2. How can you ensure that the property covered by the TIF pays their share of the services that are billed on the property tax bill?

-Melissa Cayer 




**Village Board
6/15/2020**

Item: Chez Hotel - 519 W. Algonquin Rd. - Sign Variation - DC#20-004

Department: Planning & Community Development

Requested Action

1. Conditional approval for an electronic message sign.
2. A variation from Chapter 30, Section 30-705.a to allow a 16'-6" tall ground sign with an electronic message display, where 10'-0" is the maximum allowed height.
3. A variation from Chapter 30, Section 30-301.b to allow a ground sign with a 12 foot setback, where 15 feet is the minimum setback required in the M-2 Zoning District.

RECOMMENDATION

A public meeting was held by the Design Commission on May 26, 2020, where Commissioner Eckhardt moved and Commissioner Seyer seconded:

A motion to recommend to the Village Board of Trustees, approval of the following sign variation request for an electronic message sign at the Chez Hotel located at 519 W. Algonquin Road:

1. Conditional approval for an electronic message sign.
2. A variation from Chapter 30, Section 30-705.a to allow a 16'-6" tall ground sign with an electronic message display, where 10'-0" is the maximum allowed height.
3. A variation from Chapter 30, Section 30-301.b to allow a ground sign with a 12 foot setback, where 15 feet is the minimum setback required in the M-2 Zoning District.

This recommendation is based on the plans received 1/22/20, revised sign drawing received 2/21/20, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. A requirement that the color changing vertical accent band be restricted to no

more than three color changes per day, with a recommendation that the petitioner vary the color at least once a day.

2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, 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 architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

Roll Call Vote: Commissioners Seyer, Kingsley, Eckhardt, and Chair Fitzgerald voted in favor. Motion carried.

ATTACHMENTS:

Description	Type
Staff Report	Report
Minutes 5/26/20	Minutes
Exhibits	Exhibits
DC Timeline Tracker	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Chez Hotel - Sign Variation
Project Address: 519 W. Algonquin Road
Prepared By: Steve Hautzinger

PETITION INFORMATION:

DC Number: 20-004
Petitioner Name: James Cazares
Petitioner Address: Chez Hotel
519 W. Algonquin Road
Arlington Heights, IL 60005
Meeting Date: March 10, 2020

Date Prepared: March 5, 2020

Requested Action(s):

1. Conditional approval for an electronic message sign.
2. A variation from Chapter 30, Section 30-705.a to allow a 16'-6" tall ground sign with an electronic message display, where 10'-0" is the maximum allowed height.
3. A variation from Chapter 30, Section 30-301.b to allow a ground sign with a 12 foot setback, where 15 feet is the minimum setback required in the M-2 Zoning District.

ANALYSIS:

Summary:

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for new construction and those improvements which affect the architectural design of the building, site improvements or signage to determine whether it meets with the standards, requirements and purposes of the Design Guidelines and Chapter 30, Sign Regulations."

The petitioner received approval in 2018 to build a new 62 room hotel addition to the existing European Crystal Banquet facility. The new hotel is currently under construction, and at this time, the petitioner is proposing to replace their existing ground sign with a new updated ground sign which will include an electronic message display to welcome groups to the hotel as well as to promote special events such as during the holidays.

The existing ground sign is 16'-6" tall and 70 sf in size. The petitioner is proposing to keep and reuse the existing brick base, existing concrete foundation, and existing electrical supply for the new sign. The existing sign is setback 12 feet from the front property line, and it is located on a landscape island between parking spaces.

The new sign is designed to enhance the image of the business, and it will include the new hotel name "Chez Hotel" in a halo-lit push-through acrylic lettering. The sign structure will be made of clear anodized aluminum to match the window frames on the hotel. The sign design features a back-lit stencil cut out of a tree pattern which relates to the hotel branding. The back edge of the sign includes an illuminated color changing accent band which will change color based on certain holidays and/or hotel events. There is no other signage proposed for the property.

In 2017, Chapter 30 Sign Code was amended to allow electronic message signs along certain major arterial commercial corridors. The subject property is in a location where electronic message signs may be permitted. However, Design Commission review and Village Board approval is required for the conditional approval of the electronic message sign. Additionally, code limits the overall height of a ground sign with an electronic message display to 10' maximum. Due to the location of the proposed sign, the petitioner is requesting a variation to allow a taller sign to maintain visibility between parked vehicles. Furthermore, the petitioner is seeking a setback variation since the 12 foot setback of the existing sign base does not comply with the 15 foot minimum setback required in the M-2 Zoning District.

Per Chapter 30, Section 30-705.h, the operation of the electronic message sign is required to abide by the following restrictions, to which the petitioner has provided written agreement:

1. The electronic display shall be static displays only with no scrolling, fading, flashing, animation, video, or sound.
2. Messages must be displayed for a minimum of 10 seconds.
3. Auto-dimming photocell technology is required to automatically adjust the display brightness to .3 footcandles maximum above ambient lighting conditions.
4. Off-premises advertising is not allowed.
5. Only permitted to be illuminated the same hours that the business is open.

Table 1: Summary of the Proposed Electronic Message Ground Sign:

ITEM	CODE REQUIREMENT	REMARKS
Location:	Electronic Message Signs are only allowed in designated major arterial commercial corridors.	Complies with code.
Setback:	15 feet minimum setback is required for ground signs in the M-2 Zoning District.	Variation required to allow 12 foot setback.
Style:	Electronic Message Signs are only permitted on monument style ground signs (pole mounted not allowed).	Complies with code.
Height:	Electronic Message Signs cannot be taller than ten feet. (Ground signs <u>without</u> an electronic display are allowed up to 16'-6" in height.)	Variation required to allow 16'-6" height.
Display:	Only high resolution, full color electronic displays are allowed.	Complies with code.
Arrangement:	The electronic portion of the sign must be the lower portion of the sign.	Complies with code.
Size:	Ground Sign maximum size = 80 sf Electronic Message Sign maximum size = 26.4 sf (33% of 80 sf) ▪ "Chez Hotel" sign = 35.3 sf ▪ <u>Electronic Message Sign</u> = 20.3 sf ▪ Total Signage = 55.3 sf	Complies with code.
Quantity:	Only one electronic message sign per property is permitted.	Complies with code.
Spacing:	Minimum 300 feet spacing is required between electronic message signs on the same side of any street.	Complies with code.
Separation from Residential:	Electronic Message Signs are not permitted within 300 feet of any property being used for a residential use.	Complies with code.
Orientation:	Electronic Message Signs must be oriented perpendicular to the roadway.	Complies with code.

Electronic Sign Conditional Review Criteria:

The Village Sign Code, Chapter 30, Section 30-702 sets out the criteria for conditional approval of an electronic message sign:

- a. *The Electronic Message Sign will not create a traffic hazard or demonstrable negative impact on nearby properties or be detrimental to the safety of persons residing or working in the vicinity; and*
- b. *The Electronic Message Sign will serve the best interests of the Village, and will be desirable for the public convenience; and*
- c. *The design of the Electronic Message Sign is compatible with the essential character of the locality, such as the sign enclosure, materials and scale; and*
- d. *The business demonstrates a valid need for an Electronic Message Sign. The business must explain how the sign will be used, and why their business needs an Electronic Message Sign.*

Sign Variation Criteria:

The Village Sign Code, Chapter 30, Section 30-902 sets out the criteria for granting a sign variation.

- a. *That the particular difficulty or peculiar hardship is not self-created by the Petitioner.*
- b. *That the granting of said variation will not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to the public health, safety, morals and welfare;*
- c. *That the variation will serve to relieve the Petitioner from a difficulty attributable to the location, topography, circumstances on nearby properties or other peculiar hardship, and will not merely serve to provide the Petitioner with a competitive advantage over similar businesses;*
- d. *That the variation will not alter the essential character of the locality;*
- e. *That the Petitioner's business cannot reasonably function under the standards of this chapter.*

The petitioner has submitted a letter addressing the conditional review criteria for the electronic message sign, as well as the sign variation criteria, which in summary states that the new sign will be in the same location and the same height as the existing sign which has been in place for over twenty years, and the additional height is needed for visibility over the adjacent parked cars. In regards to the electronic message sign, the petitioner intends to use it as an identifier to welcome groups to the hotel as well as to promote special events such as during the holidays.

Staff Comments:

Staff has worked closely with the petitioner on the development of the sign design to fit with the image of the new hotel as well as to function in the existing location. In regards to the electronic message sign, Staff feels that the use of an electronic sign in conjunction with a hotel and banquet facility is valid to communicate various events to the public. The overall sign is very nicely designed, the electronic message display is high quality, and it is incorporated into the sign design in a tasteful manner that is appropriate in this location.

In regards to the proposed variations, Staff does not object to the proposed minor setback variation since the existing sign foundation and brick base are being reused. Additionally, hotels are typically located in Business Zoning Districts where ground signs are only required to be set back three feet. However, in regards to the height variation, this is the first commercial ground sign requested based on the new regulations created in 2017, and Staff feels that the proposed electronic message sign is too tall. A height variation for this electronic message sign would set a bad precedent for future electronic message sign requests, which code limits to ten feet in height. It is recommended that the overall height of the sign be reduced to ten feet to comply with code. If the reduced height creates visibility concerns, then Staff would support a setback variation to allow a three foot setback, which is typical for hotel signs in Business Districts.

Additionally, Staff recommends that the color changing vertical accent band on the sign be restricted to no more than one color change per day.

RECOMMENDATION:

It is recommended that the Design Commission recommend **denial** to the Village Board for the conditional approval of the electronic message sign with the following sign variations for *Chez Hotel* at 519 W. Algonquin Road:

1. A variation from Chapter 30, Section 30-705.a to allow a 16'-6" tall ground sign with an electronic message display, where 10'-0" is the maximum allowed height.
2. A variation from Chapter 30, Section 30-301.b to allow a ground sign with a 12 foot setback, where 15 feet is the minimum setback required in the M-2 Zoning District.

It is recommended that the Design Commission recommend **approval** to the Village Board for the conditional approval of **a modified version of the proposed electronic message sign with a ten foot maximum height** and the following sign variation for *Chez Hotel* at 519 W. Algonquin Road:

1. A variation from Chapter 30, Section 30-301.b to allow a ground sign with a **3 foot setback**, where 15 feet is the minimum setback required in the M-2 Zoning District.

These recommendations are based on the plans received 1/22/20, revised sign drawing received 2/21/20, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. The color changing vertical accent band shall be restricted to no more than one color change per day.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, 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 architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

____ March 5, 2020

Steve Hautzinger AIA, Design Planner

Department of Planning & Community Development

c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 20-004

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION
VIRTUAL MEETING
May 26, 2020

Chair Fitzgerald called the meeting to order at 6:30 p.m.

Members Present: John Fitzgerald, Chair
Kirsten Kingsley
Jonathan Kubow
Ted Eckhardt
Scott Seyer

Members Absent: None

Also Present: James Cazares for the *Chez Hotel*
Asher Cousin, Bowen & Associates for *Amazon*
Robert Green, Bowen & Associates for *Amazon*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FOR MAY 12, 2020

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE MEETING MINUTES OF MAY 12, 2020. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. SIGN VARIATION REVIEW

DC#20-004 – Chez Hotel – 519 W. Algonquin Rd.

James Cazares, representing the *Chez Hotel*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is seeking a variation to allow a 16'-6" tall ground sign with an electronic message display, where 10'-0" is the maximum height; and a variation to allow a 12' setback, where 15' is the minimum setback required in the M-2 Zoning District. The petitioner received approval in 2018 to build a new 62 room hotel addition to the existing European Crystal Banquet facility. The new hotel is currently under construction, and at this time, the petitioner is proposing to replace their existing ground sign with a new updated ground sign, which will include an electronic message display to welcome groups to the hotel as well as to promote special events such as during the holidays.

The existing ground sign is 16'-6" tall and 70 sf in size. The petitioner is proposing to keep and reuse the existing brick base, existing concrete foundation, and existing electrical supply for the new sign. The existing sign is setback 12 feet from the front property line, and it is located on a landscape island between parking spaces. The new sign is designed to enhance the image of the business, and it will include the new hotel name "Chez Hotel" in a halo-lit push-through acrylic lettering. The sign structure will be made of clear anodized aluminum to match the window frames on the hotel. The sign design features a back-lit stencil cut out of a tree pattern which relates to the hotel branding. The back edge of the sign includes an illuminated color changing accent band which will change color based on certain holidays and/or hotel events. There is no other signage proposed for the property.

In regards to the electronic sign, in 2017, Chapter 30 Sign Code was amended to allow electronic message signs along certain major arterial commercial corridors. The subject property is in a location where electronic message signs may be permitted. However, Design Commission review and Village Board approval is required for the conditional approval of the electronic message sign. Additionally, code limits the overall height of a ground sign with an electronic message display to 10' maximum. Due to the location of the proposed sign, the petitioner is requesting a variation to allow a taller sign to maintain visibility between parked vehicles. Furthermore, the petitioner is seeking a setback variation since the 12 foot setback of the existing sign base does not comply with the 15 foot minimum setback required in the M-2 Zoning District. The proposed sign does comply with all other code requirements.

Per Chapter 30, Section 30-705.h, the operation of the electronic message sign is required to abide by the following restrictions, to which the petitioner has provided written agreement:

1. The electronic display shall be static displays only with no scrolling, fading, flashing, animation, video, or sound.
2. Messages must be displayed for a minimum of 10 seconds.
3. Auto-dimming photocell technology is required to automatically adjust the display brightness to .3 footcandles maximum above ambient lighting conditions.
4. Off-premises advertising is not allowed.
5. Only permitted to be illuminated the same hours that the business is open.

The petitioner has submitted a letter addressing the conditional review criteria for the electronic message sign, as well as the sign variation criteria, which in summary states that the new sign will be in the same location and be the same height as the existing sign which has been in place for over twenty years, and the additional height is needed for visibility over the adjacent parked cars. The petitioner intends to use the electronic message sign as an identifier to welcome groups to the hotel as well as to promote special events such as during the holidays.

Staff has worked closely with the petitioner on the development of the sign design to fit with the image of the new hotel as well as to function in the existing location. Staff feels that the use of an electronic sign in conjunction with a hotel and banquet facility is valid to communicate various events to the public. The overall sign is very nicely designed, the electronic message display is high quality, and it is incorporated into the sign design in a tasteful manner that is appropriate in this location.

In regards to the proposed variations, Staff does not object to the proposed minor setback variation since the existing sign foundation and brick base are being reused. Additionally, hotels are typically located in Business Zoning Districts where

ground signs are only required to be set back three feet. However, in regards to the height variation, this is the first electronic message ground sign requested based on the new regulations created in 2017, and Staff feels that the proposed electronic message sign is too tall. A height variation for this electronic message sign would set a bad precedent for future electronic message sign requests, which code limits to ten feet in height; therefore, Staff recommends denial of the design as submitted.

However, Staff would recommend approval of a modified version of the sign if the overall height was reduced to ten feet to comply with code. If the reduced height creates visibility concerns, then Staff would support a setback variation to allow a three foot setback, which is typical for a hotel sign in Business Districts. Additionally, Staff recommends that the color changing vertical accent band on the sign be restricted to no more than one color change per day.

James Cazares said that he has been working with Steve on the design of the sign for close to a year, with about 5 or 6 revisions being made. The general design of the sign came from something that Steve proposed, which they loved and made some modifications to that include the incorporation of a tree branch pattern in the center area of the sign. This reflects the tree theme of the hotel, which includes a hand sculpted brass tree in the lobby of the hotel, tree branches incorporated into the walls sconces, and roots of the tree coming out from the ceiling of the rooftop. They feel the design of the new ground sign sets the tone for guests, and he thanked Steve for his valuable design ideas.

Mr. Cazares said the electronic message center of the new sign will be beneficial in letting guests know what this hotel has to offer, since this is not a typical hotel. The EMC being proposed will be a 3.0 pixel ratio that will portray a very graphic visual image, similar to a 4K image. He pointed out that this hotel is the only rooftop outside of Downtown Chicago, the only 4 star hotel in Arlington Heights, with a beautiful ballroom, a full-service spa, and a coffee shop in partnership with Vanille Bakery in Lincoln Park. The proposed sign height is the same height as the existing sign, and the same location, which have both worked well for them with the adjacent 5 lane road that is 45 mph. The EMC was placed underneath the 'Chez Hotel' portion of the new sign and above the height of a parked SUV from blocking the sign. Mr. Cazares understood the concerns about the height of the EMC, which he pointed out was very close to what the new ordinance allows, and he felt the design of this EMC sign is stunning, elegant, and very exclusive, while incorporating a 3.0 pixel electronic display that will visually display messages to the public. Additionally, there would be no moving graphics on the EMC; it would be for informational purposes only, showing the amenities of the hotel. Mr. Cazares said that overall, he is very happy with the sign as proposed, and he again thanked Steve for helping with the design process of the sign.

Chair Fitzgerald asked if there were any requests from the public to comment on the project, and there were none.

The commissioners summarized their comments. Commissioner Eckhardt said the scale of the sign as designed is very pleasing, the way the sign has been segmented is appropriately scaled, he liked the location of the electronic message center, he appreciated the dedication to art by incorporating the tree theme into the sign, and he loved the idea of the changing color scheme on the sign, and agreed with Staff's suggestion that the color not change more than once a day. Commissioner Eckhardt said that while he is sympathetic to this being the first electronic message sign proposed since the new ordinance was adopted, he did not want the petitioner to be penalized for bad timing. He felt that a ground sign smaller than the existing one would have a negative impact on the hotel and its new appearance. He preferred the new sign be located where the existing sign is, and not be moved forward as suggested. He liked the design of the new sign as submitted.

Commissioner Kingsley said the sign was nicely designed and she appreciated the detail that went into it; however, she had some hesitation to approve the variation for the height of the EMC. Since the moving portion of the sign is just under 10', she suggested reducing the height of the sign a few feet, so the EMC portion of the sign would be in compliance, with fewer variations needed. In general, she liked the design of the sign.

Commissioner Kubow said in general this is a beautiful sign. He asked Staff about the existing precedent for the setback of ground signs along South Algonquin Road, and Mr. Hautzinger replied that this is a unique situation because this hotel is in a manufacturing zoning district where 15-feet is the minimum setback, and the other hotels located southeast on Algonquin Road are not in a manufacturing district; he would expect those signs to be closer to a 3-foot setback. Commissioner Kubow felt the new sign needed to be in the same location as the existing sign, and it needed to be the

same size. He was in full support of the height and design of the new sign, but felt that the lit pillar would take away from the overall classy look of the sign. He was hesitant to include that detail and he strongly suggested moving away from it and considering the introduction of something more static and unlit; focus on just the logo and the information panel below.

In response, Mr. Cazares presented sign images from his inspiration board for the new sign, and explained that the LED lights are actually around the perimeter of the sign, giving it a light backlit, which he felt did not catch your attention. He said that the pillar color could be toned down and the percentages of the light intensity could be brought down as well; they want the primary color of the accent band to be a muted brushed blue because blue is the color theme inside the hotel. They want some type of light color in the sign because they feel it would be a little plain without it, without losing the elegance and sophistication of the sign. Commissioner Kubow replied that the inspiration sign image looks more subdued at night, which is good, but he would still recommend the petitioner take a look at this detail and consider just a solid material instead. He felt the overall sign as designed had enough pop and elegance to it, without adding the vertical bar.

Commissioner Seyer acknowledged how busy this stretch of Algonquin Road is and that having some visibility here would really help; he wants the hotel to be successful. He felt the scale and location of the sign as proposed was appropriate, and while he understood Staff's concerns about this being the first electronic message board sign, he agreed with the previous comment that this petitioner should not be penalized for that. He was in support of the sign as proposed.

Chair Fitzgerald also liked the sign as proposed and said it was beautifully designed. He asked for clarification on the height requirements for an electronic message board sign, and Mr. Hautzinger said that the entire sign must be less than 10', not just the electronic portion of the sign. Chair Fitzgerald asked if the image on the EMC would be moving and Mr. Hautzinger said that code did not allow the message to move; it would be a static image only, and could only change every 10 seconds. Chair Fitzgerald said he was okay with keeping the sign where it is currently located, and he agreed with the condition of changing the column color only once a day, although he felt that changing the color once an hour could also be interesting. He felt the sign was beautiful, but cautioned that the color of the accent band and the color on the electronic display should be coordinated so that they do not clash, if they are not going to change. Chair Fitzgerald also appreciated the previous comment about not penalizing this petitioner because this is the first electronic message board sign since the ordinance was created. He felt the variation process should encourage petitioners to come in with really great signs, and this is a really great sign that is located in the corridor where electronic signs are allowed. He was in favor of the sign as submitted.

Chair Fitzgerald again asked if there were any requests from the public to comment on the project, and there were none.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO RECOMMEND TO THE VILLAGE BOARD OF TRUSTEES, APPROVAL OF THE FOLLOWING SIGN VARIATION REQUEST FOR *CHEZ HOTEL* LOCATED AT 519 W. ALGONQUIN ROAD:

1. CONDITIONAL APPROVAL FOR AN ELECTRONIC MESSAGE SIGN.
2. A VARIATION FROM CHAPTER 30, SECTION 30-705a, TO ALLOW A 16'-6" TALL GROUND SIGN WITH AN ELECTRONIC MESSAGE DISPLAY, WHERE 10'-0" IS THE MAXIMUM ALLOWED HEIGHT.
3. A VARIATION FROM CHAPTER 30, SECTION 30-301b, TO ALLOW A GROUND SIGN WITH A 12-FOOT SETBACK, WHERE 15-FEET IS THE MINIMUM SETBACK REQUIRED IN THE M-2 ZONING DISTRICT.

THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 1/22/20, REVISED SIGN DRAWING RECEIVED 2/21/20, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING CONDITIONS:

1. A REQUIREMENT THAT THE COLOR CHANGING VERTICAL ACCENT BAND BE RESTRICTED TO NO MORE THAN THREE COLOR CHANGES PER DAY, WITH A RECOMMENDATION THAT THE PETITIONER VARY THE COLOR AT LEAST ONCE PER DAY.
2. 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.

KUBOW, AYE; SEYER, AYE; KINGLSEY, AYE; ECKHARDT, AYE; FITZGERALD, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

Mr. Hautzinger reminded the petitioner that this recommendation for approval requires final Village Board review and approval.

2.12.2020

Steve Hautzinger AIA, Design Planner
Village of Arlington Heights
Department of Planning and Community Development

Re: EMC Sign Variation Request for 519 W Algonquin Rd.

Dear Mr. Hautzinger:

Thank you for your assistance in a variance request regarding setbacks, heights, and sign on the current site. We believe this variation was not self-created due to the fact the existing sign has been located for over 20 years in a landscaped island between two parking spots. The existing sign which will be identical both in height and width will not create a traffic hazard, depreciate nearby property values or be detrimental to the public health. This variation will serve as a relief from the existing condition since it is in an island where cars are parked on both sides of the sign. The new sign will not alter the Character of the locality by incorporation the existing base as well as incorporating exterior colors for the hotel façade. We believe that a sign sized according to the EMC requirements would not function reasonably under the standards of this chapter due to its unique location.

In addition, the placement of the EMC sign will not create a traffic hazard or negative impact to the nearby properties. There are multiple EMC signs located on Algonquin Rd of which all belong to New Construction that has been developed in the past year. The EMC sign will be used to welcome groups to the hotel and provide them a visual confirmation of the event location as well as display special Events that the hotel would host such as Easter brunch, mother's day brunch, NYE, and wedding. The EMC sign will be placed on the existing location and will be placed above parked cars so that it will not visually be blocked by cars parked near it.

The use of EMC Sign will comply with all operational standards Set Forth in Chapter 30, Section 30-705.h. We kindly request the Board and Design Commission grant us these variations.

Sincerely

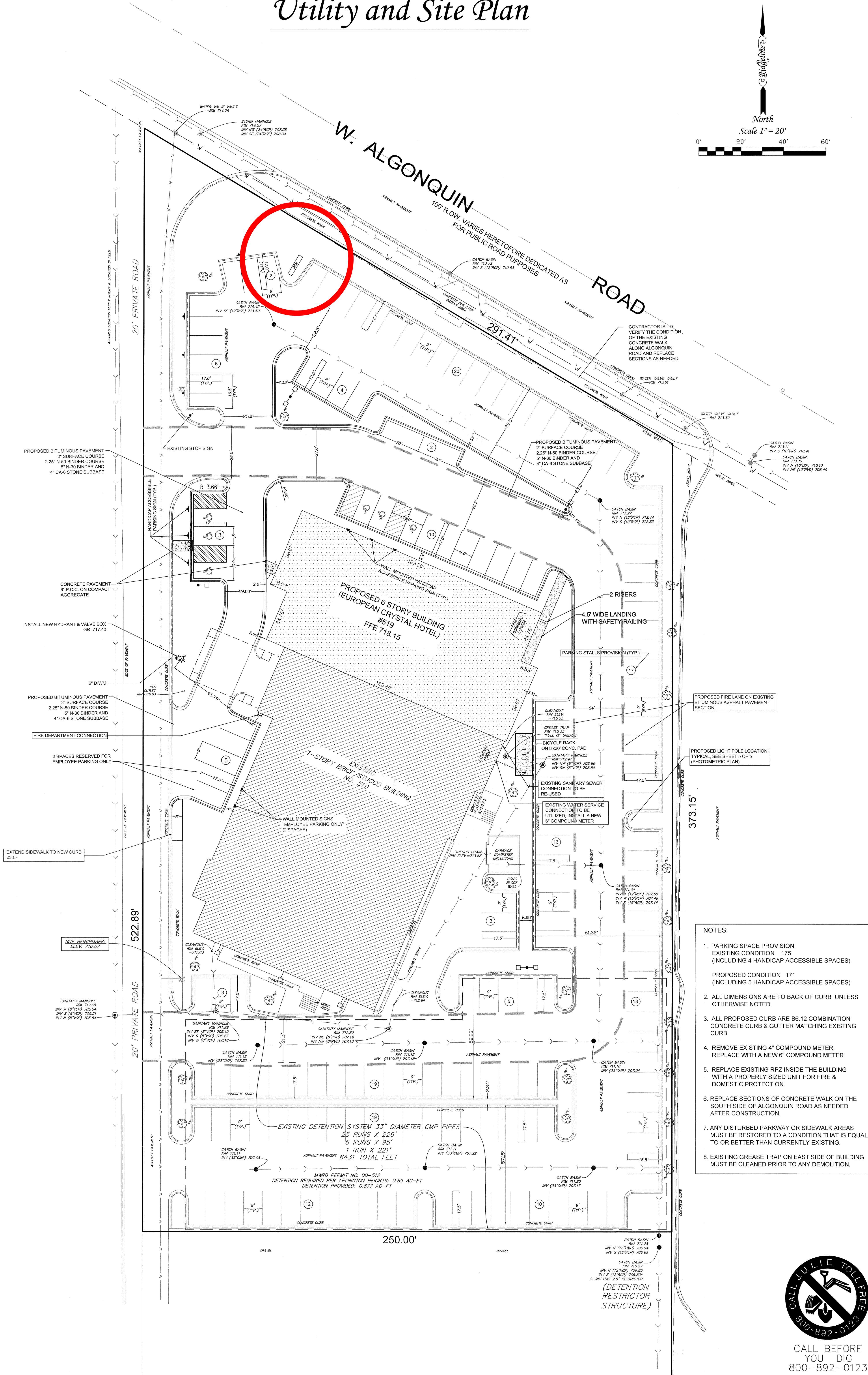
A handwritten signature in cursive script that reads "James Cazares".

James Cazares

Petitioner



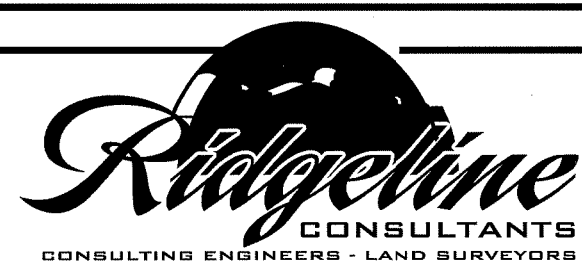
Utility and Site Plan



CALL BEFORE
YOU DIG
800-892-0123

SHEET
3
OF
8

PREPARED FOR:
EUROPEAN CRYSTAL HOTEL
PROPERTY ADDRESS:
519 W Algonquin Road
Arlington Heights, IL 60005



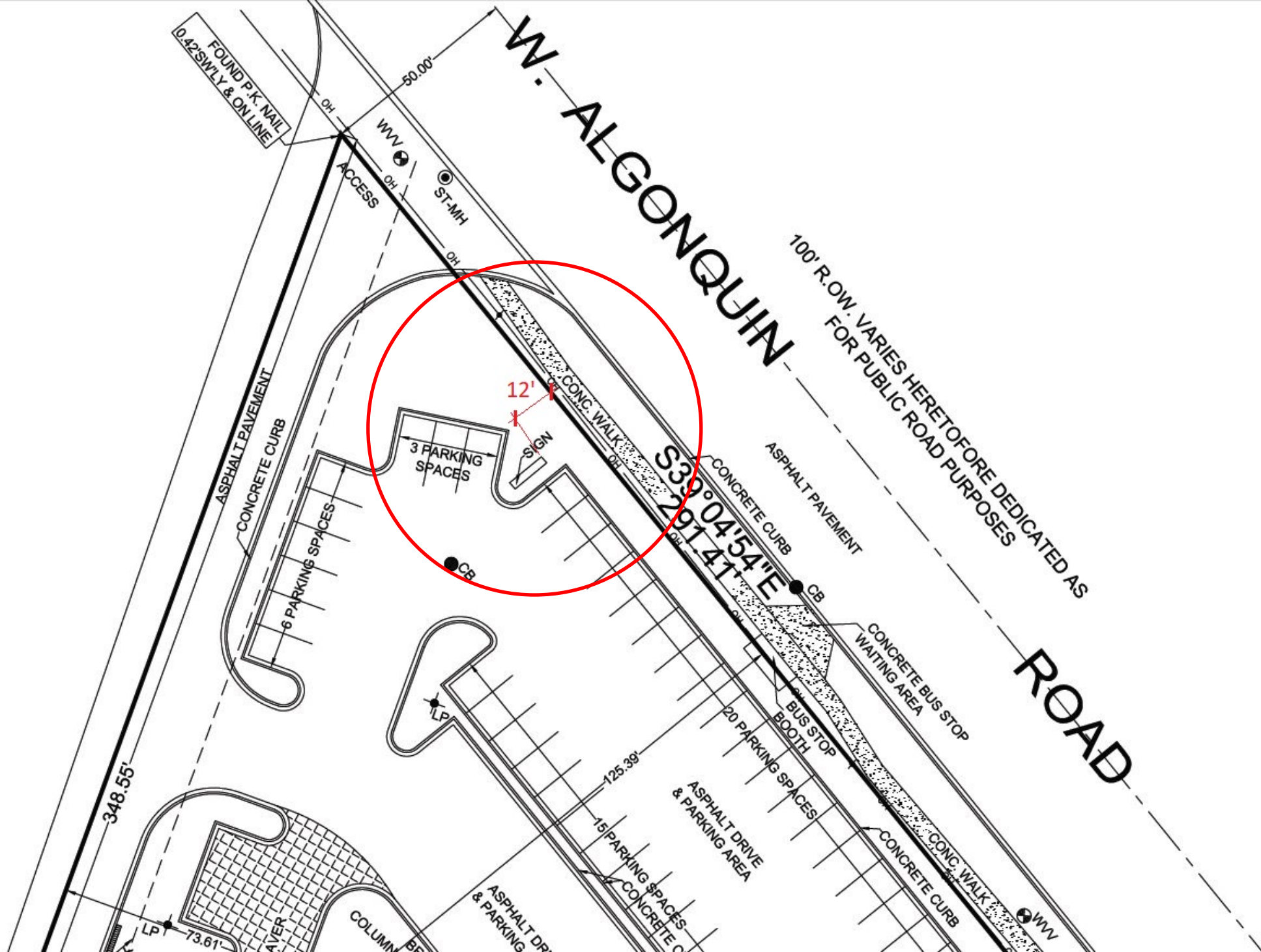
Ridgeline Consultants LLC
Illinois Professional Design Firm No. 184-004786
1681 Aucutt Road, Montgomery, IL 60538
PH: 630.801.7927 FAX: 630.701.1385
George H. Skulavik P.L.S. 2580 Expiration Date 11/30/2012
Stacy L. Stewart P.L.S. 3415 Expiration Date 11/30/2012

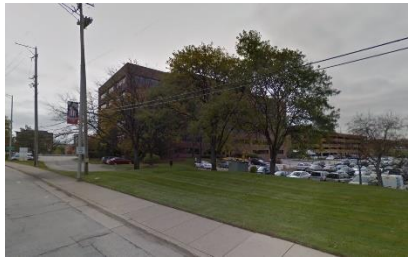
REVISION	DATE	DESC
3	06/08/18	PER OWNER COMMENTS (REW)
4	10/02/18	FINAL ENGINEERING PLAN PREPARATION (REW)
5	11/09/18	PER DESIGN CHANGES (REW)
6	12/11/18	PER DESIGN CHANGES (REW)
7	01/18/19	PER DESIGN CHANGES (REW)

BOOK:	DWG. SIZE:
DRAWN: PS	CHECKED: JGL
REFERENCE:	PLAN DATE: 6/5/2017
PROJECT NO.	2017-0224

100' R.O.W. VARIES HERETOFORE DEDICATED AS
FOR PUBLIC ROAD PURPOSES

ROAD





SUBJECT PROPERTY
(UNDER CONSTRUCTION)

ALGONQUIN ROAD





NEW HOTEL - CURRENTLY
UNDER CONSTRUCTION



EXISTING SIGN AND BRICK PIERS
TO BE REMOVED -
EXISTING MASONRY BASE AND
FOUNDATION TO BE REUSED

EXISTING SIGN DIMENSIONS

2.5 feet high base

9-foot High

5 foot high





EUROPEAN CRYSTAL
BANQUET & CONFERENCE CENTER

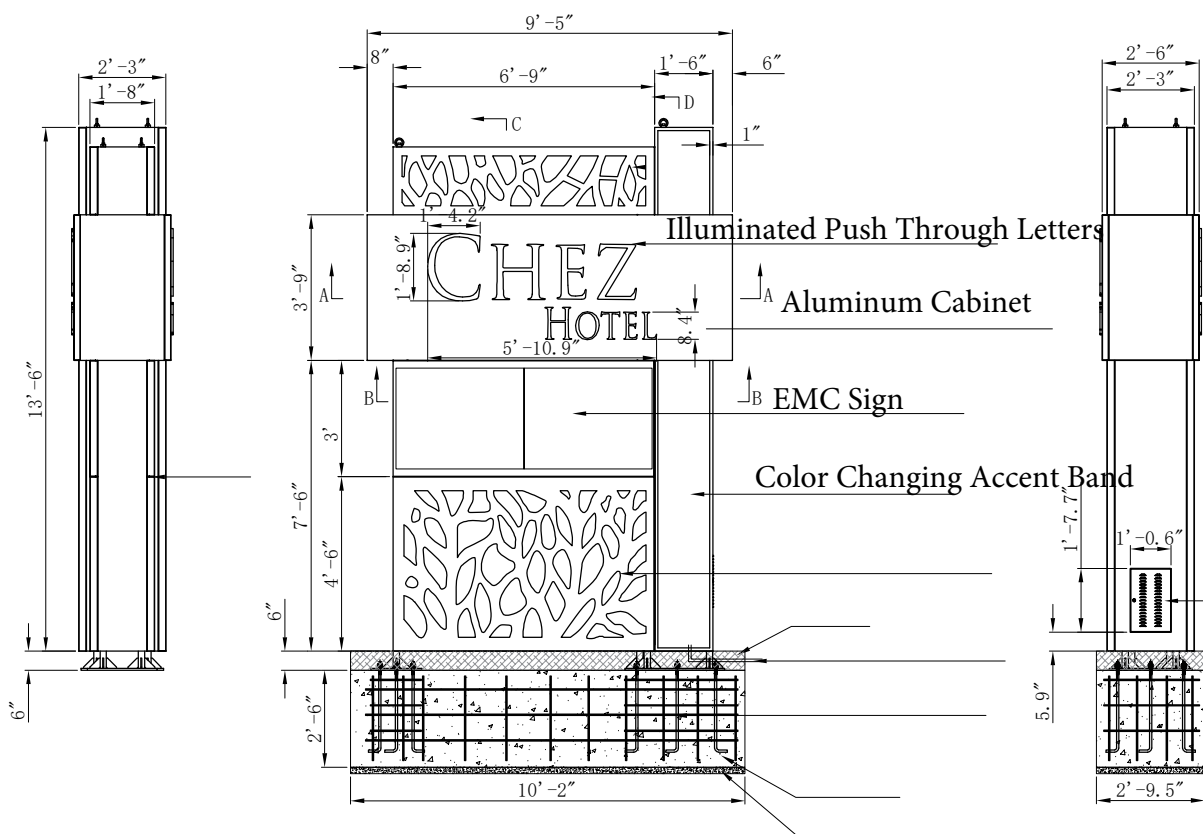
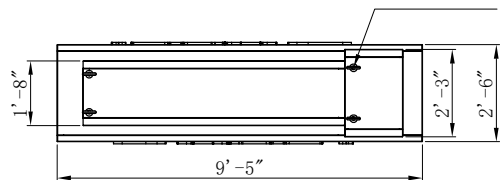
Now Hiring
All
Positions
Apply
In Person

EUROPEAN CRYSTAL
→ ENTER

EXISTING SIGN -
VIEW FROM WEST



EXISTING SIGN -
VIEW FROM EAST



PROPOSED NEW SIGN



Chez Hotel Sign
2.21.2020

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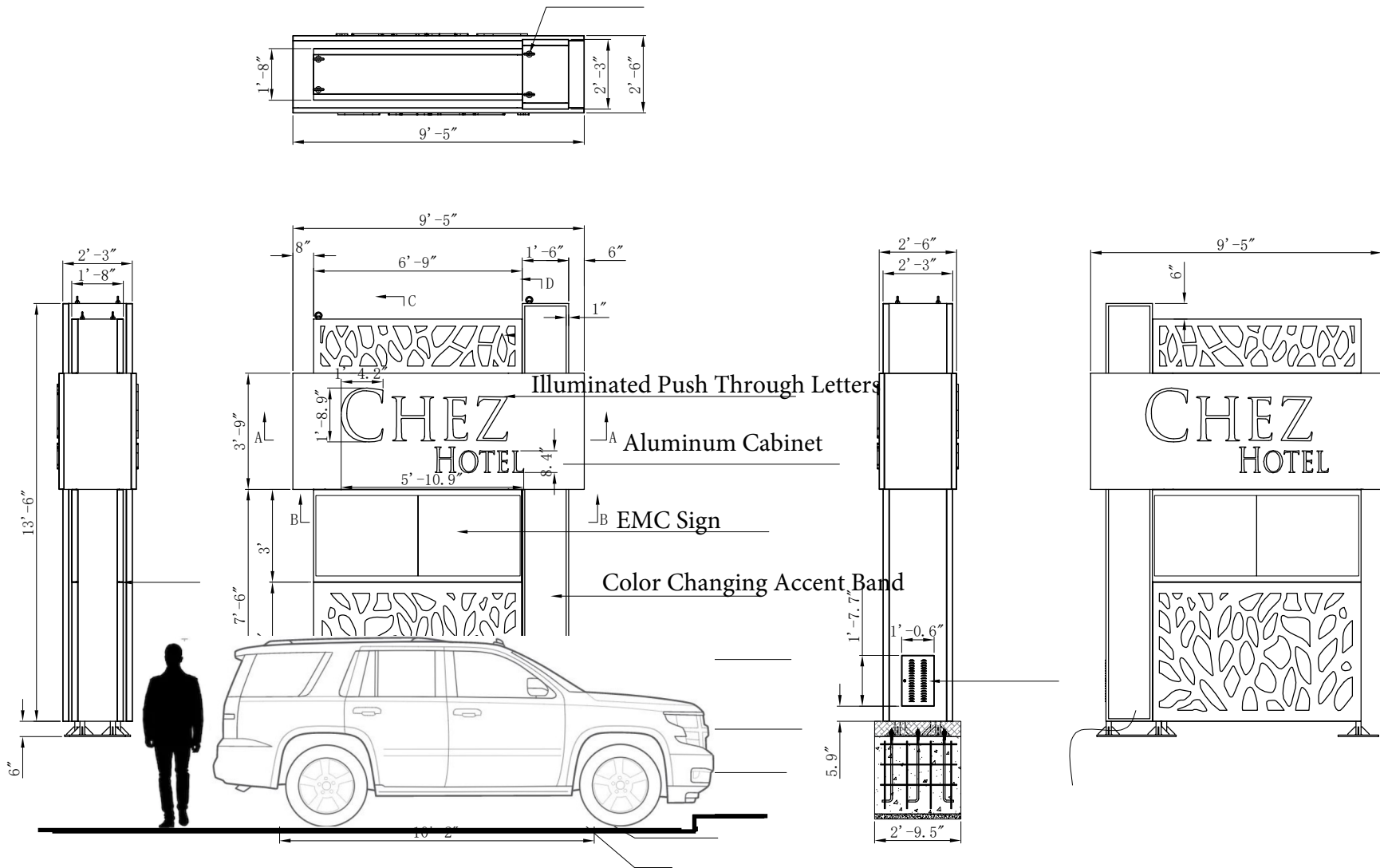
主管

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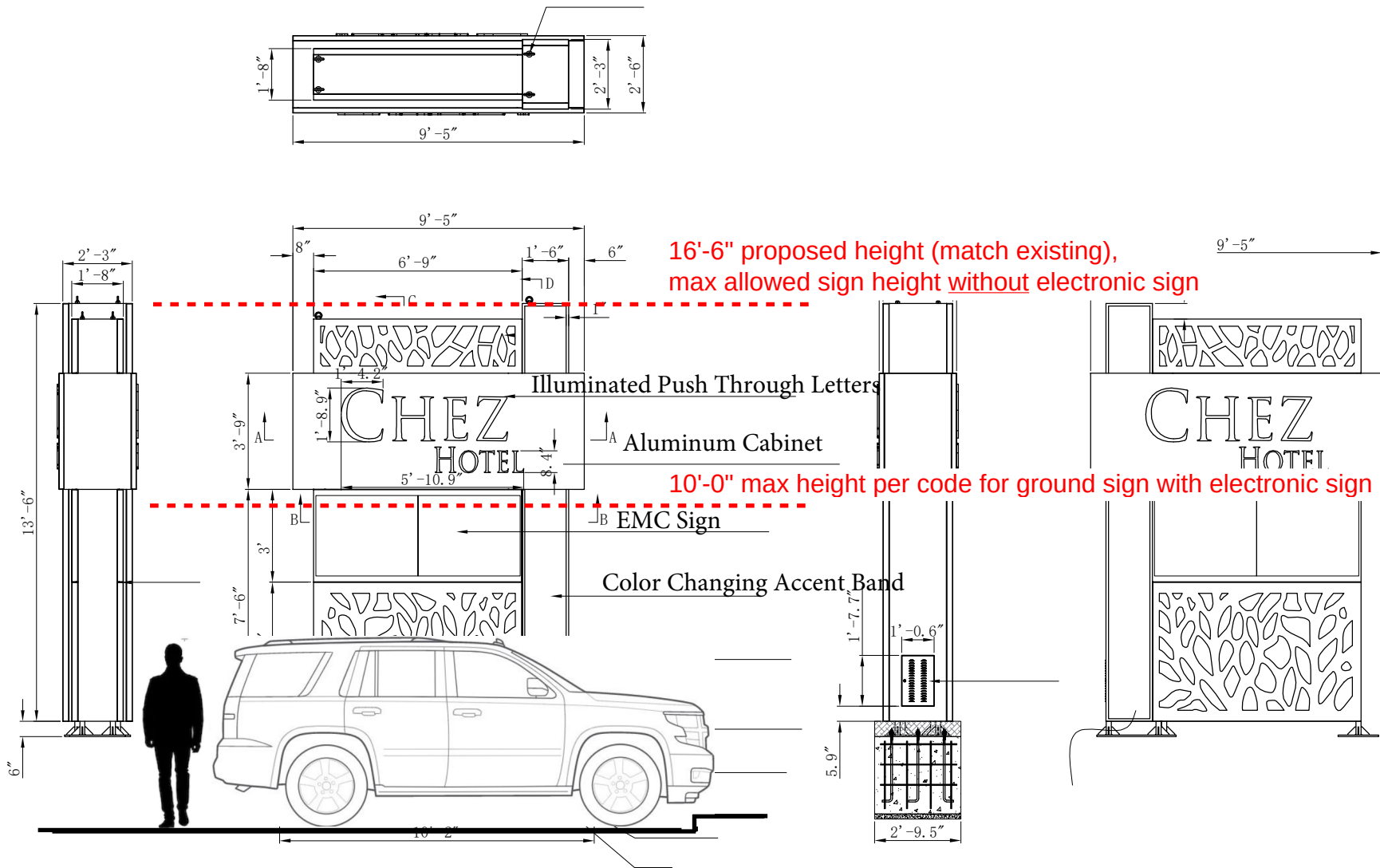
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1



PROPOSED NEW SIGN -
WITH FULL-SIZE SUV IN FOREGROUND

主管



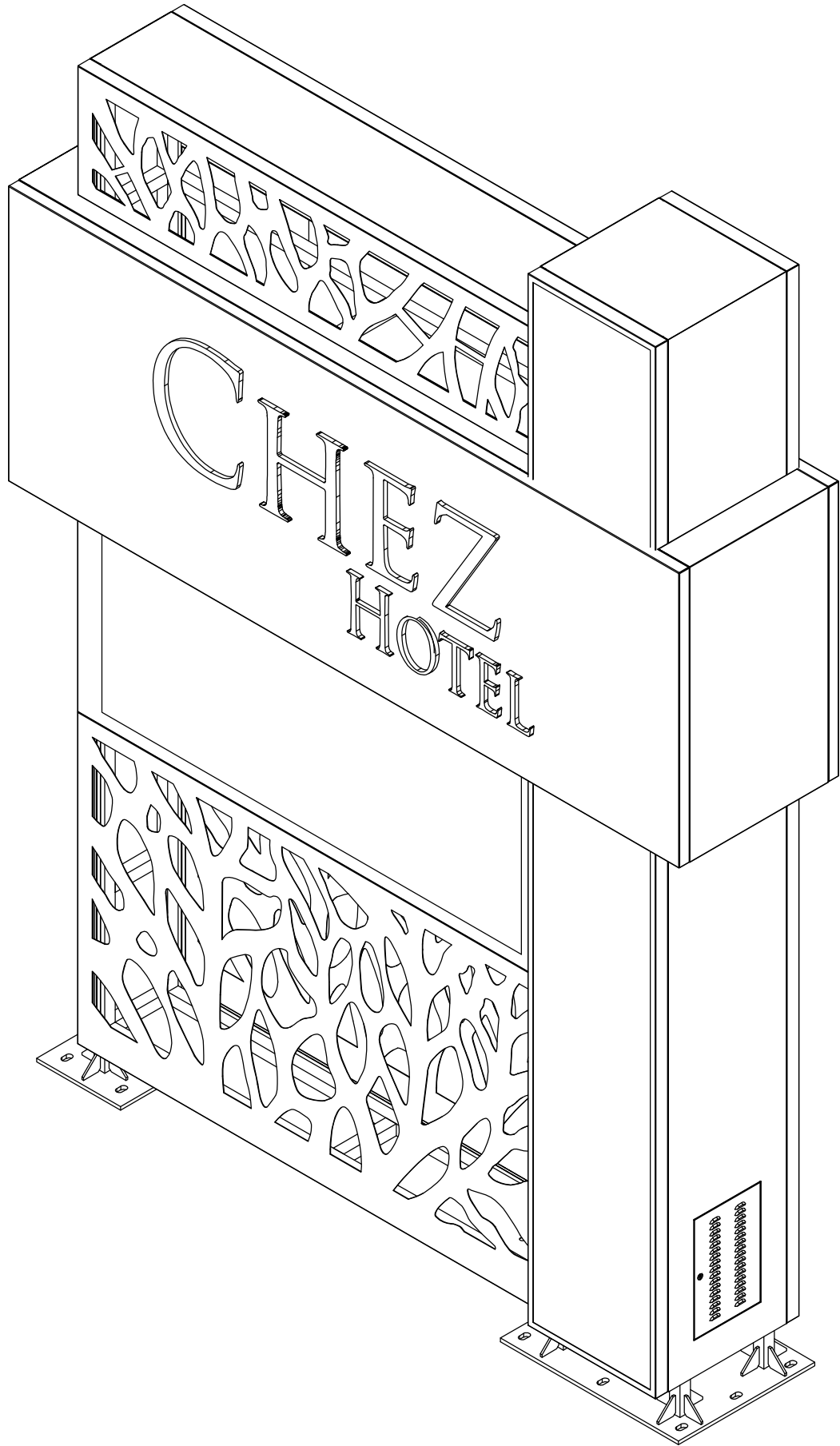
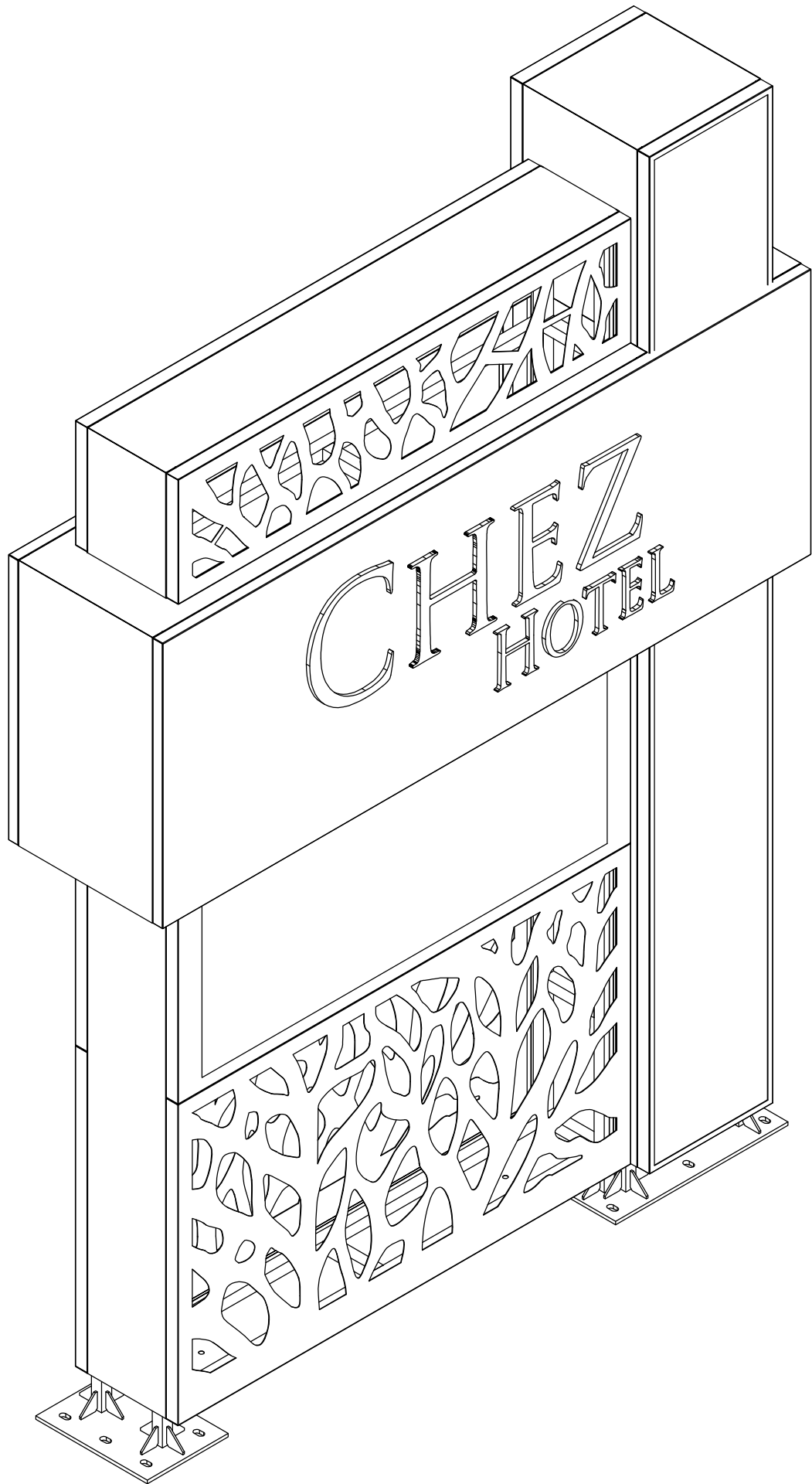
主管

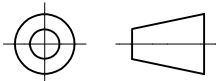
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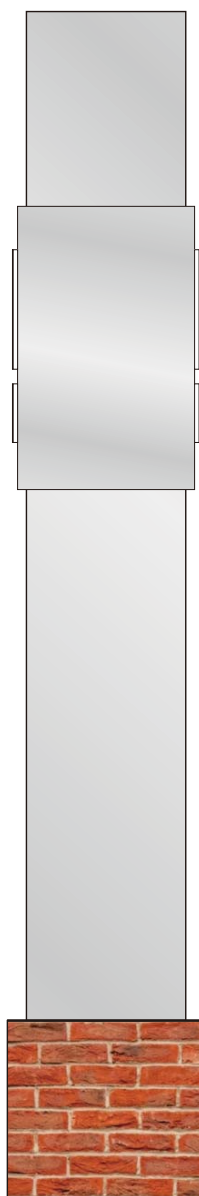
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COSUNSIGN 柯赛标识		
总项目名称 酒店立牌设计		
订单号码 COSUN20200109RZ01		
分项目名称 图纸		
产品料号 C200109RZ01LP001		
业务		
设计		
图纸编号 LP1-200117JH-02/		
数 量	1 套	
创意/深化设计		
第三视角投影		版本
		A
财务审定		
技术审核		
主管		
批 准		
比例	1:1	
共 张	第 张	











COLOR	124080ST
FINISH	WIRE CUT
EFFECT	IRON SPOT- BROWN,BLACK
SIZE	MODULAR
SLS# 19475	
8/6/2019	

519 W Algonquin Rd

Material List 1/22/20202

- Existing Brick and Cast Stone Base
- Clear Anodized Aluminum



Electronic Message Sign Specifications

Item	Parameters
Model No.	S4
Working Environment	outdoor
Pixel pitch	4.762mm
Pixel	1R1G1B
LED	SMD1921
LED module dimension (HxW)	15.75" x 7.87" (400mm x 200mm)
Cabinet dimension	2.6' x 3.3' & 2.6' x 3.9' (800x1000mm & 800x1200mm)
Cabinet weight	32kg & 39kg
Cabinet material	aluminum
Pixel density	44100 pixels/sqm
Certificate	UL, ETL
Protection level	from IP65 / back IP43
Viewing angle	V±70 / H-50+25
Contrast Ratio	1000:1
Operating temperature	-20~+50℃
Storage temperature	-40~+80℃
Operating humidity	0-99%RH
Storage humidity	0-99%RH
Brightness	5500nits
IC driver	MBI5124
Scan mode	1/7
Refresh rate	1920/3840Hz
Digital processing	14bit
Greyscale	16384 levels per color
Input power frequency	50~60Hz
Input power voltage	100~240V
Frame rate	50~60Hz
Lifetime	100000H
Max power consumption	700W/m ²
Average power consumption	245W/m ²
Control system	Novastar asynchronous control with Wifi communication
Receiving card	A4S
Receiving card quantity	2pcs per cabinet
Special function	auto dimmer
Installation	fixed installation
Maintenance	front & back service

Verification of Auto-Dimming Function

We, Huizhou Desay Intelligent Technology Co.,Ltd,as the manufacturer of electronic message sign,we verify the control system includes the function of automatic brightness sensor. The automatic dimmer can make the display brightness automatically adjust based on ambient lighting conditions. Brightness will be limited to .3 footcandles maximum above ambient lighting conditions at the established measurement distance based on the size of the sign.

Arlington Heights

Welcomes...



2020 Credit Summit

EXAMPLE OF ELECTRONIC
SIGN DISPLAY

Gala Dinner

New
Year's
Eve

EXAMPLE OF ELECTRONIC
SIGN DISPLAY

Join us for !
Easter Brunch



EXAMPLE OF ELECTRONIC
SIGN DISPLAY

DESIGN COMMISSION PROJECT TIMELINE

Project Name: Chez Hotel
DC Number: DC:20-004
Location: 519 W. Algonquin Road
Requested Action: Sign Variation

	Date	# of Business Days
DC Application Submittal Date	2/20/20	
Design Commission Meeting	3/10/20	13
Design Commission Meeting (continued due to Petitioner not in attendance)	3/31/20	15
Design Commission Meeting (rescheduled due to Covid-19)	5/26/20	40
Village Board Meeting	6/15/20	14

Notification Requirements:

- Sign Posting, not less than 15 days prior to the date of the Design Commission meeting.
- Written Notice, not less than 7 days and not more than 30 days prior to the date of the Design Commission meeting.



**Village Board
6/15/2020**

Item: Amazon - 1455 W. Shure Dr. - Sign Variation - DC#20-033

Department: Planning & Community Development

Requested Action

Wall Signs:

1. A variation from Chapter 30, section 30-402.a, to allow a 78.65 sf wall sign on the west wall of the building facing the parking area, where it is not allowed.
2. A variation from Chapter 30, section 30-402.a, to allow a 35.26 sf wall sign on the west wall of the building facing the parking area, where it is not allowed.
3. A variation from Chapter 30, section 30-402.a, to allow a 11.95 sf wall sign on the south wall of the building facing the parking area, where it is not allowed.

Directional Ground Signs:

4. A variation from Chapter 30, section 30-302.b, to allow three 30 sf, 6 foot tall directional ground signs facing Cellular Drive, where 6 sf and 3 feet tall is the maximum allowed.
5. A variation from Chapter 30, section 30-302.b, to allow two 9 sf, 6 foot tall directional ground signs internal to the parking area, where 6 sf and 3 feet tall is the maximum allowed.

Recommendation

A public meeting was held by the Design Commission on May 26, 2020 where Commissioner Eckhardt moved and Commissioner Kingsley seconded:

A motion to recommend to the Village Board of Trustees, approval of the following sign variations for Amazon at 1455 W. Shure Drive:

Wall Signs:

1. A variation from Chapter 30, section 30-402.a, to allow a 78.65 sf wall sign on the west wall of the building facing the parking area, where it is not allowed.

2. A variation from Chapter 30, section 30-402.a, to allow a 35.26 sf wall sign on the west wall of the building facing the parking area, where it is not allowed.
3. A variation from Chapter 30, section 30-402.a, to allow a 11.95 sf wall sign on the south wall of the building facing the parking area, where it is not allowed.

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5. A variation from Chapter 30, section 30-302.b, to allow two 9 sf, 6 foot tall directional ground signs internal to the parking area, where 6 sf and 3 feet tall is the maximum allowed.

This recommendation is subject to compliance with the plans dated 5/1/20 and received 5/8/20, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. A recommendation to change the support posts for the 9 sf internal directional signs from painted channel posts to a nicer finished post, similar to the larger directional signs.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, 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 architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

Roll Call Vote: Commissioners Eckhardt, Kubow, Seyer, Kingsley and Chair Fitzgerald voted in favor. Motion carried.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Minutes 5/26/20	Minutes
Exhibits	Exhibits
DC Timeline Tracker	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Amazon - Sign Variation
Project Address: 1455 W. Shure Drive
Prepared By: Steve Hautzinger

PETITION INFORMATION:

DC Number: 20-033
Petitioner Name: Robert Green
Petitioner Address: Bowen + Associates, Inc.
2019 Center Street, Suite 500
Cleveland, OH 44113
Meeting Date: May 26, 2020

Date Prepared: May 14, 2020

Requested Action(s):

Wall Signs:

1. A variation from Chapter 30, section 30-402.a, to allow a 78.65 sf wall sign on the west wall of the building facing the parking area, where it is not allowed.
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4. A variation from Chapter 30, section 30-302.b, to allow three 30 sf, 6 foot tall directional ground signs facing Cellular Drive, where 6 sf and 3 feet tall is the maximum allowed.
5. A variation from Chapter 30, section 30-302.b, to allow two 9 sf, 6 foot tall directional ground signs internal to the parking area, where 6 sf and 3 feet tall is the maximum allowed.

ANALYSIS:

Summary

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for new construction and those improvements which affect the architectural design of the building, site improvements or signage to determine whether it meets with the standards, requirements and purposes of the Design Guidelines and Chapter 30, Sign Regulations."

Amazon is renovating an existing building and site in the M-1 Zoning District (Research, Development, and Light Manufacturing District). The new facility will function as a package delivery distribution center, which will include an "Amazon Hub" customer service, package pick up and drop off for the general public. Vehicular traffic on the site includes customers, office employees, delivery vans, and tractor-trailer trucks. There are three driveways into the site from Cellular Drive, and multiple building entrances. In order to guide the various types of vehicles to the appropriate driveway and building entrance, the petitioner is requesting larger directional ground signs and additional wall signs.



Aerial of Property

Surrounding Land Uses:

<i>Direction</i>	<i>Existing Zoning</i>	<i>Existing Use</i>
Subject Property	M-1, Research, Development, and Light Manufacturing District	Amazon Delivery and Hub
North	M-1, Research, Development, and Light Manufacturing District	Offices
South	M-1, Research, Development, and Light Manufacturing District	Randhill Park Cemetery
East	M-1, Research, Development, and Light Manufacturing District	Office/Warehouse
West	M-1, Research, Development, and Light Manufacturing District	Offices

Wall Signs:

Per Chapter 30 Sign Code, one wall sign is allowed per street frontage. A code-compliant 138.5 sf “amazon delivery” illuminated wall sign is proposed to be located on the west wall of the building towards Cellular Drive. An “amazon hub” illuminated wall sign is proposed to be located at the southwest corner of the building to help guide customers to the customer entry. A third illuminated wall sign will be located below the “amazon hub” sign reading “customer service, package pick-up & return” to indicate the services located at the “amazon hub”. A fourth and final small “associate entry” illuminated wall sign will be located on the south wall of the building to indicate the employee entrance.

Table 1: Proposed Wall Signs

SIGN	ELEVATION / FRONTAGE One wall sign allowed per street frontage.	APPROX. SIGNABLE AREA	25% ALLOWED BY CODE (UP TO 150 SF MAXIMUM)	PROPOSED SIZE	REMARKS
“amazon delivery”	West / Cellular Drive	1,261 sf	315 (150 sf max)	138.5 sf	Complies with code.
“amazon hub”	West / parking lot (no frontage)	234 sf	0 sf	78.65 sf	Variation required.
“customer service package pick-up & return”	West / parking lot (no frontage)	55 sf	0 sf	35.26 sf	Variation required.
“associate entry”	South / parking lot (no frontage)	11 sf	0 sf	11.95 sf	Variation required.
TOTAL		1,561 sf	315 sf	264.36 sf	

Directional Ground Signs:

Per Chapter 30 Sign Code, one directional ground sign is allowed at each driveway, but they are limited to 3 feet in height and 6 sf in size. The petitioner is proposing to install one directional ground sign at each of the three driveways along Cellular Drive, but they are seeking variations to allow the signs to be larger and taller for improved visibility. Additionally, the petitioner is requesting variations for two additional directional signs internal to the parking area for additional guidance to vehicles.

An existing, code-compliant monument sign facing Cellular Drive will also be refaced and reused as the primary ground sign for the site.

Table 2: Proposed Directional Ground Signs

DIRECTIONAL GROUND SIGN	LOCATION	HEIGHT (3 FEET MAX. PER CODE)	SIZE (6 SF MAX. PER CODE)	REMARKS
Driveway Directional Sign 1	Cellular Drive, west driveway	6 feet	30 sf	Variation required for height and size.
Driveway Directional Sign 2	Cellular Drive, center driveway	6 feet	30 sf	Variation required for height and size.
Driveway Directional Sign 3	Cellular Drive, east driveway	6 feet	30 sf	Variation required for height and size.
Internal Directional Sign 1	Internal Parking Lot, west side	6 feet	9 sf	Variation required for height and size.
Internal Directional Sign 2	Internal Parking Lot, east side	6 feet	9 sf	Variation required for height and size.

Sign Variation Criteria:

The Village Sign Code, Chapter 30, Section 30-901 sets out the criteria for granting a sign variation.

- That the particular difficulty or peculiar hardship is not self-created by the Petitioner.*
- That the granting of said variation will not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to the public health, safety, morals and welfare;*
- That the variation will serve to relieve the Petitioner from a difficulty attributable to the location, topography, circumstances on nearby properties or other peculiar hardship, and will not merely serve to provide the Petitioner with a competitive advantage over similar businesses;*
- That the variation will not alter the essential character of the locality;*
- That the Petitioner's business cannot reasonably function under the standards of this chapter.*

The petitioner has submitted a letter addressing the hardship criteria, stating that the proposed signage is necessary to guide and organize the different types of vehicular traffic coming to this site, and that the proposed signage is based on Amazon's Worldwide design standards.

Staff does not object to the proposed variations, and agrees that the requested signage is necessary and justified for wayfinding due to the unique operations and site design of this facility. The signs will help alleviate traffic hazards, and they are an appropriate scale based on the size of the building and site.

RECOMMENDATION

It is recommended that the Design Commission recommend approval to the Village Board of the following sign variations for Amazon at 1455 W. Shure Drive:

Wall Signs:

- A variation from Chapter 30, section 30-402.a, to allow a 78.65 sf wall sign on the west wall of the building facing the parking area, where it is not allowed.
- A variation from Chapter 30, section 30-402.a, to allow a 35.26 sf wall sign on the west wall of the building facing the parking area, where it is not allowed.
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- A variation from Chapter 30, section 30-302.b, to allow three 30 sf, 6 foot tall directional ground signs facing Cellular Drive, where 6 sf and 3 feet tall is the maximum allowed.
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This recommendation is subject to compliance with the plans dated 5/1/20 and received 5/8/20, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. A recommendation to change the support posts for the 9 sf internal directional signs from painted channel posts to a nicer finished post, similar to the larger directional signs.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, 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 architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

_____, May 14, 2020

Steve Hautzinger AIA, Design Planner

Department of Planning & Community Development

c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 20-033

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION
VIRTUAL MEETING
May 26, 2020

Chair Fitzgerald called the meeting to order at 6:30 p.m.

Members Present: John Fitzgerald, Chair
Kirsten Kingsley
Jonathan Kubow
Ted Eckhardt
Scott Seyer

Members Absent: None

Also Present: James Cazares for the *Chez Hotel*
Asher Cousin, Bowen & Associates for *Amazon*
Robert Green, Bowen & Associates for *Amazon*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FOR MAY 12, 2020

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE MEETING MINUTES OF MAY 12, 2020. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 2. SIGN VARIATION REVIEW

DC#20-033 – Amazon – 1455 W. Shure Dr.

Asher Cousin, representing *Amazon*, and Rob Green, representing *Bowen & Associates*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. Amazon is renovating an existing building and site in the M-1 Zoning District. The new facility will function as a package delivery distribution center to include an “Amazon Hub” customer service, package pick up and drop off for the general public. Vehicular traffic on the site includes customers, office employees, delivery vans, and tractor-trailer trucks. There are three driveways into the site from Cellular Drive, and multiple building entrances. In order to guide the various types of vehicles to the appropriate driveway and building entrance, the petitioner is requesting larger directional ground signs and additional wall signs, with the following variations:

Wall Signs:

1. A variation from Chapter 30, section 30-402.a, to allow a 78.65 sf wall sign on the west wall of the building facing the parking area, where it is not allowed.
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Per Chapter 30 Sign Code, one wall sign is allowed per street frontage. A code-compliant 138.5 sf “amazon delivery” illuminated wall sign is proposed to be located on the west wall of the building towards Cellular Drive. An “amazon hub” illuminated wall sign is proposed to be located at the southwest corner of the building to help guide customers to the customer entry. A third illuminated wall sign will be located below the “amazon hub” sign reading “customer service, package pick-up & return” to indicate the services located at the “amazon hub”. A fourth and final small “associate entry” illuminated wall sign will be located on the south wall of the building to indicate the employee entrance.

Per Chapter 30 Sign Code, one directional ground sign is allowed at each driveway, but they are limited to 3 feet in height and 6 sf in size. The petitioner is proposing to install one directional ground sign at each of the three driveways along Cellular Drive, but they are seeking variations to allow the signs to be larger and taller for improved visibility. Additionally, the petitioner is requesting variations for two additional directional signs internal to the parking area for additional guidance to vehicles.

An existing, code-compliant monument sign facing Cellular Drive will also be refaced and reused as the primary ground sign for the site.

The petitioner has submitted a letter addressing the hardship criteria, stating that the proposed signage is necessary to guide and organize the different types of vehicular traffic coming to this site, and that the proposed signage is based on Amazon’s Worldwide design standards.

Staff does not object to the proposed variations, and agrees that the requested signage is necessary and justified for wayfinding due to the unique operations and site design of this facility. The signs will help alleviate traffic hazards, and they are an appropriate scale based on the size of the building and site. Staff recommends the Design Commission recommend approval to the Village Board for all variations as submitted, with a comment to change the support posts for the 9 sf internal directional signs from painted channel posts to a nicer finished post, similar to the larger directional signs.

Mr. Cousin commented that the steel posts in the current signage for Nokia located along Cellular Drive currently have painted steel posts. He also thanked Steve for preparing a great presentation of the project.

Chair Fitzgerald asked Staff if there was anyone from the public who wanted to comment on the project and there was none.

The commissioners summarized their comments.

Commissioner Kingsley felt that the sign package was well done, and she agreed with all of Staff's comments. She said it was really important that the signage here is done well so that everyone can get to where they need to go, especially because this is a new location. She had no issues with any of the signage being shown tonight. She also agreed with Staff's suggestion to change the support posts on the internal directional signs to a nicer finish, which would make the signs appear more permanent, and she was not opposed to them being similar to the larger directional signs, as long as that did not require more variations. Mr. Hautzinger said the variations would not change because the directional signs are considered to be permanent signs either way. Commissioner Kingsley said that changing the support posts to be nicer would help tie all the signs together.

Commissioner Kubow approved of the sign variations as proposed. He commented that the current sign code is not built for these types of distribution centers and he understood all the variations that are needed here.

Commissioner Seyer agreed and said that the signs being proposed are required and necessary for this site. He also agreed with Staff's recommendation for nicer posts because otherwise the directional signs look like temporary yard signs, which is what the current Nokia signs look like to him.

Commissioner Eckhardt said that the presentation of the proposed signage is appropriate for the site, and he agreed with Staff's suggestion to upgrade the support posts for the directional signs, which he felt appeared beneath the quality of the project and business. He would leave this change up to Staff to review, but felt that it should be of a square stock and an appropriate color to match the sign, and the sign should have a front and a back. Otherwise, he was in support of the project.

Chair Fitzgerald agreed with the comments already made and felt that the signs being proposed are needed for this size project.

Chair Fitzgerald again asked if there was anyone from the public that wanted to comment on the project and there was none.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO RECOMMEND TO THE VILLAGE BOARD OF TRUSTEES, APPROVAL OF THE FOLLOWING SIGN VARIATION REQUEST FOR AMAZON LOCATED AT 1455 W. SHURE DRIVE:

WALL SIGNS:

1. A VARIATION FROM CHAPTER 30, SECTION 30-402a, TO ALLOW A 78.65 SF WALL SIGN ON THE WEST WALL OF THE BUILDING FACING THE PARKING AREA, WHERE IT IS NOT ALLOWED.
2. A VARIATION FROM CHAPTER 30, SECTION 30-402a, TO ALLOW A 35.26 SF WALL SIGN ON THE WEST WALL OF THE BUILDING FACING THE PARKING AREA, WHERE IT IS NOT ALLOWED.
3. A VARIATION FROM CHAPTER 30, SECTION 30-402a, TO ALLOW A 11.95 SF WALL SIGN ON THE SOUTH WALL OF THE BUILDING FACING THE PARKING AREA, WHERE IT IS NOT ALLOWED.

DIRECTIONAL GROUND SIGNS:

4. A VARIATION FROM CHAPTER 30, SECTION 30-302b, TO ALLOW THREE 30 SF, 6 FOOT TALL DIRECTIONAL GROUND SIGNS FACING CELLULAR DRIVE, WHERE 6 SF AND 3 FEET TALL IS THE MAXIMUM ALLOWED.
5. A VARIATION FROM CHAPTER 30, SECTION 30-302b, TO ALLOW TWO 9 SF, 6 FOOT TALL DIRECTIONAL GROUND SIGNS INTERNAL TO THE PARKING AREA, WHERE 6 SF AND 3 FEET TALL IS THE MAXIMUM ALLOWED.

THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS DATED 5/1/20 AND RECEIVED 5/8/20, FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE SUPPORT POSTS FOR THE 9 SF INTERNAL DIRECTIONAL SIGNS BE UPGRADED, AND THAT THOSE SIGNS BE CONSTRUCTED WITH A BACK PANEL AS WELL.
2. 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.

KUBOW, AYE; SEYER, AYE; KINGSLEY, AYE; ECKHARDT, AYE; FITZGERALD, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.



Petitioner: AMAZON TRANSPORTATION ENGINEERING SERVICES
Contact: ASHER COUSIN / ROBERT GREEN, AIA
Date: MAY 1, 2020
Project: DLN3 – DELIVERY STATION
Location: 1455 W. SHURE DRIVE

SIGN VARIATION APPLICATION - JUSTIFICATION

The proposed signage for the subject project exceeds the requirements of Chapter 30 Sign Code of the Village of Arlington Heights.

Variations sought:

1. Permission to install more than one wall sign. The primary wall sign is on the west elevation towards Cellular Drive. A secondary sign ("Amazon Hub") is requested at the south end of the west wall which is important to direct customers to the customer service location and to acknowledge the services provided there ("customer service/package pickup & return"). A fourth sign identifies "associate entry" on the south building elevation.
2. Permission to have more than one ground sign and to exceed permitted signage sizes. The existing ground sign will remain and be modified to bear the new tenant identification. Additional signs are required for direction of employee, visitor and delivery departure and arrival traffic flow.

a. Particular Difficulty: The site, floor plan and existing building construction orients all vehicular traffic off of Cellular Drive to the north. Vehicular traffic types include customers, office employees, delivery vans and tractor-trailer delivery trucks. Site signage is designed intending to organize vehicle traffic types and sign sizes are based on vehicle movement (speed, direction and interaction with other traffic). With the truck court and utilities dominating the northern building area, the office area is located at the southern end of the building. Consequently, customer traffic for the *Amazon Hub* – a critical business offering which includes customer service, package pick up and drop off – must be directed by signage from the street entry drive to the appropriate building area, located at the far (south) end of the building. The customer service center requires signage branding, based on the Amazon Worldwide design standards. Additionally, the employee entrance on the south building elevation requires signage which also conforms to these design standards.

b. No Detrimental Impact: All building and ground signage is professionally manufactured following Amazon Worldwide design standards. The customer service and associates entry enhancements and related signage are frequently regarded as betterment to the property. The directional and traffic signs are important to organize and queue the varied drivers for safety and clarity to guide them to the correct destination on the property. All signs are limited to the minimum to avoid excess, while providing for safe travel on the site and do not create a traffic hazard or a depreciation of nearby property values or cause otherwise detrimental effect.

Sign Variance Application – Justification

1455 W. SHURE DRIVE

May 1, 2020

Page 2 of 2

c. Hardship Relief: This variation will relieve the applicant from difficulty attributable to the existing site constraints and building construction and will provide important traffic direction for varied vehicle types and driver queues as well as enabling customers to access a significant business function in the appropriate location within the building layout.

d. Not Alter Essential Character of Locality: It is believed that the signage requesting variation are consistent with the character of the property and local environment. All are consistent with the character and nature of, and are respectful to, neighboring businesses.

e. Standards Limitations on Business: Disallowance of the requested variation will result in vehicular traffic confusion on Cellular Drive as well as throughout the site. Also, the additional building signs will eliminate confusion in wayfinding for visitors and employees of various types. Proposed signage follows the Amazon Worldwide design standards and alteration of design or general intended placement will deprive the applicant of their ability to properly brand the property as well as the Amazon Hub customer service business element which is provided at each delivery station property.

We hope this information adequately conveys the importance of the requested variance.

RICHARD L. BOWEN + ASSOCIATES INC.



Robert Green, AIA, NCARB
Senior Project Manager

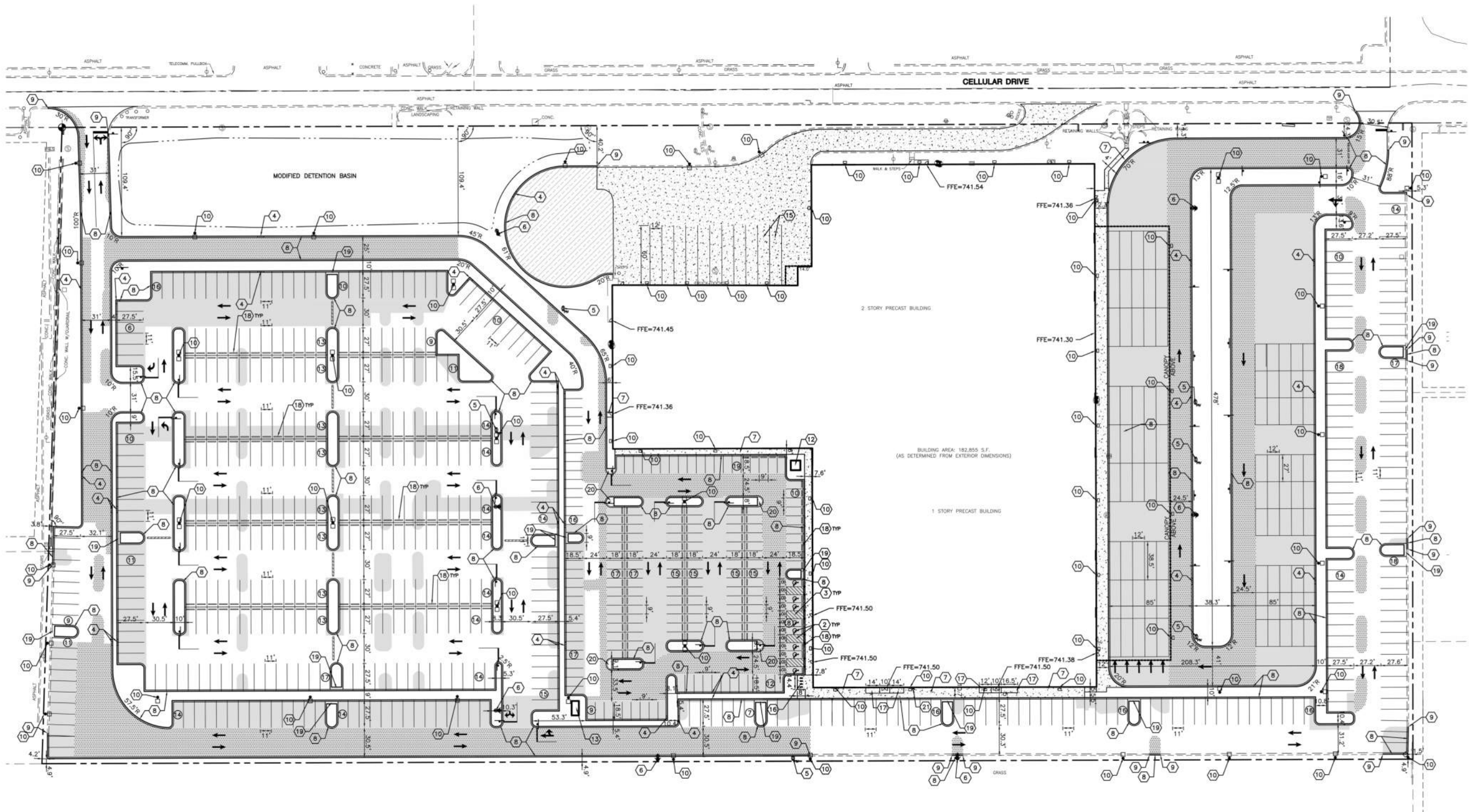
cc: Craig Phillips – Griffin Capital Real Estate
Asher Cousin – Amazon
Justin Risetter, Erik Eckberg – Krusinski Constriction



Petitioner: AMAZON TRANSPORTATION ENGINEERING SERVICES
Contact: ASHER COUSIN / ROBERT GREEN, AIA
Date: MAY 1, 2020
Project: DLN3 DELIVERY STATION
Location: 1455 W SHURE DRIVE

SIGNAGE MATERIAL LIST

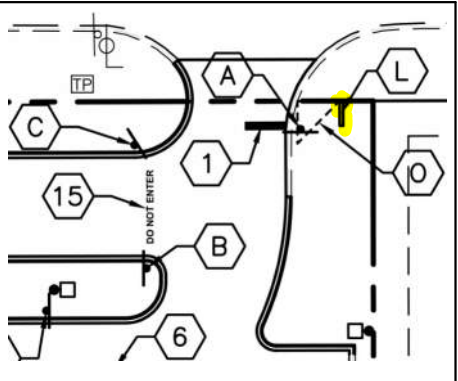
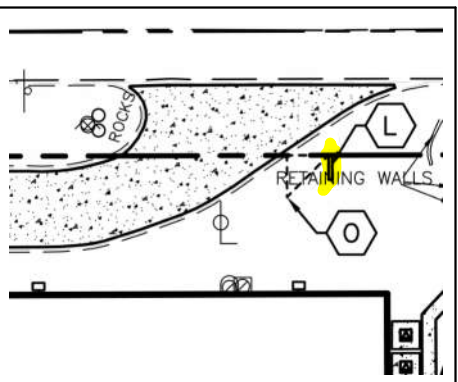
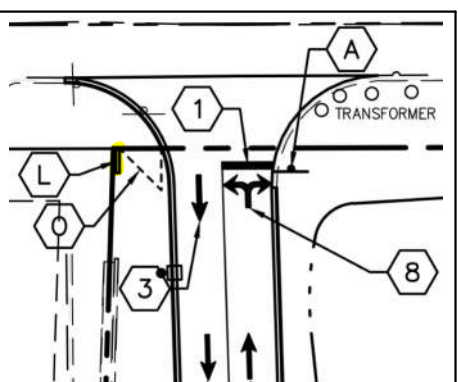
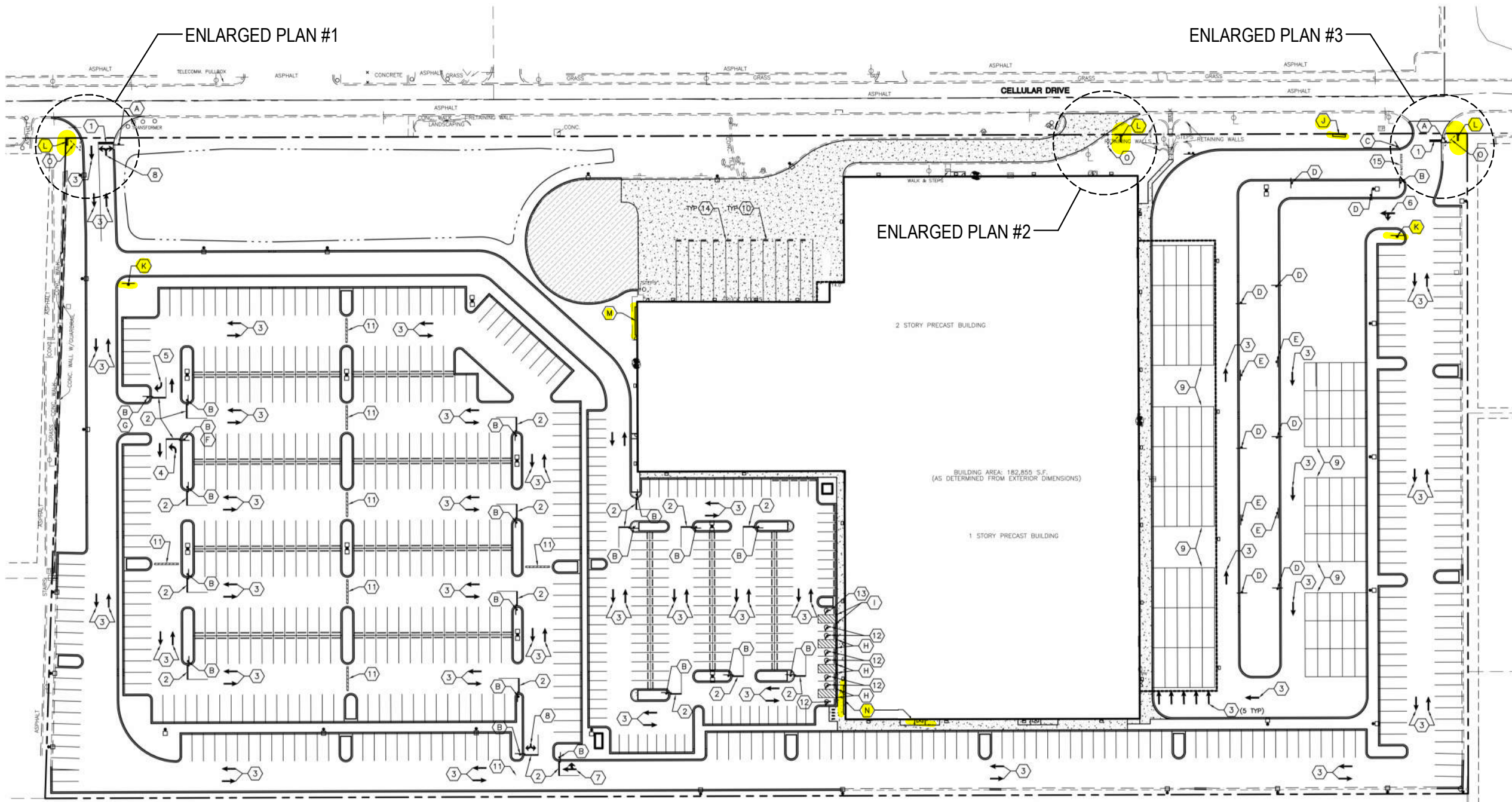
Monument Sign	Color: Black Acrylic ½" Cut Letters on White Backing Resurfacing Existing Monument Sign. Non-illuminated
Building-Mounted Delivery Sign	Color: White Acrylic w/ Grey Vinyl Overlay Product: Acrylic Face LED Internally Illuminated Signage
Building-Mounted Hub Sign	Color: White Acrylic w/ Grey Vinyl Overlay Product: Acrylic Face LED Internally Illuminated Signage
Associate Entry Sign	Color: White Acrylic Product: Acrylic Face LED Internally Illuminated Signage
Customer Service & Package Pick-Up Vinyl Overlay	Color: White Acrylic and White Acrylic w/ Grey Sign Pick-Up Product: Acrylic Face LED Internally Illuminated Signage
Pylon Entry Sign	Color: Opaque Black Acrylic and Reflective Black Vinyl Product: Aluminum Sign Connection to Posts
Pylon Placards	Color: Opaque Black Acrylic Arrows and Reflective Black Vinyl Lettering Product: Placard Connection to Aluminum Sign
Directional Sign	Color: White Aluminum Sign Panel w/ Black Vinyl Lettering Product: Aluminum Sign Connection to Metal U-Channel Posts



- SITE LEGEND**
- INDICATES PAVEMENT REPLACEMENT-SEE DETAILS
 - INDICATES HEAVY DUTY PAVEMENT REPLACEMENT-SEE DETAILS
 - INDICATES NEW CONCRETE PAVEMENT/SIDEWALK-SEE DETAILS FOR PAVEMENT COMPOSITION
 - INDICATES NEW FULL DEPTH CONCRETE PAVEMENT-SEE DETAILS FOR PAVEMENT COMPOSITION
 - LIGHT POLES/WALLPACKS
 - EXISTING CURB AND GUTTER
 - PROPOSED CURB AND GUTTER
 - INDICATES ROW PARKING COUNT
 - PROPERTY BOUNDARY
- SITE KEY NOTES**
1. ACCESSIBLE RAMP WITH DETECTABLE WARNING
 2. ACCESSIBLE PARKING SPACES & THEIR ACCESS AISLES SHALL BE 2% MAX. SLOPE IN ALL DIRECTIONS
 3. PAINT 4" WIDE STRIPES @ 2'-0" O.C. @ 45° ANGLE, TRAFFIC YELLOW PAINT
 4. 2" CURB CUT
 5. RELOCATED REMOTE POST INDICATOR VALVE
 6. RELOCATED FIRE HYDRANT
 7. CONCRETE WALK
 8. CURB AND GUTTER
 9. BEGIN/END PROPOSED CURB AND GUTTER. SAWCUT EXISTING CURB TO PROVIDE CLEAN CONSTRUCTION JOINT.
 10. LIGHT POLE/WALLPACK LOCATION (REFER TO PHOTOMETRIC PLAN)
 11. DIRECTIONAL ARROW, TRAFFIC WHITE PAINT
 12. SMOKER'S SHELTER
 13. RIDE SHARE SHELTER
 14. RELOCATED TRANSFORMER
 15. RECYCLING LOCATIONS
 16. INVERTED-U BICYCLE RACK (4 RACKS; 8 BICYCLES)
 17. ACCESSIBLE RAMP
 18. PARKING BLOCK INSTALLED 2' OFF FACE OF CURB
 19. 2' WIDE REAR CHANNELIZED ISLAND
 20. CONCRETE ISLAND NOSING
 21. FIRE DEPARTMENT CONNECTION (REFER TO MEP PLANS)

- SITE NOTES**
1. ALL DIMENSIONS, RADII AND COORDINATES ARE TO BACK OF CURB WHERE APPLICABLE. ALL RADII SHALL BE 4' UNLESS INDICATED OTHERWISE.
 2. ALL PAVEMENT MARKING SHALL BE YELLOW IN COLOR UNLESS INDICATED OTHERWISE.
 3. ALL CURB & GUTTER SHALL BE 60.12, "POSITIVE", UNLESS NOTED OTHERWISE (SEE DETAILS).
 4. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
 5. WHERE NEW PAVEMENT IS TO BE PLACED OVER CURBED ISLANDS THAT HAVE BEEN REMOVED, CONTRACTOR TO PROVIDE APPROPRIATE BASE & BINDER COURSE MATCHING THE EXISTING PAVEMENT SECTIONS PRIOR TO PLACEMENT OF SURFACE COURSE.
 6. AREAS OF PAVEMENT RESTORATION SHALL BE PROOF ROLLED TO DETERMINE IF FULL DEPTH RESTORATION IS REQUIRED OR IF ONLY THE BITUMINOUS MATERIAL IS TO BE REPLACED.
 7. REFER TO C203 WAYFINDING PLAN FOR SIGNAGE AND PAVEMENT MARKING INFORMATION.

OVERALL SITE PLAN



PAVEMENT GRAPHIC LEGEND		
NO.	SYMBOL	DESCRIPTION
1	PG-1	24" STOP BAR
2	PG-1	12" STOP BAR
3	PG-5	STRAIGHT ARROW
4	PG-6L	LEFT TURN ARROW
5	PG-6R	RIGHT TURN ARROW
6	PG-7L	STRAIGHT OR LEFT TURN ARROW
7	PG-7R	STRAIGHT OR RIGHT TURN ARROW
8	PG-8	LEFT OR RIGHT TURN ARROW

PAVEMENT GRAPHIC LEGEND CONT.		
NO.	SYMBOL	DESCRIPTION
9	PG-10	18" STRIPING OUTLINE AND FILL AT 45 DEGREES
10	PG-14	TRAILER SPACE NUMBERING
11	PG-16	SPEED BUMP
12	PG-17	ADA ACCESSIBLE CAR PARKING
13	PG-18	ADA ACCESSIBLE VAN PARKING
14	PG-22	TRACTOR DOCK PARKING
15	PG-23	JACK STAND AREA
16	PG-24	24' TALL "DO NOT ENTER"

SIGN FACE LEGEND		
NO.	SYMBOL	DESCRIPTION
A	S-1	30"x30" "STOP", R1-1
B	S-1	24"x24" "STOP", R1-1
C	S-2	"DO NOT ENTER", R5-1
D	S-3	"SPEED LIMIT, 5 MPH"
E	S-7L	"ONE-WAY" LEFT ARROW
F	S-9L	LEFT TURN "ONLY"
G	S-10R	RIGHT TURN "ONLY"
H	S-15	ADA ACCESSIBLE CAR PARKING
I	S-16	ADA ACCESSIBLE VAN PARKING

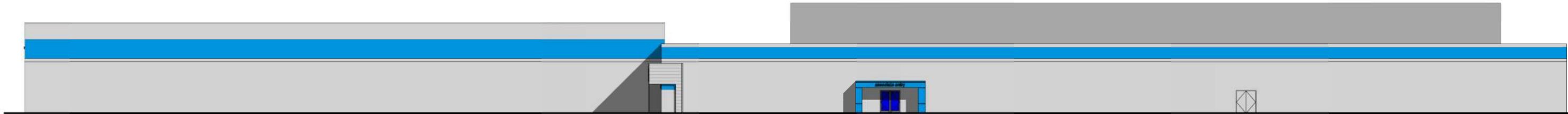
SIGN LEGEND		
NO.	SYMBOL	DESCRIPTION
J	MS-3	REFACE EXISTING NOKIA SIGN
K	AS-16	4' WIDE DOUBLE FACED DIRECTIONAL SIGN
L	P-1	6'x6' WIDE DOUBLE FACED PYLON SIGN
M	BS-1	PRIMARY BUILDING FACE SIGN
N	BS-2	SECONDARY BUILDING FACE SIGN
O		12'x12' SIGHT TRIANGLE

WAYFINDING PLAN



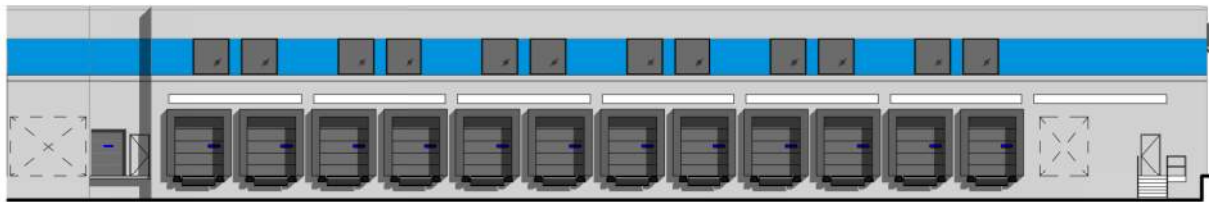
EAST ELEVATION

SCALE: 1/32" = 1'-0"



SOUTH ELEVATION

SCALE: 1/32" = 1'-0"



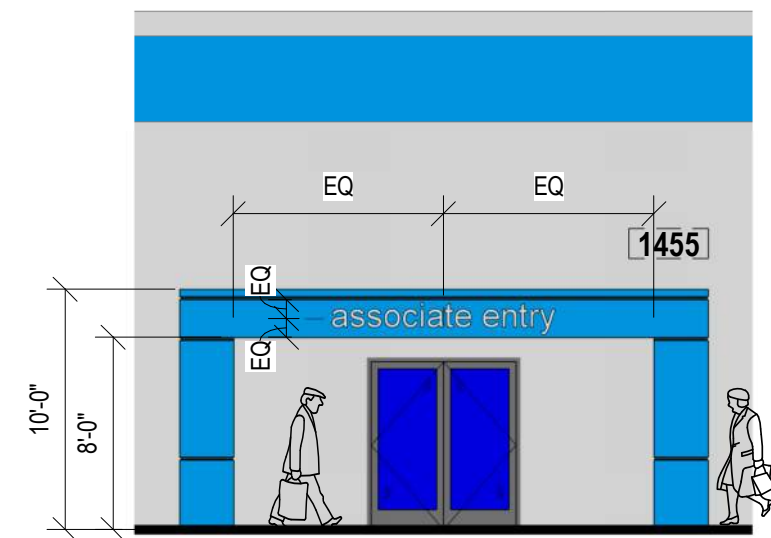
NORTH ELEVATION @ TRUCK DOCK

SCALE: 1/32" = 1'-0"



WEST ELEVATION

SCALE: 1/32" = 1'-0"





TYPICAL DELIVERY SIGN DESIGN

TOTAL SF: 138.50

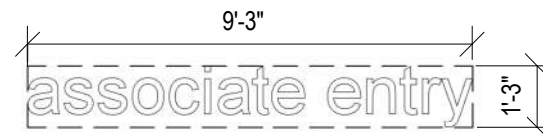
AMAZON FONT SIZE: 39"
DELIVERY FONT SIZE: 17"



TYPICAL HUB SIGN DESIGN

TOTAL SF: 78.65

AMAZON FONT SIZE: 27"
HUB FONT SIZE: 27"



TYPICAL ASSOC. ENTRY SIGN DESIGN

TOTAL SF: 11.95

FONT SIZE: 9"



TYPICAL CUSTOMER SERVICE SIGN DESIGN

TOTAL SF: 35.26

FONT SIZE: 9"

REMOVE EXISTING 'NOKIA'
LETTERING AND BACKING
SURFACE



EXISTING MONUMENT SIGN

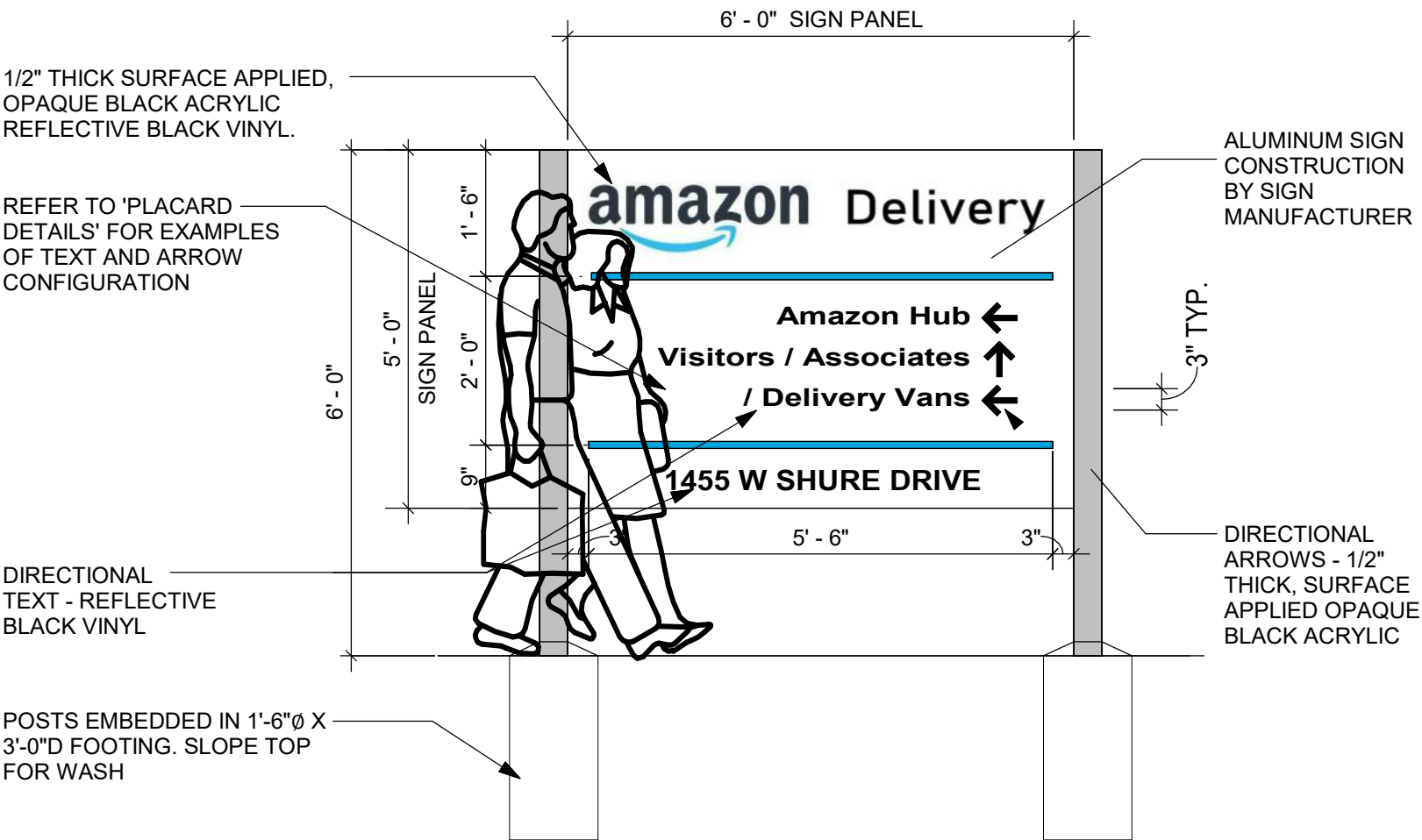
RE-CLAD SIGN SURFACE W/
PREFINISHED ALUMINUM SHEET
BACKING MATERIAL. COLOR TO
MATCH EXISTING BACKGROUND

(BLACK) 1/2" THICK SURFACE
APPLIED OPAQUE BLACK ACRYLIC
REFLECTIVE BLACK VINYL



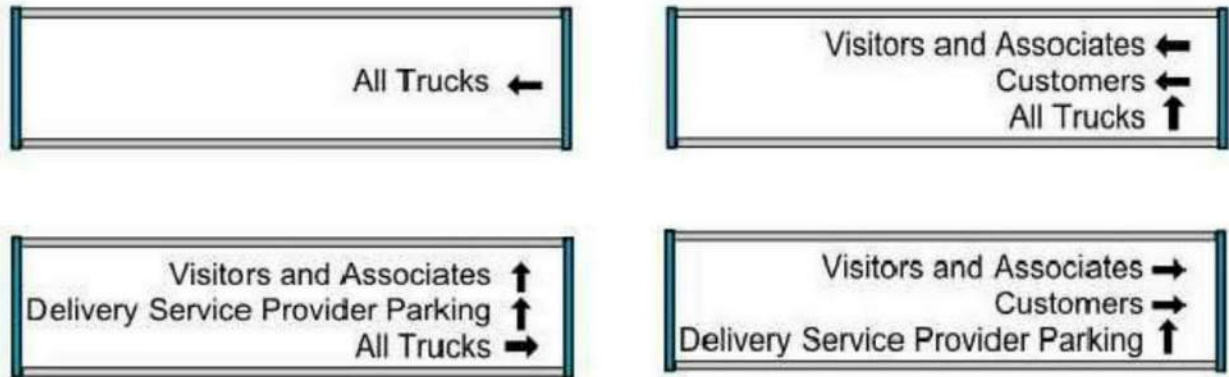
REFACED MONUMENT SIGN

TOTAL SF: 25 SF



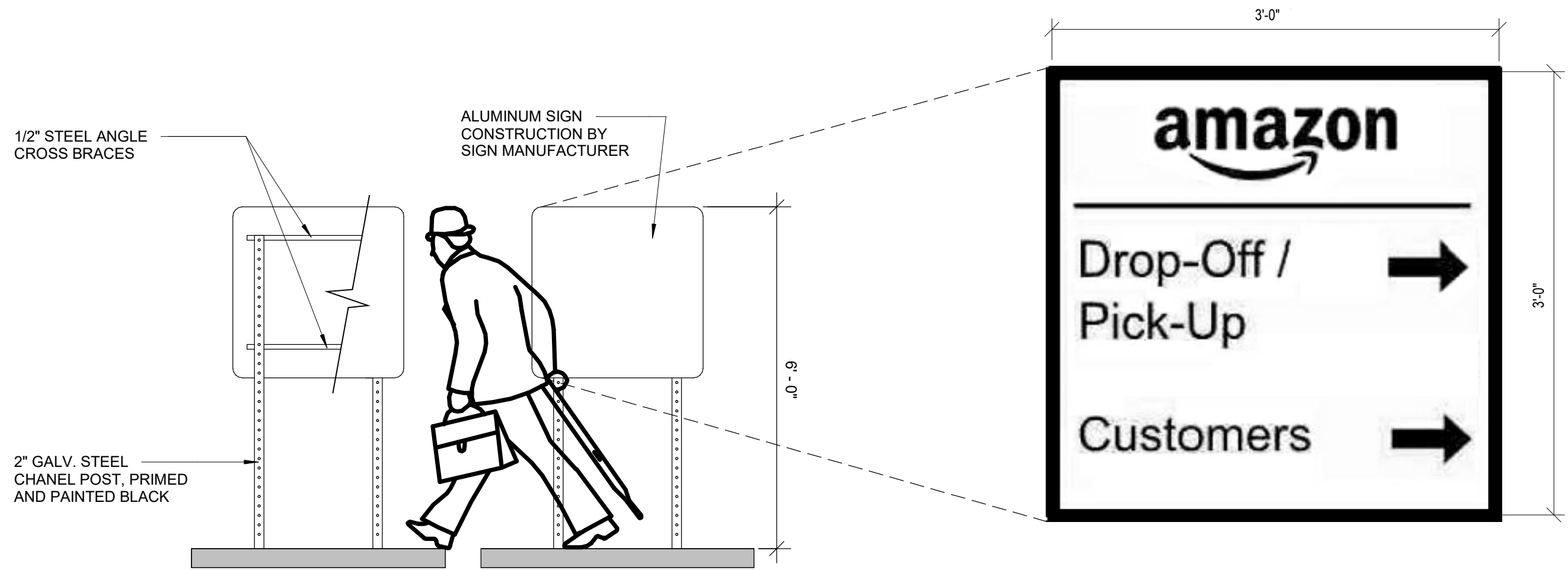
PYLON ENTRY SIGN DESIGN

DIRECTIONAL ARROWS CHANGE BASED ON LOCATIONS OF SIGN



PLACARD DETAILS

ORIENTATION OF ARROWS IS BASED ON SIGN LOCATION



DIRECTIONAL SIGN DESIGN - DOUBLE-SIDED

DIRECTIONAL ARROWS & TEXT CHANGE BASED ON LOCATIONS OF SIGN

DIRECTIONAL SIGNAGE EXAMPLE
(AS-16)



A. SITE



B. PROPERTY TO THE EAST



C. PROPERTY TO THE WEST



D. PROPERTY TO THE NORTH

Bowen⁺

2019 Center St., Suite 500 Cleveland, Ohio 44113 Phone: (216) 491-9300 www.rba.com

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DLN3 - DISTRIBUTION CENTER

1455 W. SHURE DRIVE
ARLINGTON HEIGHTS, IL 60004

RLB+A JOB#: 13299

SCALE: N.T.S.

ISSUED FOR:

SIGN VARIANCE

DATE:

05/01/20

DRAWING NO.

AS1.09 - SK01

DESIGN COMMISSION PROJECT TIMELINE

Project Name: Amazon
DC Number: DC:20-033
Location: 1455 W. Shure Drive
Requested Action: Sign Variation

	Date	# of Business Days
DC Application Submittal Date	5/11/20	
Design Commission Meeting	5/26/20	11
Village Board Meeting	6/15/20	14

Notification Requirements:

- Sign Posting, not less than 15 days prior to the date of the Design Commission meeting.
- Written Notice, not less than 7 days and not more than 30 days prior to the date of the Design Commission meeting.



Village Board
6/15/2020

Item: Ordinance - TIF - South Arlington Heights Road - Redevelopment Plan and Project

Department: Planning/Legal

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

ATTACHMENTS:

Description

TIF South Arlington Heights Road -
Redevelopment Plan

Type

Ordinance

**AN ORDINANCE OF THE VILLAGE OF ARLINGTON HEIGHTS,
COOK COUNTY, ILLINOIS, APPROVING A TAX INCREMENT
REDEVELOPMENT PLAN AND REDEVELOPMENT PROJECT
FOR THE SOUTH ARLINGTON HEIGHTS ROAD CORRIDOR**

WHEREAS, it is desirable and for the best interests of the citizens of the Village of Arlington Heights, Cook County, Illinois, ("Municipality"), for the Municipality to adopt tax increment allocation financing pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended ("Act"), for a proposed redevelopment plan and redevelopment project ("Project" and "Plan") within the municipal boundaries of the Municipality and within a proposed redevelopment project area ("Area") described in Section One (a) of this Ordinance, which area constitutes in the aggregate more than 1½ acres; and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the President and Board of Trustees ("Corporate Authorities") of the Municipality called a public hearing to be held by the Redevelopment Commission relative to the Project and Plan and to the designation of the Area as a redevelopment project area under the Act for May 27, 2020, at 7:30 p.m.; and

WHEREAS, due notice in respect to such hearing was given pursuant to Section 11-74.4-5 of the Act, such notice being given to taxing districts having property in the Area by certified mail on April 8, 2020, by publication on May 5, 2020 and May 12, 2020, in the Arlington Heights Daily Herald, being a newspaper of general circulation within the taxing districts; and by certified mail to taxpayers within the Area on May 7, 2020; and

WHEREAS, the Redevelopment Commission has recommended that the Board of Trustees designate the boundaries of Tax Increment Financing Area as presented to the Commission and described in Exhibit A, attached hereto and incorporated herein as if set out in full by the references, entitled "Village of Arlington Heights, South Arlington Heights Road Corridor Redevelopment Plan and Project," dated February, 2020, and that the Board of Trustees approve and adopt the Redevelopment Project and Redevelopment Plan as described in the same document; and

WHEREAS, the Project and Plan set forth factors which cause the proposed Area to be blighted, and the Corporate Authorities have reviewed the information concerning such factors

presented at the public hearing and have reviewed other studies and are generally informed of the conditions in the proposed Area which cause such area to be a “blighted area” as said term is used in the Act; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to real property in the proposed area to determine whether contiguous parcels of real property and improvements thereon in the proposed area to determine whether contiguous parcels of real property and improvements thereon in the proposed Area would be substantially benefited by proposed Project improvements; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to lack of private investment in the proposed Area to determine whether private development would take place in the proposed Area as a whole without the adoption of the proposed plan; and

WHEREAS, the Corporate Authorities have reviewed the proposed Project and Plan and also the existing comprehensive plan for development of the Municipality as a whole to determine whether the proposed Redevelopment Project and Plan conform to the such comprehensive plan of the Municipality,

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

SECTION ONE: The Corporate Authorities hereby make the following findings:

(a) The Area, street location (as near as practicable) for the Area, and the map of the Area are depicted in Exhibit A attached hereto and incorporated herein as if set out in full by this reference.

(b) There exist conditions which cause the Area to be subject to designation as a redevelopment project area under the Act and to be classified as a blighted area as defined in Section 11-74.4-3(a) of the Act.

(c) The proposed Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Plan.

(d) The Project and Plan conform to the comprehensive plan for the development of the Municipality as a whole.

(e) The estimated date of completion of the entire Project is 23 years after adoption of the ordinance designating the Redevelopment Project Area; the estimated date of completion of all phases of construction of the Project is 23 years after adoption of the ordinance designating the Redevelopment Project Area; and the estimated date of the retirement of all obligations incurred to finance redevelopment project costs as defined in the Plan shall not be later than December 31st of the year in which the payment to the Municipal Treasurer pursuant to the Act is to be made with

respect to ad valorem taxes levied in the 23rd calendar year in which the ordinance approving the redevelopment project area is adopted.

(f) The parcels of real property in the proposed Area are contiguous, and only those contiguous parcels of real property and improvements thereon which will be substantially benefited by the proposed Project improvements are included in the proposed area.

SECTION TWO: The Project and Plan which were the subject matter of the hearing held May 27, 2020, is hereby adopted and approved. A copy of the Project and Plan is set forth in Exhibit A attached hereto and incorporated herein as if set out in full by this reference.

SECTION THREE: This Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law and shall be recorded in the Office of the Recorder of Cook County, Illinois.

AYES:

NAYS:

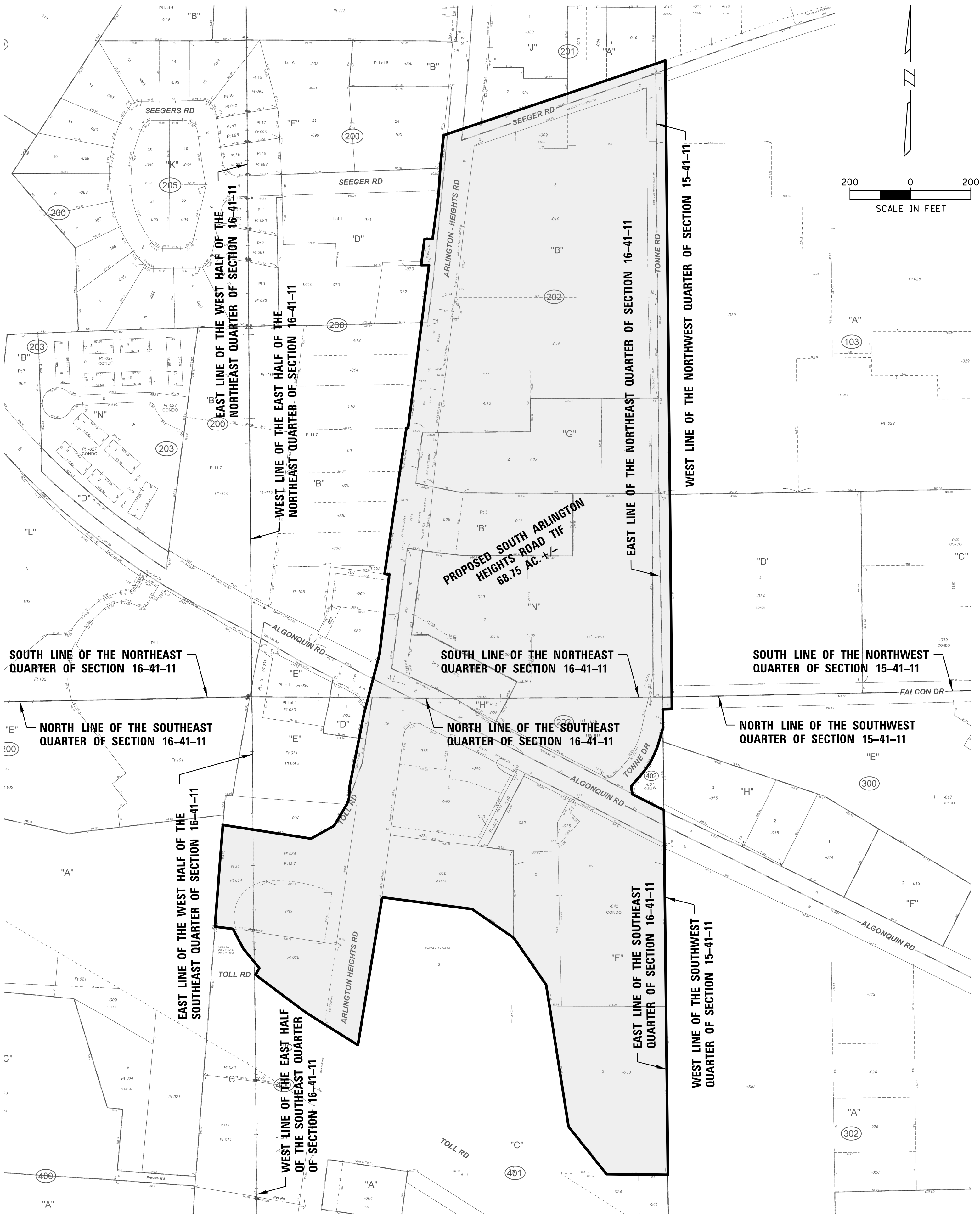
PASSED AND APPROVED this 15th day of June, 2020.

Village President

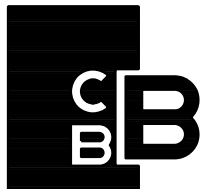
ATTEST:

Village Clerk

LEBLB:TIF Ordinances and Resolutions:South AH Road Corridor - Approve Redevelopment Plan-Project



REVISED: 01-21-2020



CHRISTOPHER B. BURKE
ENGINEERING, LTD.
9575 West Higgins Road, Suite 600
Rosemont, Illinois 60018
(847) 823-0500

PROPOSED SOUTH ARLINGTON HEIGHTS ROAD TIF

IN
VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS
PREPARED FOR
KANE, MCKENNA AND ASSOCIATES, INC.

CALC.	JRM
DWN.	AJK
CHKD.	JRM
SCALE:	1"=200'
DATE:	01-17-2020

PROJECT NO.	200033
SHEET 1 OF 1	
DRAWING NO.	TIF200033A

EXHIBIT A
LEGAL DESCRIPTION – Proposed South Arlington Heights Road TIF

THAT PART OF THE WEST HALF OF SECTION 15 AND THE EAST HALF OF SECTION 16 IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT SOUTHWEST CORNER OF LOT 7 IN AUGUST BUSSE'S DIVISION IN SAID SECTION 16, ACCORDING TO THE PLAT THEREOF RECORDED MAY 15, 1928 AS DOCUMENT NUMBER 10023115;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 7 TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE NORTHWEST TOLLWAY, AS WIDENED AND ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY BY DEED DOCUMENT NUMBER 21122969, RECORDED MARCH 31, 1970;

THENCE EASTERLY AND NORTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF THE NORTHWEST TOLLWAY AS WIDENED BY DEED DOCUMENT NUMBER 21122969 TO A POINT ON THE WESTERLY RIGHT- OF-WAY LINE OF ARLINGTON HEIGHTS ROAD, AS WIDENED;

THENCE NORTHERLY ALONG SAID WESTERLY RIGHT- OF-WAY LINE OF ARLINGTON HEIGHTS ROAD, AS WIDENED, TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SEEGER ROAD;

THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY EXTENSION AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SEEGER ROAD TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY LINE OF TONNE ROAD;

THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND THE EASTERLY RIGHT-OF-WAY LINE OF TONNE ROAD TO A POINT ON SOUTHERLY RIGHT-OF-WAY LINE OF FALCON DRIVE;

THENCE WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF FALCON DRIVE TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, SAID POINT ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TONNE DRIVE;

THENCE SOUTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF TONNE DRIVE TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ALGONQUIN ROAD, AS WIDENED;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF ALGONQUIN ROAD, AS WIDENED, TO A POINT ON SAID WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15;

THENCE SOUTHERLY ALONG SAID WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15 TO THE SOUTHEAST CORNER OF LOT 2 IN SAID AUGUST BUSSE'S DIVISION;

THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 2 TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE NORTHWEST TOLLWAY AS WIDENED AND ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY BY DOCUMENT NUMBER 09093125, RECORDED NOVEMBER 19, 1995 AND DOCUMENT NUMBER 09093119, RECORDED NOVEMBER 19, 1995;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF THE NORTHWEST TOLLWAY TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ARLINGTON HEIGHTS ROAD, AS WIDENED;

THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF ARLINGTON HEIGHTS ROAD, AS WIDENED, TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY EXTENSION OF THE ORIGINAL NORTHERLY RIGHT-OF-WAY LINE OF THE NORTHWEST TOLLWAY AS ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY COMMISSION BY DEED DOCUMENT NUMBER 16726440, RECORDED OCTOBER 15, 1956;

THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION AND THE ORIGINAL NORTHERLY RIGHT-OF-WAY LINE OF THE NORTHWEST TOLLWAY TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF THE NORTHWEST TOLLWAY AS WIDENED AND ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY BY DEED DOCUMENT NUMBER 21139137, RECORDED APRIL 21, 1970 AND DOCUMENT NUMBER 21154328, RECORDED MAY 3, 1970;

THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF THE NORTHWEST TOLLWAY AS WIDENED BY DEED DOCUMENT NUMBER 21139137 AND DOCUMENT NUMBER 21154328 TO A POINT ON THE SOUTH LINE OF SAID LOT 7 IN AUGUST BUSSE'S DIVISION;

THENCE WEST ALONG SAID SOUTH LINE OF LOT 7 TO THE POINT OF BEGINNING.

Table A. S Arlington Heights Road TIF PIN List

08-16-202-005-0000
08-16-202-009-0000
08-16-202-010-0000
08-16-202-011-0000
08-16-202-013-0000
08-16-202-015-0000
08-16-202-022-0000
08-16-202-023-0000
08-16-202-025-0000
08-16-202-028-0000
08-16-202-029-0000
08-16-202-030-0000
08-16-400-033-0000
08-16-400-034-0000
08-16-400-035-0000
08-16-401-018-0000
08-16-401-019-0000
08-16-401-023-0000
08-16-401-030-0000
08-16-401-033-0000
08-16-401-036-0000
08-16-401-039-0000
08-16-401-042-1001
08-16-401-042-1003
08-16-401-042-1004
08-16-401-042-1005
08-16-401-042-1006
08-16-401-042-1007
08-16-401-042-1008
08-16-401-042-1009
08-16-401-043-0000
08-16-401-045-0000
08-16-401-046-0000

Date: 02/05/2020

**VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS
S ARLINGTON HEIGHTS ROAD TIF DISTRICT
REDEVELOPMENT PLAN**

Prepared By:

**Village of Arlington Heights, Illinois
&
Kane, McKenna and Associates, Inc.**

February, 2020

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I. Introduction

The Village of Arlington Heights, Illinois (the “Village”) is a community located in the northwestern portion of Cook County approximately 25 miles northwest of the City of Chicago’s “Loop”. The Village is generally bound by the municipalities of Elk Grove Village to the south, Rolling Meadows to the southwest, Palatine to the west, Buffalo Grove to the north, Wheeling to the northeast, Prospect Heights to the east and Mount Prospect to the southeast. With a population of approximately 75,000 residents, the Village is one of the largest municipalities in the State of Illinois. The Village is situated near major regional access points (e.g. the I-290 and I-90 Interstates) and is served by public commuter rail service via Metra Rail’s Union Pacific Northwest Line. The Village is also home to the Arlington International Racecourse, a regional center for horseracing events.

The Village was incorporated in 1887 and, since this time, has expanded into a fully built-out community. In recent years, the Village has experienced a growth in new households due to decreasing family sizes and an aging population. The Village’s economic base has also reached a state of stabilization and maturation. These two conditions have shifted the Village’s focus from outward growth towards redevelopment of existing areas to maintain and strengthen the Village’s tax base. Indeed, the Village of Arlington Heights Comprehensive Plan (2015) (the “Comprehensive Plan”) emphasizes this point by including the following statement in its first paragraph,

“The Village has reached the “maturation” stage in its development growth and, therefore, faces new challenges and opportunities. Redevelopment of the village’s commercial, manufacturing and residential areas has become the predominant issue when planning for the future of the village.”

Arlington Heights Road is an arterial roadway that runs from the Village’s southern municipal boundary near the I-90 Interstate northward, through the Village’s central business district, to the Village’s northern municipal boundary with neighboring Buffalo Grove, Illinois. The Comprehensive Plan and the South Arlington Heights Road Corridor Plan (2018) (the “Corridor Plan”) identify the important role played by the southern portion of Arlington Heights Road in refocusing efforts towards redevelopment through corridor planning. The area contains several major intersections within the Village, is an entry and exit point for the I-90 Interstate and is located near the Village’s southern municipal boundary. Along with directly contributing to the Village’s overall tax base, the area is a major gateway into the Village and plays an important role in affecting the Village’s overall goals and objectives.

The Comprehensive Plan and the Corridor Plan clearly identify the important role played by the southern portion of Arlington Heights Road in achieving the Village’s general economic and community development goals and objectives. However, the plans also identify conditions which have and continue to deter private investment in the area.

Given those conditions, the Village has determined that the area as a whole would not be redeveloped in a coordinated manner without the adoption of a Tax Increment Financing Redevelopment Plan. The Village, with the assistance of Kane, McKenna and Associates, Inc.

(KMA), has commissioned this Redevelopment Plan to use tax increment financing in order to alleviate those conditions which deter private investment in the area and meet redevelopment goals and objectives.

A. Overview of Tax Increment Financing (TIF)

Tax Increment Financing (TIF) is an economic development tool which uses future tax revenues to finance redevelopment activity. In the State of Illinois an area can be designated as a TIF district if it faces certain impediments to redevelopment. At the time of designation, the equalized assessed value of tax parcels within the boundaries of the district are “frozen” for the term of the TIF district. Taxing jurisdictions that overlap that district continue to receive property taxes, but those revenues are limited to those based on the “frozen” equalized assessed values. Any property tax revenue generated from increases in equalized assessed value relative to the frozen values are deposited in a special tax allocation fund. This revenue is then used to finance redevelopment activities within the district to accomplish various community and economic development goals.

B. The Redevelopment Plan

The Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et. seq., as amended (the “TIF Act” or “Act”) enables Illinois municipalities to establish TIF districts, either to eliminate the presence of blight or to prevent its onset. The Act finds that municipal TIF authority serves a public interest in order to: “promote and protect the health, safety, morals, and welfare of the public, that blighted conditions need to be eradicated and conservation measures instituted, and that redevelopment of such areas be undertaken; that to remove and alleviate adverse conditions it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts in such areas by the development or redevelopment of project areas” (65 ILCS 5/11-74.4-2(b)).

To establish a TIF district (“Redevelopment Project Area” or “RPA”), Illinois municipalities must adopt several documents including a Redevelopment Plan and an Eligibility Report. A Redevelopment Plan is any comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions which qualify the redevelopment project area as a “blighted area,” “conservation area” (or combination thereof), or “industrial park conservation area”, and thereby to enhance the tax bases of the taxing districts which extend into the redevelopment project area as set forth in the TIF Act.

The Village has authorized KMA to study the RPA in relation to its qualification as a TIF district under the TIF Act, to prepare a TIF District Eligibility Report for the RPA and to prepare a Redevelopment Plan for the RPA.

C. Findings Pursuant to the TIF Act

It is found and declared by the Village through legislative actions as required by the Act that:

1. The Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of this redevelopment plan;
2. The Redevelopment Plan and Project conform to the Comprehensive Plan which guides development of the Village as a whole

II. Redevelopment Project Area

A. Redevelopment Project Area Summary

The RPA is located in the southern portion of the Village and contains tax parcels with frontage along the eastern portion of Arlington Heights Rd from the I-90 Expressway to the south to Seeger Road to the north, a single tax parcel at the northwestern corner of the I-90 Expressway and Arlington Heights Road and tax parcels with frontage along the southern portion of Algonquin Road from Arlington Heights Road to the west and the extension of Tonne Drive to the east.

Existing land uses within the RPA include commercial and institutional uses.

The RPA contains approximately 33 tax parcels and is at least approximately 42 acres in size.

Please see Appendix A of Exhibit 3 for a list of the tax parcels included in the RPA and Exhibit 1 for a visual depiction of the RPA.

B. Legal Description of Redevelopment Project Area

The Redevelopment Project Area legal description is attached as Exhibit 2.

III. Redevelopment Goals

A. Village Goals

The Village has established a number of goals, objectives and strategies which would determine the kinds of activities to be undertaken within the RPA.

An important underlying document is the Village's Comprehensive Plan which, as an element of the planning process, describes the overall vision for the Village and is the foundation for Village initiatives. This planning document influences all other Village planning processes including those related to TIF. The below Table 1 summarises goals in the Comprehensive Plan that are applicable to the RPA.

Table 1. Comprehensive Plan Goals Relevant to Redevelopment of the RPA

Element	Goals/Objectives
Land Use	- To ensure that the general land use pattern and relationships of all land uses remain or become acceptable to the present and future community - Only well planned commercial and industrial developments should be built
Population & Housing	- To encourage construction of necessary housing to meet present and future residential needs - To maintain and improve property values -To maintain the social and economic vitality of neighborhoods -To utilize good housing redevelopment concepts in areas where rehabilitation of existing housing is not practical
Economic Development	- To promote balanced economic growth through imaginative planning leading to a strong, vital local economy - To work closely with local businesses to promote their growth and expansion and prevent the loss of existing establishments -To facilitate redevelopment and modernization of mature business and industrial areas of the Village -To attract new business enterprises by taking full advantage of Arlington Height's location in the transportation "hub" of the Midwest, as well as its labor market, business climate, educational facilities and government resources
Thoroughfare & Transportation	- To schedule, plan and construct necessary physical improvements including widening turning bays and other appropriate improvements if appropriate before serious problems develop - To landscape, where possible, arterial roadways; screen parking areas; improve street graphics; and the appearance of signalization and other elements related to traffic and transportation

Source: Village of Arlington Heights Comprehensive Plan (2015).

In addition to the above-state goals, the Corridor Plan identifies numerous objectives which redevelopment of the RPA may further. These include the development of tax parcels, enhancement of pedestrian improvements and improving the visual aesthetic of the area by burying/relocating overhead utility lines.

Implementation of the Redevelopment Plan and Project will facilitate the accomplishment of these and other goals described in the Comprehensive Plan and Corridor Plan. It is further expected that the Redevelopment Project will return the RPA to economically productive use; thus, accomplishing the Village's general goals regarding enhancing and strengthening the Village's tax base.

B. Redevelopment Project Area Goals

Given the potential community benefits that may be gained from redevelopment of the RPA, efforts should be made to obtain the following goals for the RPA:

1. Reduce or eliminate those adverse impacts described in the TIF Eligibility Report which deter private investment in the RPA
2. Return underutilized property located within the RPA to productive use and strengthen and enhance the Village's tax base
3. Provide for high-quality, mixed use development within the RPA that facilitates community and economic development goals including those related to affordable housing
4. Accomplish redevelopment of the RPA over a reasonable time period

These goals may be accomplished by pursuing the following objectives for the RPA:

1. Promotion of the redevelopment of underutilized property located within the RPA
2. Provision for the assembly or coordination of private and public property for viable redevelopment projects
3. Improvement of existing rights-of-way and infrastructure including, but not limited to roadways, streetscape, traffic signalization and parking improvements
4. Provision of necessary site preparation including, but not limited to, grading, demolition and environmental remediation
5. Provision of public investment that improves the physical condition and visual aesthetic of the area including those in the public realm (e.g. streetscaping) and the private realm (e.g. facades and signage)
6. Promotion of affordable housing in the Village consistent with Village policies and codes

These objectives may be pursued independently by the Village or in private partnership by entering into redevelopment agreements in order to redevelop existing property or induce new development to locate within the RPA.

IV. Evidence of Lack of Development and Growth

A. Eligibility Report

The Redevelopment Plan Area's qualification under the TIF Act was evaluated by representatives of Kane, McKenna and Associates, Inc. (KMA) from May, 2018 to the date of this draft report. Analysis was aided by certain reports obtained from the Village and other sources. Only information which would directly aid in the determination of eligibility for a TIF district was utilized.

The reported results of this evaluation are attached as Exhibit 3 of this Redevelopment Plan and Project.

B. Findings

As found in Exhibit 3 of this Redevelopment Plan and Project, the RPA has suffered from certain impediments to redevelopment. The area has been burdened with a lack of significant private investment and/or development. As a result, the RPA is not likely to experience significant development and growth without the use of Village resources.

Those factors which evidence lack of development and growth in the RPA are: (i) lagging/declining equalized assessed value (EAV); (ii) excessive vacancies; (iii) deterioration; (iv) lack of community planning; (v) inadequate utilities; and, (vi) obsolescence.

V. Assessment of Fiscal Impact on Affected Taxing Districts

It is anticipated that the implementation of this Redevelopment Plan and Project will have a positive financial impact on the affected taxing districts. Actions to be taken by the Village to enhance the its tax base through the implementation of this Redevelopment Plan and Project will have also have a positive impact on the affected taxing districts.

Strategies will be encouraged to promote growth via private investment within the area, while specific objectives will be geared toward stabilizing the RPA's existing strengths and revitalizing the RPA's redevelopment potential.

It is anticipated that the RPA will require some increased services from affected taxing districts including the Village. Should the Village achieve success in attracting private investment which does result in the need for documented increased services from any taxing districts, the Village will consider the declaration of sufficient surplus funds (which funds are neither expended nor obligated) as provided by the TIF Act, to assist affected taxing districts in paying the costs for the increased services.

Any surplus funds that may exist will be proportionately shared, based on the appropriate tax rates for a given year, with the various taxing districts including the Village. Prior to any surplus disbursement, all TIF eligible costs either expended or incurred as an obligation by the Village will be duly accounted for through the administration of the Special Tax Allocation Fund to be established by the Village as provided by the TIF Act.

Any impacts to school district are expected to be addressed through the utilization of payments provided by the TIF Act in connection with residential projects receiving TIF funding. Please see Section VI (D) of this report for more information regarding these payments.

VI. Housing Impact Study

The RPA was studied in order to determine if a housing impact study would need to be conducted pursuant to the TIF Act.

A housing impact study is not required to be completed because the Village will certify that it will not displace ten or more residential units and that the RPA contains less than 75 inhabited residential units.

If later the Village does decide that it is necessary to dislocate ten or more residential units or add 75 or more inhabited residential units, then the Village must complete a housing impact study and amend the Redevelopment Plan herein.

VII. Redevelopment Project

A. Redevelopment Activities

The Village will implement a coordinated program of actions, including, but not limited to, the following actions:

Land Assembly: Property within the RPA may be acquired, assembled and reconfigured into appropriate redevelopment sites. The Village may also cover any relocation costs related to land assembly activities. A proposed acquisition map is attached as Exhibit 6 of this Plan.

Site Preparation, Clearance, and Demolition: Property within the RPA may be improved by site clearance, excavation, regrading, environmental remediation or demolition.

Public Improvements: Public improvements within the RPA may be provided or repaired to support the Redevelopment Plan and Project. Examples of such public improvements may include but are not limited to: (i) public utilities and infrastructure including roadways, water mains, sanitary sewer systems and storm sewer systems; (ii) public parking facilities; (iii) stormwater management and detention facilities; (iv) landscaping, lighting, traffic signalization; signage; and other improvements to the streetscape. Relocation of utilities or infrastructure may also be funded as determined by the Village.

Rehabilitation and Construction: Rehabilitation of certain structures within the RPA in order to provide for the redevelopment of the area and conformance to Village code provisions. Improvements may include commercial signage upgrades, exterior and facade related work as well as interior related work. Construction costs relating to residential units as provided for in the Act may also be considered.

Interest Rate Write-Down: Entering into agreements with property owners/developers whereby a portion of the interest cost of a construction, renovation or rehabilitation project is paid for on annual basis out of the Special Tax Allocation Fund of the RPA, in accordance with the Act.

School Tuition: Funding school tuition costs as provided for by the Act.

Job Training: Assisting facilities and enterprises located within the RPA in providing job training assistance. Job training and retraining programs currently available from or through other governments include, but are not limited to; federal programs, state programs, applicable local vocational educational programs including community college sponsored programs and other federal, state, county or non-profit operated programs that are available or will be developed and initiated over time.

B. General Land Use Plan

Existing land uses consist of commercial, office and industrial land uses. Existing land uses are shown in Exhibit 4, attached hereto and made a part of this Plan.

Intended land uses in the RPA consist of office, mixed use and open space uses. Intended land uses will conform to the Village's Comprehensive Plan. Exhibit 5, attached hereto and made a part of this Plan designates the intended general land uses in the Redevelopment Project Area.

C. Additional Design and Control Standards

The appropriate design controls, including for any Planned Developments, as set forth in the Village's Zoning Ordinance, as amended, shall apply to the RPA.

D. Eligible Redevelopment Project Costs

Redevelopment project costs mean and include the sum of all reasonable or necessary costs incurred or estimated to be incurred, as provided in the Act, and any such costs incidental to this Redevelopment Plan and Project. Private investments, which supplement municipal Redevelopment Project Costs, are expected to substantially exceed such Redevelopment Project Costs.

Eligible costs permitted under the Act which may be pertinent to this Redevelopment Plan and Project include:

1. *Professional Services* - Costs of studies and surveys, development of plans and specifications, implementation and administration of the redevelopment plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, marketing, financial, planning, or other special services, provided, however, that no charges for professional services may be based on a percentage of the tax increment collected; except that after November 1, 1999, no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of three (3) years. In addition, "redevelopment project costs" shall not include lobbying expenses;
- 1.1 After July 1, 1999, annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment area or approved a redevelopment plan;
2. *Marketing* - The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;
3. *Property assembly costs* - Including, but not limited to, acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level

or below ground environmental contamination, including, but not limited to, parking lots and other concrete or asphalt barriers, and the clearing and grading of land;

4. *Rehab costs* - Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; and the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification;
5. *Public works and improvements* - Costs of the construction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, except that on and after November 1, 1999 redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to the effective date of this amendatory Act of the 91st General Assembly or (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provided that basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;
6. *Job training* - Costs of job training and retraining projects including the costs of ‘welfare to work’ programs implemented by businesses located within the redevelopment project area;
7. *Financing incentives* - Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued pursuant to the Act accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;
8. *Capital costs* - To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district’s capital (and additional student tuition) costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project;
9. *School-related costs* - For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after November 1, 1999 an elementary, secondary, or unit school

district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by the Act, and which costs shall be paid by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units and shall be calculated annually as follows:

- a) for foundation districts, excluding any school district in a municipality with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general State aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:
 - (i) for unit school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 25% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;
 - (ii) for elementary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 17% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and
 - (iii) for secondary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 8% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act.
- b) For alternate method districts, flat grant districts, and foundation districts with a district average 1995-96 Per Capita Tuition charge equal to or more than \$5,900, excluding any school district with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who

reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general state aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:

- (i) for unit school district, no more than 40% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;
- (ii) for elementary school district, no more than 27% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and
- (iii) for secondary school districts, no more than 13% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act.

- c) Any school district in a municipality with a population of 1,000,000, additional restrictions apply. Any school district seeking payment shall, after July 1 and before September 30 of each year, provide the municipality with reasonable evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the school district. If the school district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. School districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by the Act. By acceptance of this reimbursement the school district waives the right to directly or indirectly set aside, modify, or contest in any manner the establishment of the redevelopment project area or projects;

- 10. *Library costs* - For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after January 1, 2005, a public library district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by this Act shall be paid to the library district by the municipality from the

Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units. This paragraph applies only if (i) the library is located in a county that is subject to the Property Tax Extension Limitation Law or (ii) the library district is not located in a county that is subject to the Property Tax Extension Limitation Law but the district is prohibited by any other law from increasing its tax levy rate without a prior voter referendum.

The amount paid to a library district under this paragraph shall be calculated by multiplying (i) the net increase in the number of persons eligible to obtain a library card in that district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by this Act since the designation of the redevelopment project area by (ii) the per-patron cost of providing library services so long as it does not exceed \$120. The per-patron cost shall be the Total Operating Expenditures Per Capita as stated in the most recent Illinois Public Library Statistics produced by the Library Research Center at the University of Illinois. The municipality may deduct from the amount that it must pay to a library district under this paragraph any amount that it has voluntarily paid to the library district from the tax increment revenue. The amount paid to a library district under this paragraph shall be no more than 2% of the amount produced by the assisted housing units and deposited into the Special Allocation Fund.

A library district is not eligible for any payment under this paragraph unless the library district has experienced an increase in the number of patrons from the municipality that created the tax-increment-financing district since the designation of the redevelopment project area.

Any library district seeking payment under this paragraph shall, after July 1 and before September 30 of each year, provide the municipality with convincing evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the library district. If the library district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. Library districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by this paragraph. By acceptance of such reimbursement, the library district shall forfeit any right to directly or indirectly set aside, modify, or contest in any manner whatsoever the establishment of the redevelopment project area or projects;

11. *Relocation costs* - to the extent that the Village determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law;
12. *Payment in lieu of taxes*;
13. *Job training* - Costs of job training, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields

leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the Village, are set forth in a written agreement by or among the Village and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Section 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Section 10-22.20a and 10-23.3a of the School Code;

14. *Interest costs* – for incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 - a) such costs are to be paid directly from the Special Tax Allocation Fund established pursuant to the Act;
 - b) such payments in any one-year may not exceed 30% of the annual interest costs incurred by the developer pertaining to the redevelopment project during that year;
 - c) if there are not sufficient funds available in the Special Tax Allocation Fund to make the payment pursuant to this paragraph then the amounts so due shall accrue and be payable when sufficient funds are available in the Special Tax Allocation Fund;
 - d) the total of such interest payments paid pursuant to the Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act;
 - e) the cost limits set forth in subparagraphs (b) and (d) shall be modified for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act and the percentage of 75% shall be substituted for 30% in subparagraphs (b) and (d);
 - f) Instead of the eligible costs provided by subparagraphs (b) and (d), as modified by this subparagraph, and notwithstanding any other provisions of the Act to the contrary, the municipality may pay from tax increment revenues up to 50% of the cost of construction of new housing units to be occupied by low-income households and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act. The cost of construction of those units may be derived from the proceeds of bonds issued by the municipality under the Act or other constitutional

or statutory authority or from other sources of municipal revenue that may be reimbursed from tax increment revenues or the proceeds of bonds issued to finance the construction of that housing. The eligible costs provided under this subparagraph (f) shall be an eligible cost for the construction, renovation, and rehabilitation of all low and very low-income housing units, as defined in Section 3 of the Illinois Affordable Housing Act, within the redevelopment project area. If the low and very low-income units are part of a residential redevelopment project that includes units not affordable to low and very low-income households, only the low and very low-income units shall be eligible for benefits under subparagraph (f).

The standards for maintaining the occupancy by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, of those units constructed with eligible costs made available under the provisions of this subparagraph (f) shall be established by guidelines adopted by the municipality. The responsibility for annually documenting the initial occupancy of the units by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, shall be that of the then current owner of the property. For ownership units, the guidelines will provide, at a minimum, for a reasonable recapture of funds, or other appropriate methods designed to preserve the original affordability of the ownership units. For rental units, the guidelines will provide, at a minimum, for the affordability of rent to low and very low-income households. As units become available, they shall be rented to income-eligible tenants.

The municipality may modify these guidelines from time to time; the guidelines, however, shall be in effect for as long as tax increment revenue is being used to pay for costs associated with the units or for the retirement of bonds issued to finance the units or for the life of the redevelopment project area, whichever is later;

15. *Day care* - If the redevelopment project area is located within a municipality with a population of more than 100,000, the cost of day care services for children of employees from low-income families working for businesses located within the redevelopment project area and all or a portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families working in businesses located in the redevelopment project area. For the purposes of this paragraph, “low-income families” means families whose annual income does not exceed 80% of the municipal, county, or regional median income, adjusted for family size, as the annual income and municipal, county or regional median income are determined from time to time by the United States Department of Housing and Urban Development.

The TIF Act prohibits certain costs, including the following:

Construction of privately-owned buildings - Unless explicitly stated herein the costs of construction of new privately-owned buildings shall not be an eligible redevelopment project cost;

Retail displacement - After November 1, 1999, none of the redevelopment project costs enumerated in this subsection shall be eligible redevelopment projects if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality. For purposes of this paragraph, termination means a closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project area, but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, has become economically obsolete, or was no longer a viable location for the retailer or serviceman;

Historic building demolition - No cost shall be a redevelopment project cost in a redevelopment project area if used to demolish, remove, or substantially modify a historic resource, after August 26, 2008, unless no prudent and feasible alternative exists. "Historic Resource" means (i) a place or structure that is included or eligible for inclusion on the National Register of Historic Places or (ii) a contributing structure in a district on the National Register of Historic Places. This restriction does not apply to a place or structure for which demolition, removal, or modification is subject to review by the preservation agency of a Certified Local Government designated as such by the National Park Service of the United States Department of the Interior.

If a special service area has been established pursuant to the Special Service Area Tax Act or Special Service Area Tax Law, then any tax incremental revenues derived from the tax imposed pursuant to Special Service Area Tax Act or Special Service Area Tax Law may be used within the redevelopment project area for the purposes permitted by that Act or Law as well as the purposes permitted by the TIF Act.

Estimated costs are shown in the below Table 2. Adjustments to these cost items may be made without amendment to the Redevelopment Plan and Project.

Table 2. Redevelopment Project Cost Estimates

Program Actions/Improvements	Estimated Costs
Land Acquisition and Assembly Costs (including Relocation Costs)	25,000,000
Site Preparation and Demolition, including Environmental Remediation	10,000,000
Public Improvements including, but not limited to, water, storm, sanitary sewer, traffic management, and roadway and streetscape improvements	15,000,000
Rehabilitation of Existing Structures/Residential Construction Costs as provided for by the Act	5,000,000
Interest Costs Pursuant to the Act	10,000,000
Professional Service Costs (Including Planning, Legal, Engineering, Administrative, Annual Reporting and Marketing)	10,000,000
School Tuition Costs as provided by the Act	10,000,000
Job Training	1,000,000
TOTAL ESTIMATED TIF BUDGET	\$86,000,000

Notes:

(1) All project cost estimates are in 2020 dollars. Costs may be adjusted for inflation per the TIF Act.

(2) In addition to the costs identified in the exhibit above, any bonds issued to finance a phase of the Project may include an amount sufficient to pay (a) customary and reasonable charges associated with the issuance of such obligations, (b) interest on such bonds, and (c) capitalized interest and reasonably required reserves.

(3) Adjustments to the estimated line-item costs above are expected. Adjustments may be made in line-items within the total, either increasing or decreasing line-items costs for redevelopment. Each individual project cost will be reevaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the Act. The totals of the line-items set forth above are not intended to place a total limit on the described expenditures, as the specific items listed above are not intended to preclude payment of other eligible redevelopment project costs in connection with the redevelopment of the RPA – provided the total amount of payment for eligible redevelopment project costs shall not exceed the overall budget amount outlined above and all as provided for in the Act.

E. Sources of Funds to Pay Redevelopment Project Costs

Funds necessary to pay for public improvements and other project costs eligible under the TIF Act are to be derived principally from property tax increment revenues, and proceeds from municipal obligations, if any. Any such obligations would be retired primarily with tax increment revenues and interest earned on surplus revenue available, but not immediately needed, for the Redevelopment Plan and Project. The Village may utilize incremental revenues from contiguous TIF districts to pay for redevelopment costs within the RPA, and conversely, transfer incremental revenues from the RPA to contiguous TIFs, as provided for in the TIF Act.

Any publicly funded TIF Redevelopment Project Costs are subject to (a) approval by the Village, (b) having specific cost categories as set forth in the TIF Act and (c) pursuant to the Village's incentive policy.

The tax revenues which will be used to pay debt service on the municipal obligations, if any, and to directly pay redevelopment project costs, shall be derived from the incremental increase in property taxes attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the RPA over and above the initial equalized assessed value of each such lot, block, tract or parcel in the RPA in the 2018 tax year for the RPA.

Among the other sources of funds which may be used to pay for redevelopment project costs and debt service on municipal obligations issued to finance project costs are the following: certain local sales or utility taxes, special service area taxes, the proceeds of property sales, certain land lease payments, certain Motor Fuel Tax revenues, certain state and federal grants or loans, certain investment income, and such other sources of funds and revenues as the Village may from time to time deem appropriate.

F. Nature and Term of Obligations

The Village may issue obligations secured by the tax increment Special Tax Allocation Fund established for the Redevelopment Project Area pursuant to the Act or such other funds as are available to the Village by virtue of its powers pursuant to the Illinois State Constitution.

Any and/or all obligations issued by the Village pursuant to this Redevelopment Plan and Project and the Act shall be retired not more than twenty-three years from the date of adoption of the ordinance approving the Redevelopment Project Area. The actual date for such retirement of obligations shall not be later than December 31 of the year in which the payment to the municipal treasurer, pursuant to the Act, is to be made with respect to ad valorem taxes levied in the 23rd calendar year, occurring after adoption of the ordinance which establishes the RPA.

The final maturity date of any obligations issued pursuant to the Act may not be later than twenty years from their respective date of issuance. One or more series of obligations may be issued from time to time in order to implement this Redevelopment Plan and Project. The total principal and interest payable in any year on all obligations shall not exceed the amount available in that year or projected to be available in that year, may be payable from tax increment revenues and from bond

sinking funds, capitalized interest, debt service reserve funds, and all other sources of funds as may be provided by ordinance.

Those revenues not required for principal and interest payments, for required reserves, for bond sinking funds, for redevelopment project costs, for early retirement of outstanding securities, and to facilitate the economical issuance of additional bonds necessary to accomplish the Redevelopment Plan and Project, may be declared surplus and shall then become available for distribution annually to taxing districts overlapping the RPA in the manner provided by the Act.

Such securities may be issued on either a taxable or tax-exempt basis, with either fixed rate or floating interest rates; with or without capitalized interest; with or without deferred principal retirement; with or without interest rate limits except as limited by law; and with or without redemption provisions, and on such other terms, all as the Village may determine.

G. Most Recent and Anticipated Equalized Assessed Value (EAV)

The most recent estimate of equalized assessed valuation (EAV) for tax year 2018 of the property within the RPA is approximately \$24,691,570.

Upon completion of the anticipated private development of the Redevelopment Project Area over a twenty-three year period, it is estimated that the equalized assessed valuation of the property within the Redevelopment Project Area will range from approximately \$85,000,000 to \$100,000,000.

IX. Scheduling of Redevelopment Project

A. Redevelopment Project

An implementation strategy will be employed with full consideration given to the availability of both public and private funding.

Redevelopment projects will begin as soon as the specific private entities have obtained financing approvals for appropriate projects and such uses are conformant with Village zoning and planning requirements.

Depending upon the scope of the development as well as the actual uses,, those redevelopment activities described in Section VI may be included in each phase.

B. Commitment to Fair Employment Practices and Affirmative Action

As part of any Redevelopment Agreement entered into by the Village and any private developers, both parties will agree to establish and implement an honorable, progressive, and goal-oriented affirmative action program that serves appropriate sectors of the Village. The program will conform to the most recent Village policies and plans.

With respect to the public/private development's internal operations, both entities will pursue employment practices which provide equal opportunity to all people regardless of sex, color, race or creed. Neither party will discriminate against any employee or applicant because of sex, marital status, national origin, age, or the presence of physical disabilities. These nondiscriminatory practices will apply to all areas of employment, including: hiring, upgrading and promotions, terminations, compensation, benefit programs and education opportunities.

All those involved with employment activities will be responsible for conformance to this policy and the compliance requirements of applicable state and federal regulations.

The Village and private developers will adopt a policy of equal employment opportunity and will include or require the inclusion of this statement in all contracts and subcontracts at any level. Additionally, all entities will seek to ensure and maintain a working environment free of harassment, intimidation, and coercion at all sites, and in all facilities at which all employees are assigned to work. It shall be specifically ensured that all on-site supervisory personnel are aware of and carry out the obligation to maintain such a working environment.

Finally, the entities will utilize affirmative action to ensure that business opportunities are provided and that job applicants are employed and treated in a nondiscriminatory manner. Underlying this policy is the recognition by the entities that successful affirmative action programs are important to the continued growth and vitality of the community.

C. Completion of Redevelopment Project

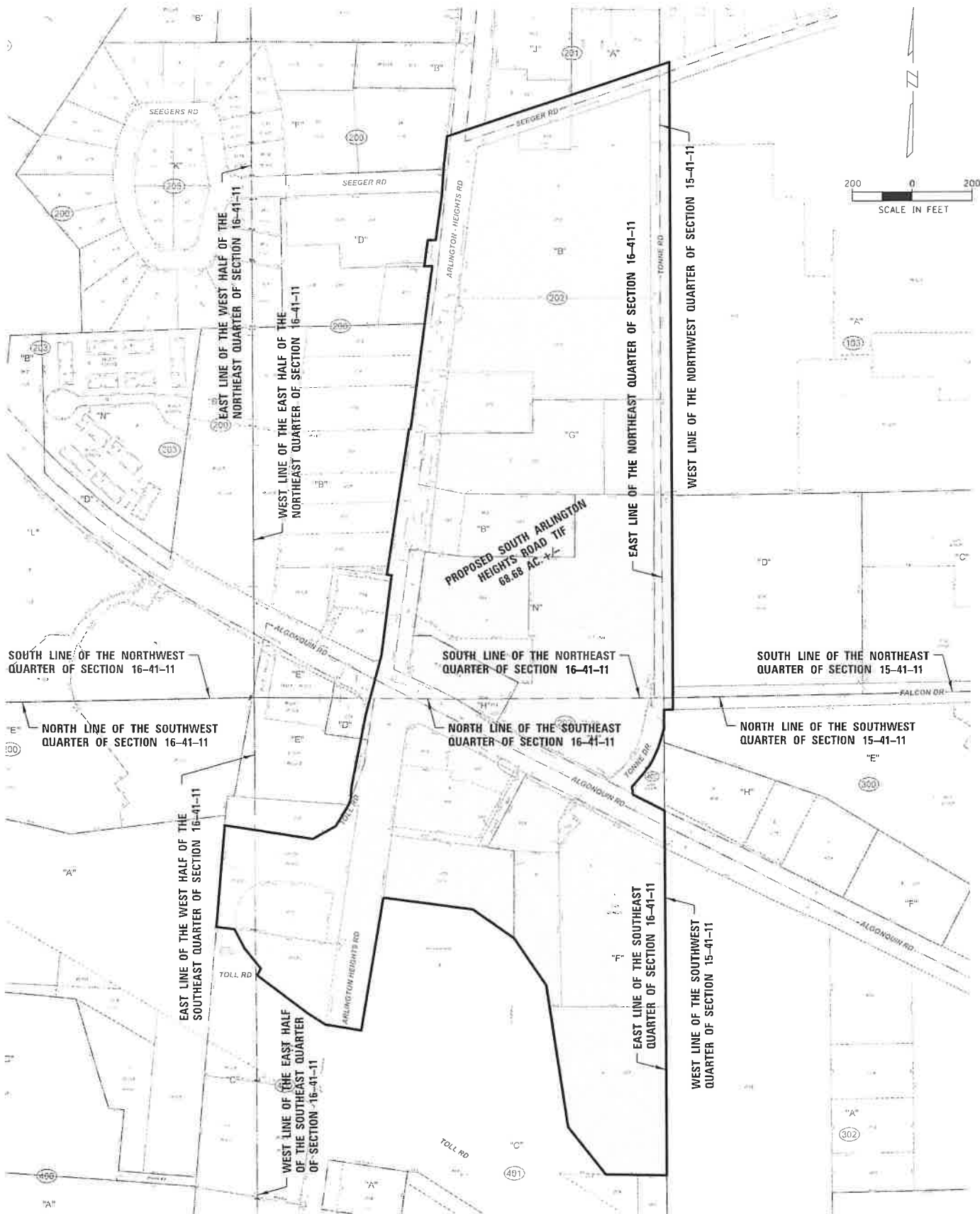
This Redevelopment Plan and Project will be completed within twenty-three years after the year of adoption of an ordinance designating the Redevelopment Project Area. The actual date for such completion shall not be later than December 31st of the year in which the payment to the municipal

treasurer pursuant to the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year that the ordinance approving the RPA is adopted.

X. Provisions for Amending the Redevelopment Plan and Project

This Redevelopment Plan and Project may be amended pursuant to the provisions of the TIF Act.

Exhibit 1 Boundary Map



CHRISTOPHER B. BURKE
ENGINEERING, LTD.
9575 West Higgins Road, Suite 600
Rosemont, Illinois 60018
(847) 823-0500

PROPOSED SOUTH ARLINGTON HEIGHTS ROAD TIF
IN
VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS
PREPARED FOR
KANE, MCKENNA AND ASSOCIATES, INC.

CALC.	JRM	PROJECT NO.
DWN.	AJK	200033
CHKD.	JRM	SHEET 1 OF 1
SCALE:	1" = 200'	DRAWING NO.
DATE:	01-17-2020	TIF 200033A

Exhibit 2 Legal Description

LEGAL DESCRIPTION – Proposed South Arlington Heights Road TIF

THAT PART OF THE WEST HALF OF SECTION 15 AND THE EAST HALF OF SECTION 16 IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT SOUTHWEST CORNER OF LOT 7 IN AUGUST BUSSE'S DIVISION IN SAID SECTION 16, ACCORDING TO THE PLAT THEREOF RECORDED MAY 15, 1928 AS DOCUMENT NUMBER 10023115;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 7 TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE NORTHWEST TOLLWAY, AS WIDENED AND ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY BY DEED DOCUMENT NUMBER 21122969, RECORDED MARCH 31, 1970;

THENCE EASTERLY AND NORTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF THE NORTHWEST TOLLWAY AS WIDENED BY DEED DOCUMENT NUMBER 21122969 TO A POINT ON THE WESTERLY RIGHT- OF-WAY LINE OF ARLINGTON HEIGHTS ROAD, AS WIDENED;

THENCE NORTHERLY ALONG SAID WESTERLY RIGHT- OF-WAY LINE OF ARLINGTON HEIGHTS ROAD, AS WIDENED, TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SEEGER ROAD;

THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY EXTENSION AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SEEGER ROAD TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY LINE OF TONNE ROAD;

THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND THE EASTERLY RIGHT-OF-WAY LINE OF TONNE ROAD TO A POINT ON SOUTHERLY RIGHT-OF-WAY LINE OF FALCON DRIVE;

THENCE WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF FALCON DRIVE TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, SAID POINT ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TONNE DRIVE;

THENCE SOUTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF TONNE DRIVE TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ALGONQUIN ROAD, AS WIDENED;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF ALGONQUIN ROAD, AS WIDENED, TO A POINT ON SAID WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15;

THENCE SOUTHERLY ALONG SAID WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15 TO THE SOUTHEAST CORNER OF LOT 2 IN SAID AUGUST BUSSE'S DIVISION;

THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 2 TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE NORTHWEST TOLLWAY AS WIDENED AND ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY BY DOCUMENT NUMBER 09093125, RECORDED NOVEMBER 19, 1995 AND DOCUMENT NUMBER 09093119, RECORDED NOVEMBER 19, 1995;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF THE NORTHWEST TOLLWAY TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ARLINGTON HEIGHTS ROAD, AS WIDENED;

THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF ARLINGTON HEIGHTS ROAD, AS WIDENED, TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY EXTENSION OF THE ORIGINAL NORTHERLY RIGHT-OF-WAY LINE OF THE NORTHWEST TOLLWAY AS ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY COMMISSION BY DEED DOCUMENT NUMBER 16726440, RECORDED OCTOBER 15, 1956;

THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION AND THE ORIGINAL NORTHERLY RIGHT-OF-WAY LINE OF THE NORTHWEST TOLLWAY TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF THE NORTHWEST TOLLWAY AS WIDENED AND ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY BY DEED DOCUMENT NUMBER 21139137, RECORDED APRIL 21, 1970 AND DOCUMENT NUMBER 21154328, RECORDED MAY 3, 1970;

THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF THE NORTHWEST TOLLWAY AS WIDENED BY DEED DOCUMENT NUMBER 21139137 AND DOCUMENT NUMBER 21154328 TO A POINT ON THE SOUTH LINE OF SAID LOT 7 IN AUGUST BUSSE'S DIVISION;

THENCE WEST ALONG SAID SOUTH LINE OF LOT 7 TO THE POINT OF BEGINNING.

Exhibit 3 Eligibility Report

Draft Date: 02/05/2020

**VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS
SOUTH ARLINGTON HEIGHTS ROAD TIF DISTRICT
ELIGIBILITY REPORT**

Prepared By:

**Arlington Heights, Illinois
&
Kane, McKenna and Associates, Inc.**

February, 2020

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EXECUTIVE SUMMARY

Kane, McKenna and Associates, Inc. (KMA) has been retained by the Arlington Heights, Illinois (the “Village”) to conduct an analysis of certain property located in the Village for qualification under the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et seq., as amended (the “TIF Act” or “Act”). The study area is addressed herein as the South Arlington Heights Road Tax Increment Finance (TIF) District (the “TIF District”, “Redevelopment Project Area” or “RPA”). KMA agreed to undertake the study of the RPA on the Village’s behalf.

Based upon the analysis completed to date, KMA has reached the following conclusions regarding the qualification of the RPA:

1. *The RPA qualifies as a “conservation area”* – The RPA qualifies as a conservation area as defined under the TIF Act. Further the conservation area factors found in the RPA are present to a meaningful extent and are distributed throughout the area.
2. *The current conditions impede redevelopment* – The existence of certain conditions found within the RPA create a barrier for substantial coordinated private sector investment in the area where it is reasonable to conclude that redevelopment would not occur “but for” the use of TIF. Potential redevelopment projects (along with other activities that require private sector investment) are not likely to be economically feasible without the use of Village planning and economic development resources.
3. *Viable redevelopment sites could produce incremental revenue* – There are viable redevelopment sites in the area which potentially can, with TIF-related assistance, be redeveloped and thereby produce incremental property tax revenue. Such revenue used in combination with other Village resources for redevelopment incentives or public improvements would likely stimulate private investment and reinvestment in these sites and throughout the RPA.
4. *TIF designation is recommended* – To mitigate conservation area conditions, promote private sector investment and foster the economic viability of the RPA, KMA recommends that the Village proceed with the TIF designation process for the entire area.

I. INTRODUCTION

The RPA is located in the southern portion of the Village and contains tax parcels with frontage along the eastern portion of Arlington Heights Rd from the I-90 Expressway to the south to Seeger Road to the north, a single tax parcel at the northwestern corner of the I-90 Expressway and Arlington Heights Road and tax parcels with frontage along the southern portion of Algonquin Road from Arlington Heights Road to the west and the extension of Tonne Drive to the east. Please see Appendix A for a list of tax parcels within the RPA and Appendix B for a detailed map of the RPA's boundaries.

Background

The Village of Arlington Heights, Illinois was incorporated in 1887. Since this time the Village has expanded to a fully built-out community. In recent years, the Village has experienced a growth in new households due to decreasing family sizes and an aging population. Additionally, the Village's economic base is characterized as balanced and matured. These two conditions have shifted the Village's focus to redevelopment of existing areas to maintain and strengthen the Village's tax base. Indeed, the Village of Arlington Heights Comprehensive Plan (2015) (the "Comprehensive Plan") emphasizes this point by including the following statement in its first paragraph.

"The Village has reached the "maturation" stage in its development growth and, therefore, faces new challenges and opportunities. Redevelopment of the village's commercial, manufacturing and residential areas has become the predominant issue when planning for the future of the village."

The Comprehensive Plan and the South Arlington Heights Road Corridor Plan (2018) (the "Corridor Plan") identify the importance of the RPA's role in refocusing efforts towards redevelopment through corridor planning. The RPA contains two of the Village's major arterials, is located on the Village's southern boundary and is an entry and exit point for the I-90 Expressway. Thus, along with directly contributing to the Village's overall tax base, the RPA is a major gateway into the Village and plays an important role in indirectly affecting the Village's overall goals and objectives.

The below Table 1 describes some, but not all, Village goals that may be furthered by redevelopment of the RPA.

Table 1. Comprehensive Plan Goals Relevant to Redevelopment of the RPA

Element	Goals/Objectives
Land Use	- To ensure that the general land use pattern and relationships of all land uses remain or become acceptable to the present and future community - Only well planned commercial and industrial developments should be built
Population & Housing	- To encourage construction of necessary housing to meet present and future residential needs - To maintain and improve property values -To maintain the social and economic vitality of neighborhoods -To utilize good housing redevelopment concepts in areas where rehabilitation of existing housing is not practical
Economic Development	- To promote balanced economic growth through imaginative planning leading to a strong, vital local economy - To work closely with local businesses to promote their growth and expansion and prevent the loss of existing establishments -To facilitate redevelopment and modernization of mature business and industrial areas of the Village -To attract new business enterprises by taking full advantage of Arlington Height's location in the transportation "hub" of the Midwest, as well as its labor market, business climate, educational facilities and government resources
Thoroughfare & Transportation	- To schedule, plan and construct necessary physical improvements including widening turning bays and other appropriate improvements if appropriate before serious problems develop - To landscape, where possible, arterial roadways; screen parking areas; improve street graphics; and the appearance of signalization and other elements related to traffic and transportation

Source: Village of Arlington Heights Comprehensive Plan (2015).

In addition to the above-stated goals, the Corridor Plan identifies numerous objectives which redevelopment of the RPA may further. These include the development of tax parcels, enhancement of pedestrian improvements and improving the visual aesthetic of the area by burying/relocating overhead utility power lines.

However, despite the RPA's advantageous location, achievement of the Village's goals and objectives are challenged by existing conditions in the RPA. These conditions are reflected by the presence of excessive vacancies, deterioration, poor traffic coordination, an overall lack of

sufficient community planning to meet contemporary development standards and the presence of inadequate utilities to serve redevelopment. These conditions have contributed to declining valuations and increasing obsolescence throughout the RPA. These existing conditions deter investment or signal an overall lack of investment.

The Comprehensive Plan and the Corridor Plan specifically identify tax increment financing as a tool to spur redevelopment and mollify conditions like those described above which impede redevelopment of the RPA. With the adequate resources, it is likely that redevelopment of the RPA could occur, that the RPA could become a significant contributor to the Village's tax base and several of the Village's overall goals could be achieved.

Determination of the “But-For”

The Village has determined that planned redevelopment for the RPA is feasible only with public finance assistance. The creation and utilization of a TIF redevelopment plan and redevelopment agreements are intended by the Village to help provide the assistance required to eliminate conditions detrimental to successful redevelopment of the RPA and to improve the tax base and job creation within the Village.

TIF Mechanism

The use of TIF relies upon induced private redevelopment in the RPA to create higher real estate values that would otherwise decline without such investment. By so doing, it would result in increased property taxes compared to the previous land use (and/or absence of use). In this way, the existing tax base for all tax districts would be protected and a portion of future increased taxes pledged to attract the requisite private investment.

General Scope and Methodology

KMA formally began its analysis by conducting a series of meetings and discussions with Village staff starting in May, 2019 and continuing up to the date of this report's issuance. The purpose of the meetings was to establish boundaries for initial analysis and to gather data related to the qualification criteria for parcels included in the RPA. These meetings were complemented by a series of field surveys for the entire area to evaluate the condition of the proposed TIF. KMA made numerous site visits to the area to examine the parcels and the conditions in the RPA. KMA also utilized the Village's most recent comprehensive plan and other Village reports.

For the purpose of the study, properties within the RPA were examined in the context of the TIF Act governing improved areas (separate provisions of the Act address non-improved or vacant areas). The qualification factors discussed in this report qualify the area as a conservation area as the term is defined pursuant to the TIF Act.

During the course of its work, KMA reported to key Village staff its findings regarding TIF qualification and feasibility prospects for the area under study. Based on these findings the Village (a) made refinements to the RPA boundaries and (b) directed KMA to complete this report and to move forward with the preparation of a Redevelopment Plan and Project for the RPA.

For additional information about KMA's data collection and evaluation methods, refer to Section IV of this report.

II. QUALIFICATION CRITERIA

With the assistance of Village staff, Kane, McKenna and Associates, Inc. assessed the RPA to determine the presence or absence of qualifying factors listed in the TIF Act. The relevant sections of the Act are found below.

The TIF Act sets out specific procedures which must be adhered to in designating a Redevelopment Project Area. By definition a Redevelopment Project Area is:

“An area designated by the municipality, which is not less in the aggregate than 1 ½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as a blighted area or a conservation area, or a combination of both blighted areas and conservations areas.”

Under the Act, “conservation area” means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more, where certain conditions are met, as identified below.

TIF Qualification Factors for a Conservation Area

In accordance with the TIF Act, KMA performed a two-step assessment to determine if the RPA would qualify as a conservation area. First, KMA analyzed the threshold factor of age to determine if 50% or more of structures were 35 years of age or older.

If a proposed conservation area meets the age threshold, then the following factors are examined to determine TIF qualification:

If a “*conservation area*,” industrial, commercial and residential buildings or improvements are detrimental to the public safety, health or welfare because of a combination of three or more of the following factors, each of which is (i) present, with that presence documented to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the improved part of the Redevelopment Project Area:

A) Dilapidation: An advanced state of disrepair or neglect of necessary repairs to the primary structural components of building or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

B) Obsolescence: The condition or process of falling into disuse. Structures become ill-suited for the original use.

C) Deterioration: With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters, downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas evidence deterioration, including, but limited to, surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.

D) Presence of Structures Below Minimum Code Standards: All structures that do not meet the standards of zoning, subdivision, building, fire and other governmental codes applicable to property, but not including housing and property maintenance codes.

E) Illegal Use of Individual Structures: The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

F) Excessive Vacancies: The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

G) Lack of Ventilation, Light, or Sanitary Facilities: The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

H) Inadequate Utilities: Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, telephone and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the Redevelopment Project Area; (ii) deteriorated, antiquated, obsolete or in disrepair; or (iii) lacking within the Redevelopment Project Area.

I) Excessive Land Coverage and Overcrowding of Structures and Community Facilities: The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public

right-of-way, lack of reasonably required off-street parking or inadequate provision for loading service.

J) Deleterious Land-Use or Layout: The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses or uses are considered to be noxious, offensive or unsuitable for the surrounding area.

K) Environmental Clean-Up: The proposed Redevelopment Project Area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for (or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for) the clean-up of hazardous waste, hazardous substances or underground storage tanks required by State or federal law. Any such remediation costs would constitute a material impediment to the development or redevelopment of the Redevelopment Project Area.

L) Lack of Community Planning: The proposed Redevelopment Project Area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards or other evidence demonstrating an absence of effective community planning.

M) Lagging or Declining EAV: The total equalized assessed value (EAV) of the proposed Redevelopment Project Area has declined for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years, for which information is available or increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated.

III. METHODOLOGY OF EVALUATION

The RPA was examined to assess the applicability of the different factors required for qualification for TIF designation under the TIF Act. Data have been collected from the RPA, the Village and Cook County and used to determine relevance and severity of conditions compared against the statutory factors. Additionally, land and buildings within the RPA were examined to determine the applicability of the 13 different factors for qualification for TIF designation under the TIF Act as a conservation area. The following steps were undertaken in this process:

- 1) Site visits to the RPA were undertaken by representatives from KMA. These site visits required the area to be walked multiple times by the team while taking notes, filling out site surveys and taking photographs. The purpose of these site visits included parcel counts, address matches, the identification of current land uses and a review of building conditions, site conditions and traffic flow.
- 2) To determine if the RPA qualified as a conservation area the age of the buildings were ascertained by matching site surveys to Cook County tax and building records.
- 3) KMA conducted evaluations of exterior structures and associated site improvements, noting such conditions relevant to the qualifying factors.
- 4) KMA reviewed the 2013-2018 tax information from Cook County, parcel tax maps, site data, local history (discussions with Village staff) for an evaluation of area-wide factors that have affected the area's development to determine the presence of qualifying factors.
- 5) KMA performed EAV trend analysis to ascertain whether EAV growth in the RPA underperformed relative to EAV growth in the balance of the Village and the Consumer Price Index-All Urban Consumers.
- 6) Village staff reviewed current infrastructure in the RPA and assessed future infrastructure needs for the area as a whole.

IV. QUALIFICATION FINDINGS FOR RPA

The RPA is found to qualify as a conservation area under the statutory criteria set forth in the TIF Act. As indicated in Section II, KMA performed a two-step assessment, first finding that 50% or more of the structures within the conservation area were over 35 years of age.

Conservation Area – Age of Structures

Based upon Cook County Assessor and site survey data, at least 10 of the 17 structures in the RPA, or 59%, were 35 years in age or older as indicated in Table 2 below.

Table 2. Conservation Area Findings - Structures

Total Number of Structures in RPA	17
Total Number of Structures 35 Years or Older	10
Percentage of Structures 35yrs Years or Older	59%

Conservation Area - Factors

Based upon KMA's evaluation and analysis of each of the eligibility factors summarized in Section II, the following factors are found to be clearly present and reasonably distributed throughout the RPA, as required by the Act. These factors are summarized in Table 3 below.

Table 3. Summary of Conservation Area Findings

Maximum Factors to Qualify per Statute	13
Minimum Factors to Qualify per Statute	3
Qualifying Factors Present in RPA	6 - Lagging/Declining EAV - Excessive Vacancies - Deterioration - Lack of Community Planning - Inadequate Utilities - Obsolescence

KMA reviewed the criteria needed to qualify an area as a conservation area, finding that six factors were present.

- 1) **Lagging or Declining EAV:** This factor is present if the total equalized assessed value of the proposed Redevelopment Project Area has declined for three the last five calendar years prior to the year in which the Redevelopment Project Area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years, or increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated.

As shown in the below Table 4, the RPA's EAV has: (i) declined for three (3) of the last five (5) years; (ii) lagged the balance of the Village's EAV for four (4) of the last five (5) years; and, (iii) lagged the CPI-U for three (3) of the last five (5) years. Just one of these measures would qualify the RPA under this factor, but the presence of all three possible conditions underscores the need for redevelopment within the RPA.

Table 4. EAV Trends for Proposed Study Area

	2018	2017	2016	2015	2014	2013
Total EAV for Proposed District TIF	24,691,570	25,375,681	25,396,969	24,295,860	23,920,540	24,238,017
EAV Change (%)	-2.7%	-0.1%	4.5%	1.6%	-1.3%	-
Village EAV (Excluding TIF)	2,894,270,693	2,921,180,233	2,871,546,678	2,422,778,402	2,480,299,229	2,453,675,469
Village EAV Change (%)	-0.9%	1.7%	18.5%	-2.3%	1.1%	-
CPI- All Urban Consumers	2.4%	2.1%	1.3%	0.1%	1.6%	-

Sources: Cook County Assessor & U.S. Census Bureau

Note: 2018 is the most recent year of which data from the Cook County Assessor is available

- 2) **Excessive Vacancies:** The Act identifies excessive vacancies as the presence of buildings that are unoccupied or under-utilized which exert an adverse influence on the area due to the frequency, extent, or duration of the vacancies.

The RPA has a history of excessive vacancies. A former banquet hall and restaurant within the RPA were vacated in 2012. Both structures remained vacant until their demolitions in 2013 and 2015 respectively. Presently, there are a number of unoccupied buildings within the RPA which exert an adverse influence on the overall area. Five of the six buildings within the RPA's boundaries that are south of Algonquin Road are vacant. These include two multi-story office buildings (including the former Daily Herald building), a former bank building, a former restaurant and a commercial/retail building. Vacancies also extend to the northern portion of the RPA where certain buildings experience vacancy rates as high as 35%. The adverse influence of these vacancies is pronounced by two conditions as described below.

The first condition that pronounces the adverse influence of the vacancies is the high degree of visibility of the buildings -all of which have frontage along either Arlington Heights Road, Algonquin Road or the I-90 Expressway. For example, the architecturally-distinct former Daily Herald building is a highly visible landmark along the I-90 Expressway. Many of the buildings are secured (i.e. "boarded up") and display closure signs. Additionally, tenant directory signs are present which draw attention to the lack of occupancy. These conditions create a negative signal to the marketplace and inhibits redevelopment activity. The second condition is the degree of deterioration around vacant structures discussed in greater detail below. The presence of this deterioration contributes

to the area's "tired" appearance and amplifies the adverse impact to the area of the presence of vacancies.

- 3) Deterioration: The Act defines deterioration as the physical decline of surface improvements, primary building components, and secondary buildings components such as doors, windows, porches or gutters. With respect to surface improvements, deterioration is determined by the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas (including but not limited to surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces).

Information collected from site surveys indicates deterioration to be present throughout the area, and is particularly pronounced in, and near, vacant sites and structures.

Surface improvements, including parking lots, curbs and walkways, exhibit such signs of deterioration as cracking/crumbling asphalt/concrete, potholes and depressions causing water retention. Some parking lots are in need of resurfacing and restriping.

Deterioration is also present in primary and secondary building components. Several exterior building surfaces require maintenance. Concrete parking improvement surfaces were found to be crumbling at the time of survey and stucco exterior surfaces were found to be exhibiting signs of water damage. Some doorways are damaged from collecting rust. Additionally, several wooden screening walls around refuse collection areas are in states of disrepair. Primary and secondary building component deterioration is pronounced in, and near, vacant sites and structures.

- 4) Lack of Community Planning: The Act states that if the proposed Redevelopment Project Area was developed prior to or without the benefit or guidance of a community plan the factor is present. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards or other evidence demonstrating an absence of effective community planning.

Evidence of a lack of community planning in the RPA is evidenced, in part, by an inadequate street layout, improper subdivision and parcels of inadequate shape and size to meet contemporary development standards. The presence of this factor is demonstrated by differences between existing conditions, the objectives of recent Village planning efforts and contemporary development standards.

Arlington Heights Road and Algonquin Road are both classified in the Thoroughfare and Transportation Policy Plan (October 2012) as major arterials that accommodate large volumes of high speed automobile traffic. This plan calls for limiting entries/exits to properties, encouraging shared entries/exits and locating entries/exits as far as possible from adjacent intersections. The more recent Corridor Plan (2018) also recommends the sharing of entries/exits. Within the RPA, many structures have one or two separate entries/exits despite sharing parking improvements with adjacent sites. Additionally,

entries/exits for sites adjacent to the intersection of Arlington Heights Road and Algonquin Road are located within close proximity to the intersection. These conditions cause unnecessary traffic congestion and a dangerous environment for motorists, bicyclists and pedestrians alike.

The danger of the environment is amplified by other conditions that create an environment that is unsafe for pedestrians and bicyclists. For example, the Bicycle and Pedestrian Plan (April 2017) identifies Arlington Heights Road and Algonquin Road intersection as a high crash area, experiencing over 80 crashes from 2012 to 2013. This plan also identifies the area as a high priority for modernizing pedestrian improvements such as sidewalks. Similarly, improving the environment for pedestrians was the most important item to community participants in the Corridor Plan (2018). The impact of conditions that deter pedestrian and bicyclist use will likely worsen if more mixed-uses are present and if a planned bikeway is completed.

A lack of community planning is also evidenced by the general aesthetic of the RPA. The area is in close proximity to the I-90 Expressway and is a southern gateway into the Village. Despite the importance of this location, the area lacks signage or other forms of placemaking which have become commonplace in community planning – rather, visitors are presented with buildings of varying architectural styles, ages and sizes. The Transportation and Thoroughfare Plan (October 2012) recognizes the importance of visual aesthetic by recommending that utility lines be buried where possible. The more recent Corridor Plan (2018) makes the same recommendation. The RPA would benefit from such recommendations likely resulting in an increased visual appeal that may encourage redevelopment.

The RPA's qualification under this factor is also evidenced by the shape and size of tax parcels failing to meet contemporary development standards. Several tax parcels are irregularly shaped or of insufficient size to accommodate building layouts, surface improvements and rights-of-way of contemporary development. For example, the tax parcel at the southeast corner of the Arlington Heights Road and Algonquin Road has limited points of access and is of insufficient size to advantage its prominent position. The site currently used by the Elk Grove Township Highway Department also has limited access and low visibility being located in the middle of entrance ramp to the I-90 Expressway. Smaller irregular parcels are interlaced into the larger parcel fabric of most sites throughout the RPA, complicating potential redevelopment projects.

These conditions taken together evidence an overall lack of community planning in the RPA. Development of the area has taken place in an uncoordinated manner, complicating the area's potential for meeting contemporary planning and development standards.

- 5) Inadequate Utilities: This factor is present if underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, telephone and electric services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity for the Village to serve the uses in the Redevelopment Project Area;

(ii) deteriorated, antiquated, obsolete or in disrepair; or (iii) lacking within the Redevelopment Project Area.

In Spring, 2014, the Metropolitan Water Reclamation District of Greater Chicago's Watershed Management Ordinance (or "WMO") went into effect. The purpose of the legislation was to effectuate the purposes and intent of the Metropolitan Water Reclamation District Act, 70 ILCS 2605/1 et. seq., in part, by protecting existing and new development by minimizing the impacts of stormwater runoff.

Generally, the WMO requires any development that occurs on property holdings greater than 0.5 acres in size to meet certain criteria in regards to stormwater runoff, volume and detention. The WMO has been amended in recent years so that the capacity and performance of required detention controls has increased. These most recent changes went into effect in January 2020 and these more stringent criteria are expected to challenge the feasibility of many redevelopment efforts.

The Village's Engineering Division has reviewed the existing stormwater management systems within the Study Area through the use of aerial photography, the Village's historical sewer atlas and the Village's Geographic Information System. The Engineering Division has also reviewed the new and more restrictive standards for stormwater management for the Village and the Metropolitan Water Reclamation District of Greater Chicago. It is the Engineering Division's opinion that any new redevelopment in the area must comply with the newly updated WMO and the Village's stormwater standards and that redevelopment of parcels in the Study Area will require stormwater management systems in excess of what was previously required when the area originally developed. Thus, the existing stormwater controls in the Study Area are deficient and lacking in order to adequately serve redevelopment.

- 6) Obsolescence: The Act states that obsolescence is the condition or process of falling into disuse or structures that have become ill-suited for their original use. The onset of obsolescence can be measured through qualitative and quantitative means and can be described as economic obsolescence and functional obsolescence.

Both economic and functional obsolescence are evidenced by the presence of factors previously identified in this report. Building age, lagging or declining EAV, and high vacancy rates indicate the presence of obsolescence in the RPA as structures have fallen into disuse or are ill-suited for their original use (such as the former Daily Herald building or restaurant/office uses within the RPA). Findings related to deterioration in buildings and surface improvements, inadequate traffic circulation, inadequate infrastructure and the impacts of excessive vacancies all reflect the presence of obsolescence through qualitative measures.

V. SUMMARY

The following is a summary of relevant qualification findings as it relates to the Village's potential designation of the RPA.

1. The area is contiguous and is greater than 1½ acres in size;
2. The proposed RPA will qualify as a conservation area. Further, the conservation area factors found in the RPA are present to a meaningful extent and are distributed throughout the area.
3. The sound growth of taxing districts applicable to the area, including the Village, has been impaired by the factors found present in the area;
4. All property in the area would substantially benefit by the proposed redevelopment project improvements; and,
5. The area would not be subject to redevelopment without the investment of public funds, including property tax increments.

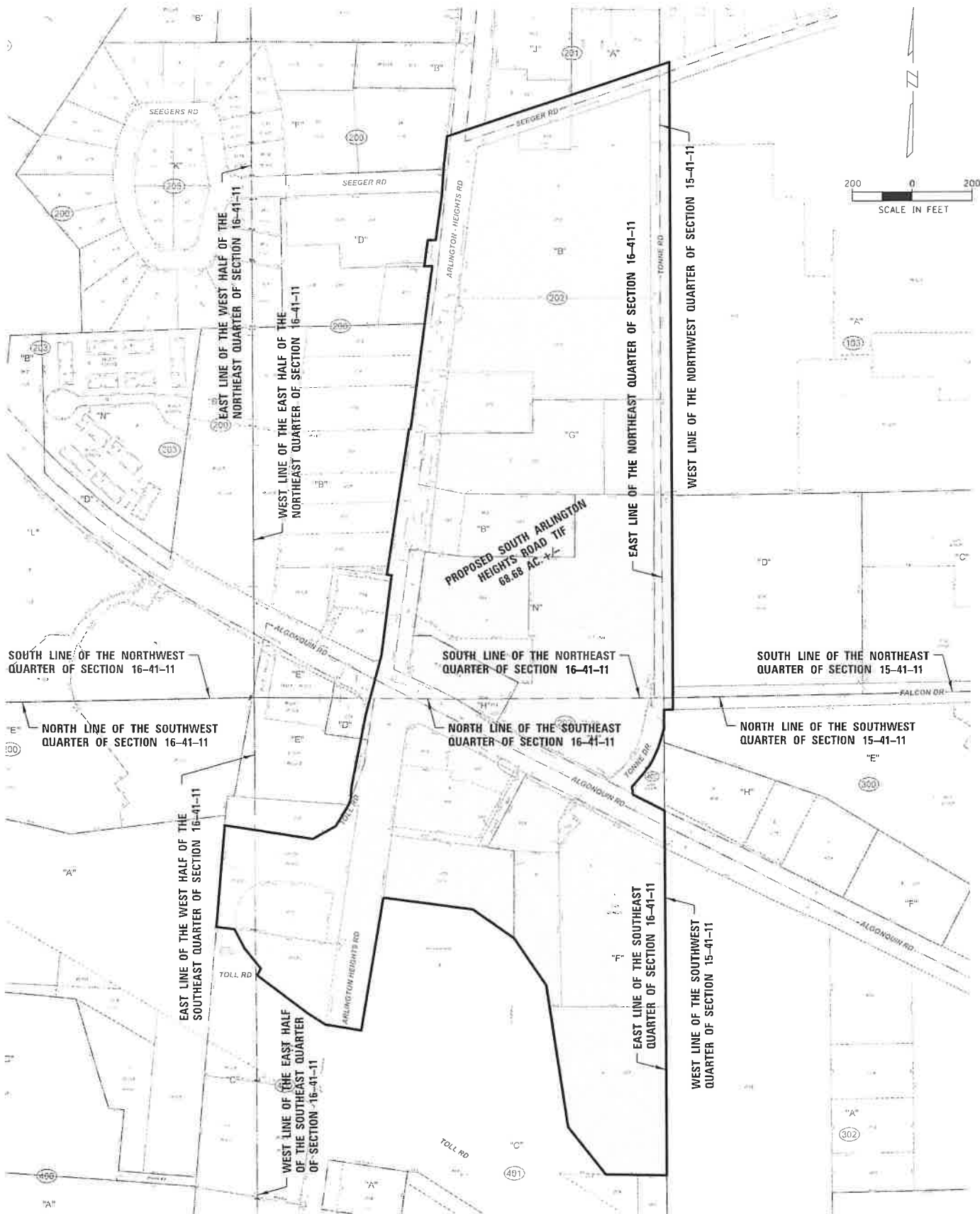
In the judgment of KMA, these findings provide the Village with sufficient justification to consider designation of the RPA as a conservation area.

APPENDIX A: Tax Parcels within RPA

Table A. S Arlington Heights Road TIF PIN List

08-16-202-005-0000
08-16-202-009-0000
08-16-202-010-0000
08-16-202-011-0000
08-16-202-013-0000
08-16-202-015-0000
08-16-202-022-0000
08-16-202-023-0000
08-16-202-025-0000
08-16-202-028-0000
08-16-202-029-0000
08-16-202-030-0000
08-16-400-033-0000
08-16-400-034-0000
08-16-400-035-0000
08-16-401-018-0000
08-16-401-019-0000
08-16-401-023-0000
08-16-401-030-0000
08-16-401-033-0000
08-16-401-036-0000
08-16-401-039-0000
08-16-401-042-1001
08-16-401-042-1003
08-16-401-042-1004
08-16-401-042-1005
08-16-401-042-1006
08-16-401-042-1007
08-16-401-042-1008
08-16-401-042-1009
08-16-401-043-0000
08-16-401-045-0000
08-16-401-046-0000

APPENDIX B: Boundary Map of RPA



CHRISTOPHER B. BURKE
 ENGINEERING, LTD.
 9575 West Higgins Road, Suite 600
 Rosemont, Illinois 60018
 (847) 823-0500

PROPOSED SOUTH ARLINGTON HEIGHTS ROAD TIF
 IN
 VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS
 PREPARED FOR
 KANE, MCKENNA AND ASSOCIATES, INC.

CALC.	JRM	PROJECT NO.
DWN.	AJK	200033
CHKD.	JRM	SHEET 1 OF 1
SCALE:	1" = 200'	DRAWING NO.
DATE:	01-17-2020	TIF 200033A

Exhibit 4 Existing Land Use Map

Existing Land Uses



Exhibit 5 Proposed Land Use Map

Future Land Uses

The Village of
Arlington Heights
Illinois
Planning & Community Development
Prepared January 23, 2020

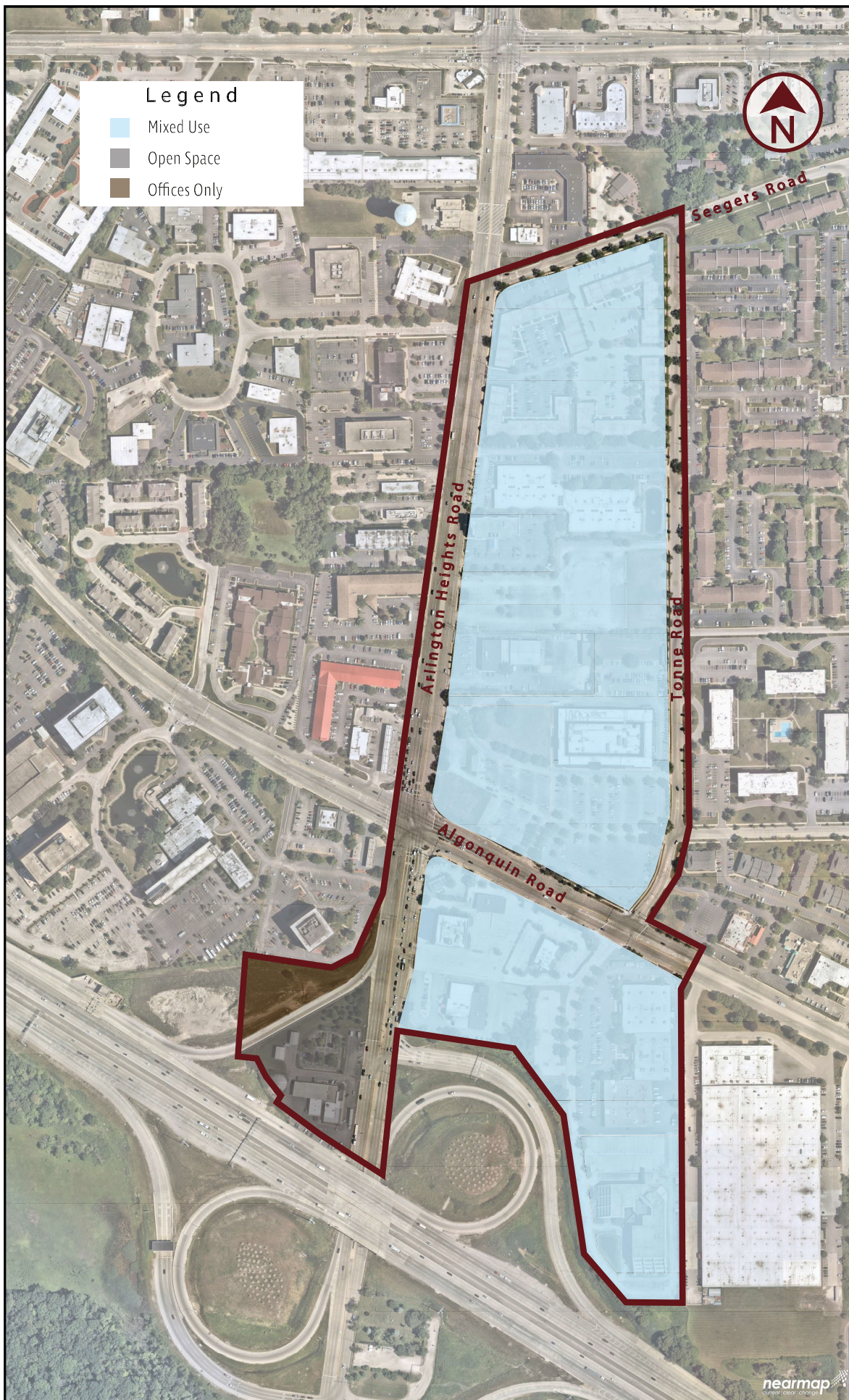
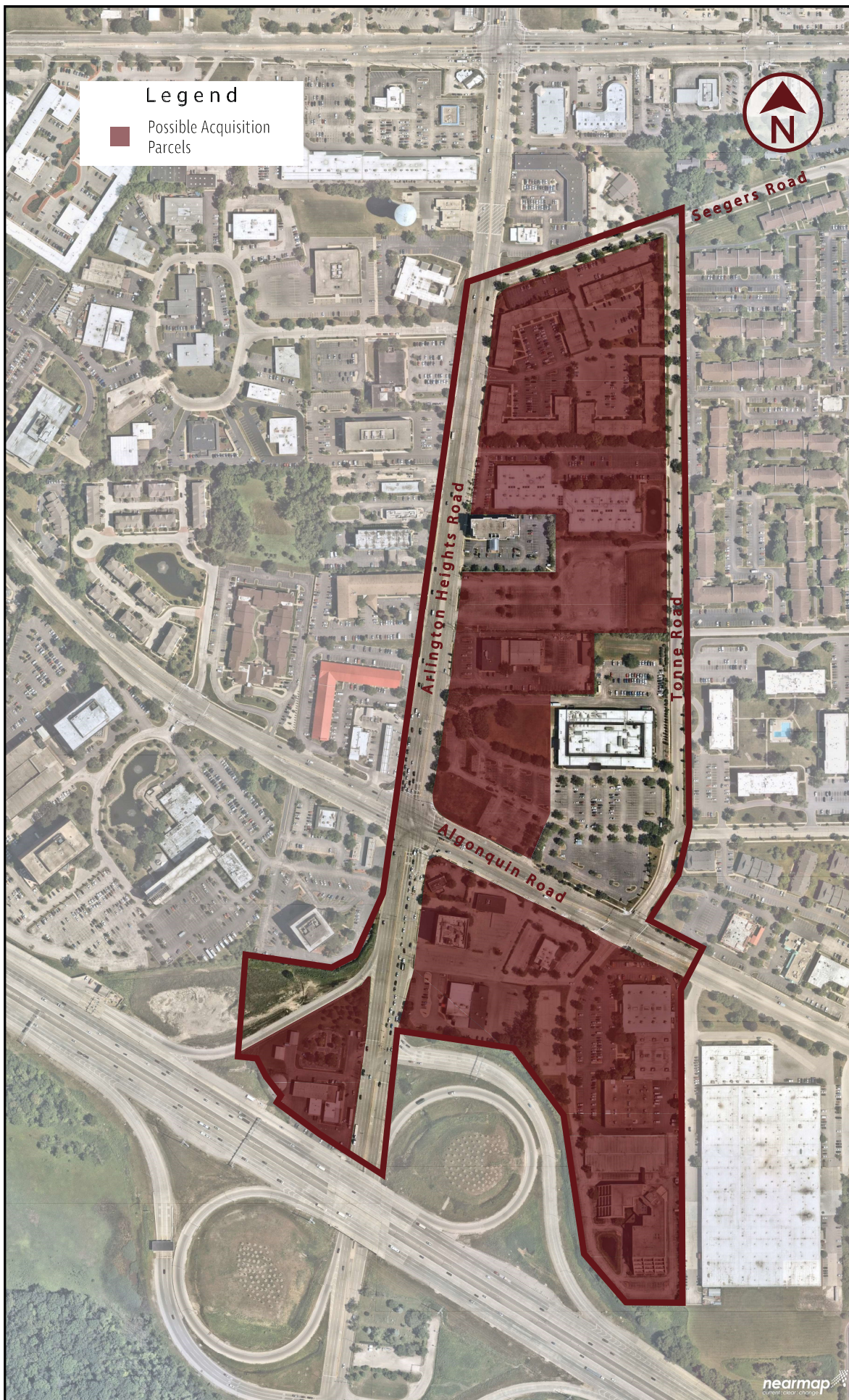


Exhibit 6 Potential Land Acquisition Map

Land Acquisition Map

The Village of
Arlington Heights
Illinois
Planning & Community Development
Prepared January 23, 2020





Village Board
6/15/2020

Item: Ordinance - TIF - South Arlington Heights Road - Designating District

Department: Planning/Legal

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

ATTACHMENTS:

Description	Type
TIF S Arlington Heights Rd - Designating District	Ordinance

**AN ORDINANCE OF THE VILLAGE OF ARLINGTON HEIGHTS,
COOK COUNTY, ILLINOIS, DESIGNATING THE SOUTH ARLINGTON
HEIGHTS ROAD CORRIDOR AS A REDEVELOPMENT PROJECT
AREA PURSUANT TO THE REAL PROPERTY TAX INCREMENT
ALLOCATION REDEVELOPMENT PROJECT ACT**

WHEREAS, it is desirable and for the best interests of the citizens of the Village of Arlington Heights, Cook County, Illinois (“Municipality”), for the Municipality to implement tax increment allocation financing pursuant to Real Property Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (“Act”), for a proposed redevelopment plan and redevelopment project (“Project” and “Plan”) within the municipal boundaries of the Municipality and within a proposed redevelopment project area (“Area”) described in Section One of this Ordinance; and

WHEREAS, the Corporate Authorities have, in Ordinance Number _____, adopted and approved the Project Plan, which Project and Plan were identified in the Ordinance and were the subject, along with the Area designation hereinafter made, of a public hearing held by the Redevelopment Commission on May 27, 2020, and it is now necessary and desirable to designate the Area as a redevelopment project area pursuant to the Act,

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

SECTION ONE: The Area, as described in Exhibit A, attached hereto and incorporated herein as if set out in full by this reference, is hereby designated as a redevelopment project area pursuant to Section 11-74.4-4 of the Act. The street location (as near as practicable) for the Area, and the map of the Area are depicted in Exhibit A, attached hereto and incorporated herein as if set out in full by this reference.

SECTION TWO: This Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law and shall be recorded in the Office of the Recorder of Cook County, Illinois.

AYES:

NAYS:

PASSED AND APPROVED this 15th day of June, 2020.

Village President

ATTEST:

Village Clerk

LEGLB.TIFOrdinancesandResolutions:South AH Road Corridor – Designating District

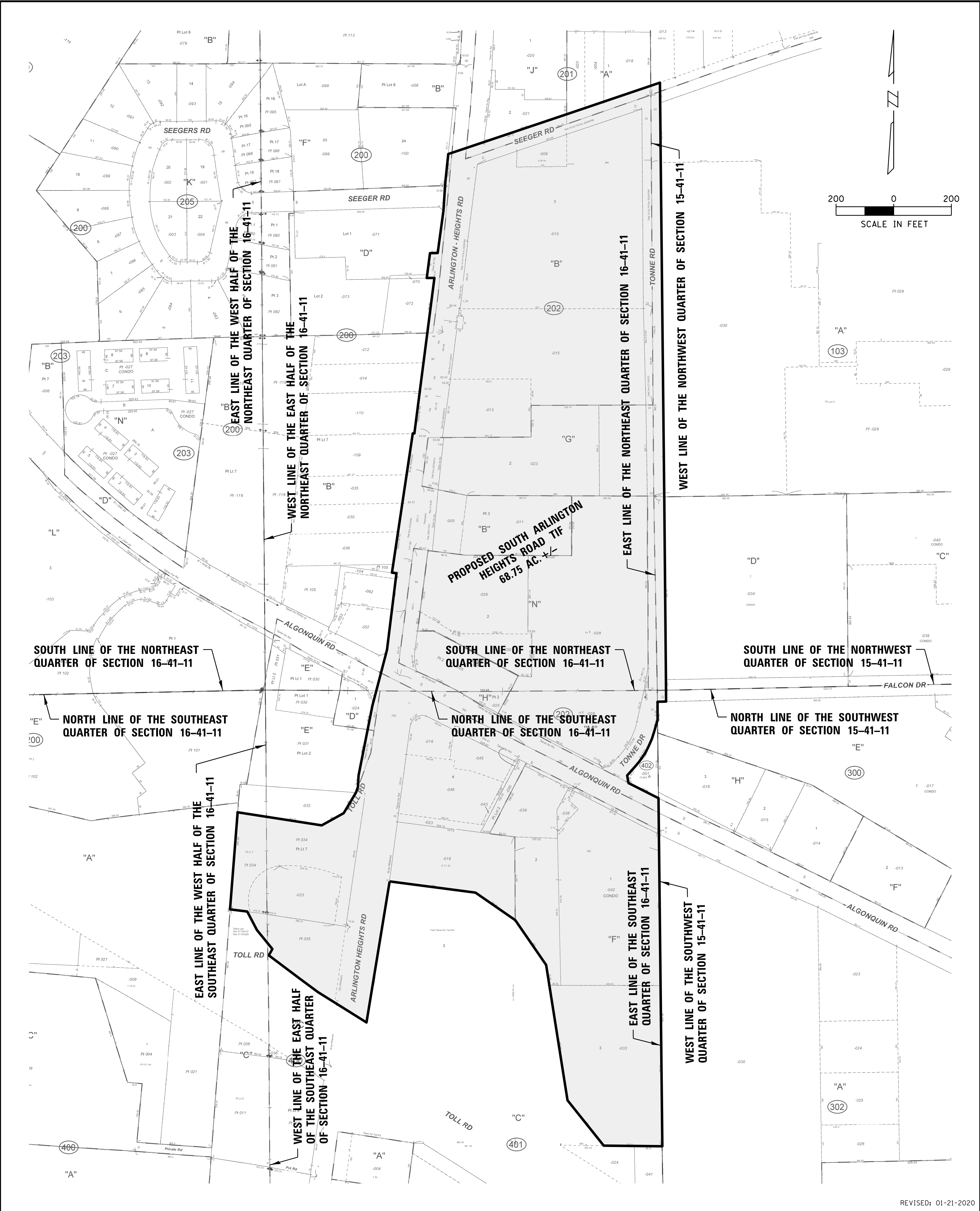


EXHIBIT A
LEGAL DESCRIPTION – Proposed South Arlington Heights Road TIF

THAT PART OF THE WEST HALF OF SECTION 15 AND THE EAST HALF OF SECTION 16 IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT SOUTHWEST CORNER OF LOT 7 IN AUGUST BUSSE'S DIVISION IN SAID SECTION 16, ACCORDING TO THE PLAT THEREOF RECORDED MAY 15, 1928 AS DOCUMENT NUMBER 10023115;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 7 TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE NORTHWEST TOLLWAY, AS WIDENED AND ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY BY DEED DOCUMENT NUMBER 21122969, RECORDED MARCH 31, 1970;

THENCE EASTERLY AND NORTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF THE NORTHWEST TOLLWAY AS WIDENED BY DEED DOCUMENT NUMBER 21122969 TO A POINT ON THE WESTERLY RIGHT- OF-WAY LINE OF ARLINGTON HEIGHTS ROAD, AS WIDENED;

THENCE NORTHERLY ALONG SAID WESTERLY RIGHT- OF-WAY LINE OF ARLINGTON HEIGHTS ROAD, AS WIDENED, TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SEEGER ROAD;

THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY EXTENSION AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SEEGER ROAD TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY LINE OF TONNE ROAD;

THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND THE EASTERLY RIGHT-OF-WAY LINE OF TONNE ROAD TO A POINT ON SOUTHERLY RIGHT-OF-WAY LINE OF FALCON DRIVE;

THENCE WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF FALCON DRIVE TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, SAID POINT ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TONNE DRIVE;

THENCE SOUTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF TONNE DRIVE TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ALGONQUIN ROAD, AS WIDENED;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF ALGONQUIN ROAD, AS WIDENED, TO A POINT ON SAID WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15;

THENCE SOUTHERLY ALONG SAID WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15 TO THE SOUTHEAST CORNER OF LOT 2 IN SAID AUGUST BUSSE'S DIVISION;

THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 2 TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE NORTHWEST TOLLWAY AS WIDENED AND ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY BY DOCUMENT NUMBER 09093125, RECORDED NOVEMBER 19, 1995 AND DOCUMENT NUMBER 09093119, RECORDED NOVEMBER 19, 1995;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF THE NORTHWEST TOLLWAY TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ARLINGTON HEIGHTS ROAD, AS WIDENED;

THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF ARLINGTON HEIGHTS ROAD, AS WIDENED, TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY EXTENSION OF THE ORIGINAL NORTHERLY RIGHT-OF-WAY LINE OF THE NORTHWEST TOLLWAY AS ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY COMMISSION BY DEED DOCUMENT NUMBER 16726440, RECORDED OCTOBER 15, 1956;

THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION AND THE ORIGINAL NORTHERLY RIGHT-OF-WAY LINE OF THE NORTHWEST TOLLWAY TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF THE NORTHWEST TOLLWAY AS WIDENED AND ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY BY DEED DOCUMENT NUMBER 21139137, RECORDED APRIL 21, 1970 AND DOCUMENT NUMBER 21154328, RECORDED MAY 3, 1970;

THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF THE NORTHWEST TOLLWAY AS WIDENED BY DEED DOCUMENT NUMBER 21139137 AND DOCUMENT NUMBER 21154328 TO A POINT ON THE SOUTH LINE OF SAID LOT 7 IN AUGUST BUSSE'S DIVISION;

THENCE WEST ALONG SAID SOUTH LINE OF LOT 7 TO THE POINT OF BEGINNING.

Table A. S Arlington Heights Road TIF PIN List

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08-16-202-030-0000
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08-16-401-042-1004
08-16-401-042-1005
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08-16-401-042-1007
08-16-401-042-1008
08-16-401-042-1009
08-16-401-043-0000
08-16-401-045-0000
08-16-401-046-0000



Village Board
6/15/2020

Item: Ordinance - TIF - South Arlington Heights Road - Financing

Department: Planning/Legal

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

ATTACHMENTS:

Description	Type
TIF S Arlington Heights Rd - Financing	Ordinance

**AN ORDINANCE OF THE VILLAGE OF ARLINGTON HEIGHTS,
COOK COUNTY, ILLINOIS, ADOPTING TAX INCREMENT ALLOCATION
FINANCING FOR THE SOUTH ARLINGTON HEIGHTS ROAD CORRIDOR**

WHEREAS, it is desirable and for the best interests of the citizens of the Village of Arlington Heights, Cook County, Illinois, ("Municipality"), for the Municipality to adopt tax increment allocation financing pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended ("Act"); and

WHEREAS, the Municipality has adopted a Redevelopment Project and Plan ("Project" and "Plan") as required by the Act by passage of Ordinance Number _____ and has designated a redevelopment project area (the "Area") as required by the Act by the passage of Ordinance Number _____ and has otherwise complied with all other conditions precedent required by the Act,

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

SECTION ONE: Tax increment allocation financing is hereby adopted to pay redevelopment project costs as defined in the Act and as set forth in the Project and Plan within the Area as described in Exhibit A, attached hereto and incorporated herein, as if set out in full by this reference. The street location (as near as practicable) for the Area and the map of the Area are depicted in Exhibit A, attached hereto and incorporated herein, as if set out in full by this reference.

SECTION TWO: Pursuant to the Act, the ad valorem taxes, if any, arising from the levies upon the taxable real property in the Area by taxing districts and the rates determined in the manner provided in Section 11-74.4-9(b) of the Act each year after the effective date of this Ordinance until the project costs and obligations issued in respect thereto have been paid shall be divided as follows:

- (a) That portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to the lower of the current equalized assessed valuation or the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the Area shall be

allocated to and when collected shall be paid by the county collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

- (b) That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each lot, block, tract or parcel of real property in the Area over and above the initial equalized assessed value of each property in the Area shall be allocated to and when collected shall be paid to the municipal treasurer who shall deposit said taxes into a special fund, hereby created, and designated the “South Arlington Heights Road Corridor,” of the Municipality and such taxes be used for the purpose of paying Project costs and obligations incurred in the payment thereof, pursuant to such pledges and appropriations as may be subsequently made.

SECTION THREE: This Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law and shall be recorded in the Office of the Recorder of Cook County, Illinois.

AYES:

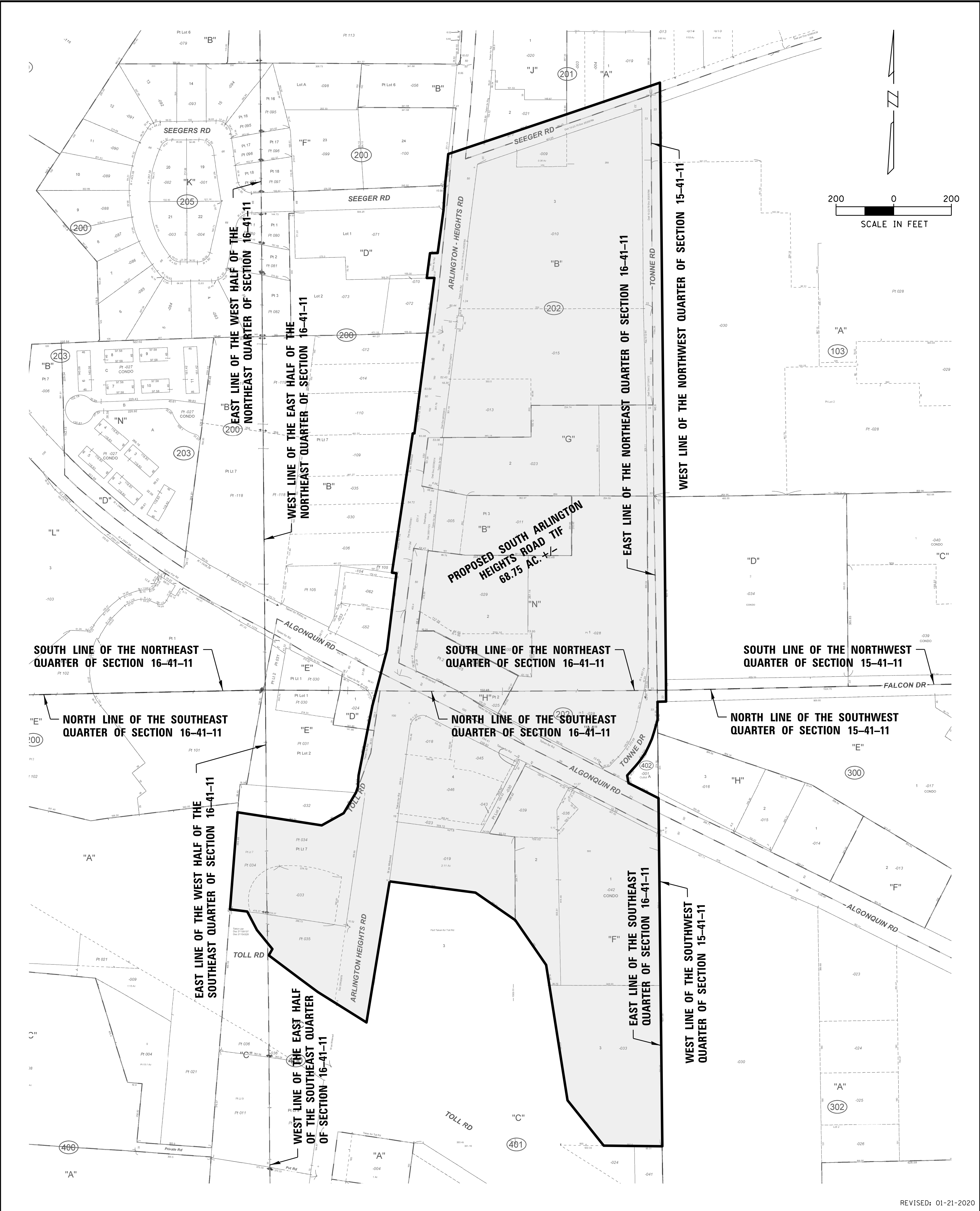
NAYS:

PASSED AND APPROVED this 15th day of June, 2020.

Village President

ATTEST:

Village Clerk



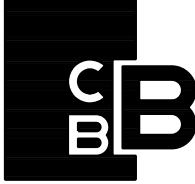
 CHRISTOPHER B. BURKE ENGINEERING, LTD. 9575 West Higgins Road, Suite 600 Rosemont, Illinois 60018 (847) 823-0500	PROPOSED SOUTH ARLINGTON HEIGHTS ROAD TIF IN VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS PREPARED FOR KANE, MCKENNA AND ASSOCIATES, INC.		CALC. JRM	PROJECT NO. 200033
			DWN. AJK	
			CHKD. JRM	SHEET 1 OF 1
			SCALE: 1"=200'	DRAWING NO. TIF200033A
			DATE: 01-17-2020	

EXHIBIT A
LEGAL DESCRIPTION – Proposed South Arlington Heights Road TIF

THAT PART OF THE WEST HALF OF SECTION 15 AND THE EAST HALF OF SECTION 16 IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT SOUTHWEST CORNER OF LOT 7 IN AUGUST BUSSE'S DIVISION IN SAID SECTION 16, ACCORDING TO THE PLAT THEREOF RECORDED MAY 15, 1928 AS DOCUMENT NUMBER 10023115;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 7 TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE NORTHWEST TOLLWAY, AS WIDENED AND ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY BY DEED DOCUMENT NUMBER 21122969, RECORDED MARCH 31, 1970;

THENCE EASTERLY AND NORTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF THE NORTHWEST TOLLWAY AS WIDENED BY DEED DOCUMENT NUMBER 21122969 TO A POINT ON THE WESTERLY RIGHT- OF-WAY LINE OF ARLINGTON HEIGHTS ROAD, AS WIDENED;

THENCE NORTHERLY ALONG SAID WESTERLY RIGHT- OF-WAY LINE OF ARLINGTON HEIGHTS ROAD, AS WIDENED, TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SEEGER ROAD;

THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY EXTENSION AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SEEGER ROAD TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY LINE OF TONNE ROAD;

THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND THE EASTERLY RIGHT-OF-WAY LINE OF TONNE ROAD TO A POINT ON SOUTHERLY RIGHT-OF-WAY LINE OF FALCON DRIVE;

THENCE WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF FALCON DRIVE TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, SAID POINT ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TONNE DRIVE;

THENCE SOUTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF TONNE DRIVE TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ALGONQUIN ROAD, AS WIDENED;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF ALGONQUIN ROAD, AS WIDENED, TO A POINT ON SAID WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15;

THENCE SOUTHERLY ALONG SAID WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15 TO THE SOUTHEAST CORNER OF LOT 2 IN SAID AUGUST BUSSE'S DIVISION;

THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 2 TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE NORTHWEST TOLLWAY AS WIDENED AND ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY BY DOCUMENT NUMBER 09093125, RECORDED NOVEMBER 19, 1995 AND DOCUMENT NUMBER 09093119, RECORDED NOVEMBER 19, 1995;

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08-16-401-033-0000
08-16-401-036-0000
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