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

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
June 6, 2022
7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

IV. APPROVAL OF MINUTES

A. Village Board 05/04/2022
B. Committee of the Whole 05/09/2022
C. Village Board 05/16/2022

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 05/30/2022

VI. RECOGNITIONS AND PRESENTATIONS

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

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

IX. OLD BUSINESS

A. Report of the Committee of the Whole Meeting of June 6, 2022

Consideration of recommending to the Liquor Commissioner the issuance of a Class N(r) liquor license to Arlington Hotels, LLC dba Sonesta Select Arlington Heights North located at 3700 N. Wilke Road.

X. CONSENT AGENDA

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

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

CONSENT APPROVAL OF BIDS

A. Pumping Station #16 - Generator Replacement - Reject All Bids

B. Turnout Gear Replacement and Second Set Program
Honeywell Morning Pride Firefighting Structural Turnout Gear

CONSENT NEW BUSINESS

A. Cash Paid by Developers in Lieu of Land Dedication

CONSENT LEGAL

A. An Ordinance Granting Variations from Chapter 30, Sign Regulations of the Arlington Heights Municipal Code for the Property at 750 East Rand Road
(At Home, 750 East Rand Road)

B. An Ordinance Amending Chapter 13 of the Arlington Heights Municipal Code
(Surrender of 1 Class "A" liquor license)

C. A Resolution Approving an Agreement with the Arlington Heights Park District and Arlington Heights Historical Museum
(Operation and Maintenance of Historical Society Properties)

CONSENT PETITIONS AND COMMUNICATIONS

A. Bond Waiver - Arlington Heights Garden Club

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

A. Ridgeline/Rohrman Development - 1100 & 1400 W. Dundee Rd. & 1510-1530 W. Dundee Rd. - PC#21-009

Final Plat of Subdivision

B. Chapter 28 Text Amendments - Adult Use Cannabis Dispensaries - PC#22-005

C. Removal of certain amendments to the basic Building & Fire Codes

XIII. LEGAL

A. Adult Use Cannabis Dispensary Ordinance Amending Chapter 28 of the Municipal Code

B. Adult Use Cannabis Dispensary Ordinance Amending Chapter 9 of the Municipal Code

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

A. Forest View Educational Center-District 214 - 2121 S. Goebbert Rd.

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

-and-

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

XVII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Rosangela Maldonado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, rmaldonado@vah.com or (847)368-5791.

Village Board
6/6/2022

Item: Village Board 05/04/2022

Department: Village Clerk

ATTACHMENTS:

Description	**Type**
Village Board 05/04/2022	Minutes

President and Board of Trustees
Village of Arlington Heights
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
May 4, 2022
7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

A. Presentation of the Colors by Scouts BSA Troop 32 from Presbyterian Church

III. ROLL CALL OF MEMBERS

President Hayes and the following Trustees responded to roll: Baldino, Bertucci, Grasse, Scaletta, Tinaglia

Also present were: Randy Recklaus, Charles Perkins, Chris Papierniak, Hart Passman and Kim Peterson

IV. APPROVAL OF MINUTES

A. Committee of the Whole 04/11/22 Approved

Trustee John Scaletta moved to approve. Trustee Richard Baldino Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Grasse, Hayes, Scaletta, Tinaglia

Absent: Canty, LaBedz, Schwingbeck

B. Committee of the Whole 04/18/22 Approved

Trustee Nicolle Grasse moved to approve. Trustee Richard Baldino Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Grasse, Hayes, Scaletta, Tinaglia

Absent: Canty, LaBedz, Schwingbeck

C. Village Board 04/18/22 Approved

Trustee Jim Tinaglia moved to approve. Trustee Nicolle Grasse Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Grasse, Hayes, Scaletta, Tinaglia

Absent: Canty, LaBedz, Schwingbeck

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 04/30/22 Approved

Trustee Jim Bertucci moved to approve in the amount of $784,757.54. Trustee Richard Baldino Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Grasse, Hayes, Scaletta, Tinaglia

Absent: Canty, LaBedz, Schwingbeck

VI. RECOGNITIONS AND PRESENTATIONS

A. Public Service Recognition Week

President Hayes advised that Public Service Recognition Week is the first week and May and honors and celebrates the men and women who serve the federal, state, county and local governments. President Hayes stated that the Board very much appreciates all government employees but especially the 435 local government employees here in the Village of Arlington Heights that do such a great job carrying out the policies and programs of the Village Board and Staff.

B. Remembering Our Fallen National Memorial

President Hayes introduced Greg Padovani, Chairman of the Arlington Heights Veteran's Memorial committee. Mr. Padovani announced that the Memorial Day parade will take place this year on May 30, 2022. In addition, the Remembering Our Fallen traveling pictorial Memorial is coming to Arlington Heights and will be displayed in North School Park from May 12th – May 15th. Mr. Padovani advised that The Remembering Our Fallen Memorial has the pictures of almost 5,000 men and women who died in the service of our nation from 9/11 to present, with four of them being Arlington Heights residents, including William Newgard, Andrew Stern, Paul Syverson and James Bray Stack. Mr. Padovani advised that the Knights of Columbus are the organizers of this traveling memorial and chose Arlington Heights to display it. Mr. Padovani introduced Juan Huerta from the Knights of Columbus Fourth Degree Northern Illinois District to provide additional details regarding this wonderful memorial.

Mr. Huerta explained how Remembering the Fallen is a traveling photographic war memorial that commemorates all of the nation's fallen heroes who have died since 9/11/2001 to the present. The memorial will be on display from May 12th – May 15th, with a series of ceremonies and events occurring on all four days. The Rolling Thunder – Chapter 2 will escort the memorial through town to North School Park, followed by an opening ceremony on May 12th. Mr. Huerta strongly encourages all to come out and see the memorial while it's here. Mr. Padovani thanked everyone in the community for supporting this great effort, including Village Staff, Park District Staff and School District administrators. Mr. Huerta presented all Village Board and Staff members with a commemorative challenge coin.

Trustee Tinaglia asked about the days and hours the memorial will be open for viewing, which Mr. Padovani advised the memorial will be open all day, every day, for the four days that it will be here.

President Hayes thanked Mr. Padovani and Mr. Huerta for joining in on tonight's meeting and especially for bringing this meaningful and special memorial to the Village of Arlington Heights. President Hayes presented Mr. Huerta with a Village of Arlington Heights challenge coin, on behalf of the Village Board and the community.

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

Keith Moens, Arlington Heights resident, advised that tonight's meeting was the second in a row with no New Business items and asked the Board if they would consider a potential New Business item, amending the Inclusionary Housing Ordinance to re-include Section 7-1709 Senior Residential Community, as this Section was removed from the housing ordinance during the January 2020 Committee-of-the-Whole Meeting. This topic is of much interest to many residents who would like it to be considered under New Business. Mr. Moens asked President Hayes to bring back affordable housing senior residential communities to the Board agenda under New Business for open discussion and Board of Trustees vote and let the community decide on passing or failing this item.

Melissa Cayer, Arlington Heights resident, asked about the status of the enhancements to the online building permit system, which Mr. Recklaus advised that Staff is working through the new Enterprise Resource Planning software and the new module is one of several that will be coming online next year. Mr. Recklaus advised that permits can now be tracked online and applying for them online will be something that can be done in the near future. Ms. Cayer asked what the status of the Tax Increment Finance Districts are, which Mr. Recklaus advised that the TIF annual reports are all available on the Village's website. In addition, Ms. Cayer asked why the 2nd installment of the Cook County tax bill is

now due in December instead of August, which Mr. Recklaus advised that this was Cook County's decision. Ms. Cayer stated the Board should exercise caution when spending money and taxing people until Cook County clears up their disarray with property taxes.

Trustee Bertucci asked Mr. Recklaus about the Village's reserve funds and if there is enough to sustain the Village during the time period between when the Village's tax revenue is not coming in, due to the property bills being sent out late by the County. Mr. Recklaus advised that there are occasionally times when tax revenues are not delivered to the Village on time and we need to rely on reserves for cash flow, which is not a problem. Trustee Bertucci thanked Mr. Recklaus, Mr. Kuehne, and the rest of the Staff for making sure we have the cash flow to deal with any late property tax revenue.

Trustee Scaletta asked how the late property tax bills will affect residents when they file their income taxes next year, as property taxes are deductible and if the 2nd portion of the tax bill is not due until after the 1st of year, some residents may not be able to claim this deduction. Mr. Recklaus advised he will ask around to try and find an answer to this question.

Trustee Tinaglia stated that this property tax billing issue is a really good example of why we need a robust reserves fund. Trustee Tinaglia advised that he has been able to regularly submit plans to the Building Department electronically. Trustee Tinaglia stated that Building & Life Safety Department Director Jorge Torres has been doing a wonderful job updating programs that allow electronic submissions.

IX. OLD BUSINESS

X. CONSENT AGENDA

CONSENT APPROVAL OF BIDS

A. Street Sweeper Equipment Purchase - Public Works Department — Approved

Trustee John Scaletta moved to approve. Trustee Richard Baldino Seconded the Motion.
The Motion: Passed

Ayes: Baldino, Bertucci, Grasse, Hayes, Scaletta, Tinaglia

Absent: Canty, LaBedz, Schwingbeck

CONSENT LEGAL

A. An Ordinance Amending Chapter 13 of the Arlington Heights Municipal Code (Making available a Class "A" liquor license) — Approved

Trustee John Scaletta moved to approve. Trustee Richard Baldino Seconded the Motion.
The Motion: Passed

Ayes: Baldino, Bertucci, Grasse, Hayes, Scaletta, Tinaglia

Absent: Canty, LaBedz, Schwingbeck

B. A Resolution Authorizing an Easement Agreement for Gateway Signage (Southwest corner of Town & Country Mall, 1761 N. Arlington Heights Rd.) — Approved

Trustee John Scaletta moved to approve. Trustee Richard Baldino Seconded the Motion.
The Motion: Passed

Ayes: Baldino, Bertucci, Grasse, Hayes, Scaletta, Tinaglia

Absent: Canty, LaBedz, Schwingbeck

CONSENT REPORT OF THE VILLAGE MANAGER

A. HR Generalist Budget Transfer Ordinance

Trustee John Scaletta moved to approve. Trustee Richard Baldino Seconded the Motion.
The Motion: Passed

Ayes: Baldino, Bertucci, Grasse, Hayes, Scaletta, Tinaglia

Absent: Canty, LaBedz, Schwingbeck

CONSENT APPOINTMENTS

A. Reappointment of Luc Neacy as Youth Member of the Environmental Commission term ending April 30, 2023

Trustee John Scaletta moved to approve. Trustee Richard Baldino Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Grasse, Hayes, Scaletta, Tinaglia

Absent: Canty, LaBedz, Schwingbeck

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

XVII. ADJOURNMENT

Trustee Richard Baldino moved to adjourn at 7:59. Trustee John Scaletta Seconded the Motion.
The Motion: Passed

Ayes: Baldino, Bertucci, Grasse, Hayes, Scaletta, Tinaglia

Absent: Canty, LaBedz, Schwingbeck

Village Board
6/6/2022

Item: Committee of the Whole 05/09/2022

Department: Village Clerk

ATTACHMENTS:

Description	**Type**
Committee of the Whole 05/09/2022	Minutes

MINUTES
COMMITTEE-OF-THE-WHOLE
PRESIDENT AND BOARD OF TRUSTEES
VILLAGE OF ARLINGTON HEIGHTS
VILLAGE BOARD ROOM
MONDAY, MAY 9, 2022
7:00 P.M.

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

STAFF MEMBERS PRESENT: Randy Recklaus, Village Manager; Diana Mikula, Assistant Village Manager; and Maggie Mattio, Recording Secretary

SUBJECTS:

A. Discussion of a new liquor license for gas stations

President Hayes called the meeting to order at 7:01 PM.

New Business – Discussion of a new liquor license for gas stations
President Hayes began by noting that the Village received several requests by gas station and mini-mart owners to revisit the current liquor license policy as it pertains to their businesses.

Ms. Mikula said that in 1976, the Village adopted a policy which stated that "No liquor licenses shall be issued to gas stations, with or without mini-mart type stores." Since then, the policy has been reviewed and retained approximately seven times since 1981, with the last review occurring in October, 2016. Over the past few years, the Village has received about five requests from gas station owners to grant them a packaged beer and wine liquor license. The latest request came from BP located at 2250 S. Arlington Heights Road.

Village staff conducted a survey of 30 municipalities as to whether or not they allow alcoholic beverage sales at gas stations. Of the 30 surveyed municipalities, 18 permit the sale of alcoholic beverage at gas station and 12 do not. Neighboring municipalities that allow alcohol sales include Buffalo Grove, Des Plaines, Prospect Heights, and Rolling Meadows. Some that do not allow are Elk Grove, Mount Prospect, Palatine, and Schaumburg. Of the 18 gas stations that permit alcohol sales, 6 permit the sale of all alcoholic beverages and 12 allow the sale of beer and wine only.

In regards to the Village's liquor licenses, Ms. Mikula said that currently there are 103 establishments spread throughout the Village that hold liquor licenses. Of those 103, 32 hold a class "B" license which allows the sale of all packaged alcoholic beverages and 1 holds a class "BB" license that limits the sale to packaged beer and wine only. In talking with the Police

Department, she mentioned they expressed concern with mixing alcohol sales with gas purchases including a possible increase in drinking and driving incidents.

Ms. Mikula concluded by providing the Board with a few options to consider if there is interest in changing or modifying the current policy. The options she set before the Board were: 1) to retain the current policy to prohibit the issuance of a liquor license at gas stations; 2) allow gas stations to only sell packaged beer and wine; 3) allow gas stations to sell all packaged alcoholic beverages; or 4) allow gas stations with established mini-marts to sell packaged beer and wine. However, the definition of a mini-mart may be challenging and subjective, as almost all gas stations sell some goods. In addition, she said the policy can be modified to include language as to where a license could be issued and/or prohibit or restrict the sale near hotels or schools.

Mayor Hayes said in the past, the Village has compared themselves to surrounding municipalities in a number of ways to see if we're at a competitive disadvantage as a result of policies that have been in place for a long time. This particular policy prohibits gas stations from obtaining a liquor license and has been in place and reviewed over the course of time. It is his preference that Village staff explore ways to change the policy to allow gas stations with a determined square footage, and full service mini-marts to sell packaged beer and wine. While he understands it may be challenging to define a full-service mini-mart, he said there is a difference between a gas station who primarily sells gas and some candy/gum, and one who has a full service mini-mart that carries a wide variety of food and beverages. He asked Ms. Mikula, of the 18 municipalities that allowed the sale of packaged alcohol, how many had mini-marts. Ms. Mikula said that was not part of the survey results. However, some had restrictions such as square footage or only allowing the sale in the central business district. Mayor Hayes reiterated his concern of putting the Village at a disadvantage due to this policy.

Trustee Baldino agreed with the Mayor that the Village is at a competitive disadvantage by not allowing alcoholic beverage sales at gas stations. He mentioned that he has witnessed a trend in beer sales at convenience store gas stations across the country. He said he would be in favor of changing the policy with some regulations, as it seems to bring the Village in-line with the competition. He does not feel comfortable with allowing all packaged liquor sales, but certainly beer and wine.

Trustee Schwingbeck asked Ms. Mikula to elaborate on what concerns the Police Department had. Mr. Recklaus said the Police Department has gone to great lengths to reduce drinking and driving in the community. What they are worried about is the impulse purchase of alcohol while stopping for gas, and it leading to drinking and driving. He added that there are plenty of places to purchase alcohol within the Village. Trustee Schwingbeck said he too has witnessed the trend of gas stations across the country selling alcohol, but when he stops at the gas station it's to get gas, not alcohol. He expressed concern about the last-minute impulse alcohol purchase, drinking and driving, then tossing it on the side of the road. However, he would like to hear more from business owners and if alcohol sales would significantly raise their profit margins. He's not in

favor of allowing liquor licenses for all gas stations, but would consider it for those who have a true mini-mart.

Trustee Scaletta said he's all about leveling the playing field but doesn't know if allowing alcoholic beverage sales at gas stations is appropriate or necessary. He too believed that making such purchase is a last-minute thought or an impulse buy. He mentioned that the Village has expanded alcohol sales into 7-Eleven and Walgreens, and believed that expanding into gas stations reduces the value of the liquor license to other liquor license holders.

Trustee LaBedz expressed safety concerns not only for the purchaser but for the late-night gas station attendant who more often than not is working alone. Another of her concerns was the sale of alcohol to underaged customers. On the other hand, she said the Village has expanded alcohol sales to other establishments such as Walgreens and Target with the idea of making it convenient for shoppers to make one-stop versus multiple stops. She asked what the difference was between buying alcohol at a liquor store versus a gas station and said that a clear definition of what constitutes a convenience store would have to be made if the Village approved alcohol sales at gas stations.

Trustee Tinaglia said he would prefer not to change the current policy. He doesn't see it necessary for gas stations to sell alcoholic beverages when the Village already has plenty of establishments who sell alcohol. His belief is that gas stations should sell gas and convenience items such as gum, snacks, and soda. In addition, he said the Police Department has a good perspective on this matter.

Trustee Grasse would be in favor of allowing gas stations with mini-marts to sell packaged beer and wine only in an effort to support our businesses. However, she would like to hear more about the Police Department's concerns before making a decision.

Trustee Bertucci began a pros and cons discussion. From a pros standpoint there would be an increase in tax revenue; from a cons standpoint, there are concerns from the Police Department about drinking and driving, and Trustee LaBedz's safety concern for gas station attendants. Ms. Mikula reminded the Board that there are 33 existing packaged liquor classifications within the Village, and that there are 18 gas stations in town. Trustee Schwingbeck raised the concern over single serve sales, which was later clarified is has restrictions and is not permitted in various sizes. Trustee Bertucci acknowledged that gas stations are not only gas stations anymore, and advised Village staff to continue researching and to come up with a criterion possibly based on square footage. He would like to hear more about Police concerns, and expressed his concern over liquor sales at the South-end of Arlington Heights Road where there are several hotels and motels. Ms. Mikula said gas stations would be eligible for either a "B" license which is full package liquor sales or "BB" which is wine and beer only. Both liquor license allow the sale to occur Monday through Thursday from 8:00 am to midnight; and Friday and Saturday from 8:00 am to 1:00 am. Establishments can choose to end sales earlier if they'd like.

Trustee Canty would like to review the current policy and explore a reasonable way to bring the Village more in-line with some of the surrounding communities. As for the raised concern of selling alcoholic beverages near a school, she said it is occurring at the intersection of Thomas Avenue and Rand Road. Target is within Village limits and Thornton's in Prospect Heights, both selling liquor near a school. In addition, there are restaurants nearby also selling alcohol.

Trustee Scaletta said he generally is in favor of setting a criterion that permits the opportunity for one business vs. another, but is questioning if by doing so we are putting one business at a disadvantage versus the other. He provided the example of a few gas stations in town that are directly across the street from each other, one having a larger square footage than the other. It would allow one gas station to sell alcoholic beverages, and not the other. Mayor Hayes and Trustee Baldino agreed, and said it will be challenging for Village staff to define what constitutes a "convenience store." Trustee Baldino added that by excluding one gas station from another, it creates the need to make more than one-stop.

Trustee LaBedz asked Ms. Mikula if she reviewed the discussion that was had in 2016 pertaining to the same request. Ms. Mikula said she had not. Trustee Bertucci asked for a summary of the last few discussions regarding alcohol sales at gas stations or a copy of the minutes.

Ms. Melissa Cayer asked about the alcohol training program and who determines the criteria. Mayor Hayes said the training is called Basset Training and is a state-run program. Ms. Mikula added that the criteria is determined by the State of Illinois and suggested Ms. Cayer go online to theIllinois Liquor Control Commission for more information.

Mr. John Graham, owner of the BP located at South Arlington Heights Road and requestor of a liquor license, said gas stations are under a lot of pressure these days with the change in energy costs and trying to compete with the auto industry and the new technology of cars. He went on to say that in order to survive, gas stations must recreate themselves. They have to sell an array of products not only to keep up with the convenience-factor customers demand and expectations, but also to be profitable and competitive with other establishments such as a Walgreens, which one would look at as a pharmacy. While he understands the concerns discussed, he also knows the responsibility of holding a liquor license and that it can be taken away. He suggested Village staff and Board look beyond setting exceptions for gas stations and look at is as stimulating investment and survival of gas stations and establishments they'd want in town. As for the security concern of late-night gas stations attendants, he said it's not typical for there only to be one person on duty. However, he acknowledged that some gas stations are forced to only have one attendant because they can't afford to have more.

Trustee Bertucci asked if he could share his percentage of gas sales versus convenience store sales and profit margins. Mr. Graham said that would be misleading with today's gas prices. Gas stations are currently competing with Costco and Meijer gas. He encouraged the Village look at the transition he made to his Northbrook location. When he approached the Village of

Northbrook with the same request to obtain a liquor license, he was told it would never happen. Since then, Northbrook changed their stance and the gas station sells on average $1,000 per day in liquor sales. In addition, they sell pizza and other foods made to order. The transformation of that gas station is ideally what he would like to do with the one located at 2550 S. Arlington Heights Road.

Mr. Recklaus looked back at the 2016 minutes when the policy was reviewed. There was a recommendation of which policies the Village should retain and which should be eliminated or changed. The minutes show that it was decided this particular policy be retained and no further reason was noted. There was no discussion of the ones we should retain which included this one.

Mr. Recklaus said that there appeared to be a variety of opinions on this issue. Mayor Hayes requested that Village Staff and Ms. Mikula come up with criterion to determine which gas stations may be eligible to apply for a liquor license, if the Village Board were to be in favor of such a change. This should include exploring the definition of a gas station convenience store or mini-mart.

Ms. Cayer asked if Public Works is in charge of filling the potholes on side streets. Mr. Recklaus said that generally speaking yes. Ms. Cayer asked if employee retirement contributions and employer contribution can be added to the paystub. She also asked at every Board meeting, can the Village Manager give a brief update about the ERP project and the TIF districts. Mayor Hayes directed Ms. Cayes to the Village's website as there is a lot of information on there.

Adjournment

Trustee LaBedz, seconded by Trustee Schwingbeck to adjourn the meeting at 7:53 p.m.

The Motion: Passed

Ayes: LaBedz, Schwingbeck, Baldino, Bertucci, Canty, Grasse, Hayes, Scaletta, and Tinaglia
Nays: None

Village Board
6/6/2022

Item: Village Board 05/16/2022

Department: Village Clerk

ATTACHMENTS:

Description	**Type**
Village Board 05/16/2022	Minutes

President and Board of Trustees
Village of Arlington Heights
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
May 16, 2022
7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

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

Also present were: Randy Recklaus, Diana Mikula, Charles Perkins, Cris Papierniak, Hart Passman and Kim Peterson

IV. APPROVAL OF MINUTES

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 05/15/22 Approved

Trustee Jim Bertucci moved to approve in the amount of $4,107,821.07. Trustee John Scaletta Seconded the Motion.
The Motion: Passed

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

VI. RECOGNITIONS AND PRESENTATIONS

A. Memorial Day Presentation

President Hayes advised that Greg Padovani, Chairman of the Arlington Heights Veteran's Memorial Committee, will be providing an update on the upcoming events for Memorial Day. Mr. Padovani happily announced that the Memorial Day parade and ceremony are back on this year, after a two-year hiatus. Mr. Padovani advised that this is the 103rd annual Memorial Day parade and ceremony and the route this year is that same that it has been for the last 50 years. Memorial Day is Monday, May 30th, with the parade beginning at 9:30 a.m., followed by a ceremony at Memorial Park at 11:00 a.m., where all of the nation's heroes are

honored and remembered, especially the 58 young men from Arlington Heights who died in service to our nation. Mr. Padovani distributed "Arlington Remembers" signs to the Board members and Village staff and explained how these signs will be passed out on the parade route for individuals to hold up as the parade marches by. These signs also have the names of those 58 fallen heroes from our town. Mr. Padovani encouraged everyone to attend the ceremony, as there will be at least 10 gold star families present, as well as retired Army Ranger Steve Nash, who served in the Battle of Mogadishu.

President Hayes thanked Mr. Padovani and his team for all of the hard work they put into these events and all the events honoring our military veterans and their families.

Mr. Padovani advised that thousands of people visited the Remembering Our Fallen traveling pictorial Memorial that was on display at North School Park for four days last week. Mr. Padovani thanked everyone for their support, including the Village, Park District, Library and everyone that supports the veteran's events.

B. Points Signs Presentation

Mr. Recklaus advised that this idea of including a wayfinding sign in the downtown area came from a discussion that occurred approximately two years ago, and following a visit to a local firm that designs these signs, Staff found one project in particular there that has some very strong municipal applications and might be appropriate for the downtown area. Mr. Recklaus explained how there is a protype of this sign at Village Hall for viewing and then introduced Sajid Patel, CEO and co-founder of Optimal Design. Mr. Patel introduced Mr. Michael Ottoman, Vice President of Digital Solutions at Optimal Design, to give a quick overview of the sign.

Mr. Ottoman explained how the sign itself is not just a wayfinding sign, but the most advanced wayfinding sign in the world. It has the ability to understand what's around it and has actionable information, with multiple levels of information. The sign would contain basic information, including time, date and weather, as well as community information. In addition, emergency information, including tornado warnings and Amber Alerts, could automatically be fed into the sign, and local businesses will be able to add information to the sign. Mr. Ottoman advised that the sign itself isn't just about the information, it's also about integrating securely into a smart city's infrastructure, and could have additional sensors that might detect lightening or air quality. Mr. Ottoman went on to say that this sign is really designed to be a hyper local communication and advertising platform that's intelligent enough to understand what is going on around it.

Mr. Patel advised that because his firm is local here in Arlington Heights, they would love to deploy the first sign of this type here. Mr. Patel explained how his company's overall plan is to build their operations, manufacturing and support

team right here in Arlington Heights. Mr. Patel thanked President Hayes and the Trustees, as well as Mr. Recklaus and his team, for all of their support.

President Hayes advised that he viewed the prototype and was very impressed and confirmed with Mr. Patel that this sign has not been deployed anywhere else at this point. President Hayes asked how the information gets uploaded to the sign, which Mr. Ottoman explained how there will be a secure portal for authorized individuals to upload information to the sign and then there will be someone assigned from the Village of Arlington Heights to approve the upload. Mr. Recklaus advised that there will be many input sources to add information to the sign.

Trustee Scaletta advised that he is very excited, as the Village of Arlington Heights will have the first opportunity to have this type of a sign. Trustee Scaletta asked if this sign will be separate from the community sign and be more of an informational sign in the downtown area. Mr. Recklaus explained how this is a completely new concept that can be used in the downtown area for information and advertising, along with the current informational signs that are situated throughout the area. Mr. Recklaus believes individuals would be drawn to a sign like this and make our downtown experience unique, as no one has seen this before. Trustee Scaletta asked if these signs would be situated on the corners or the downtown where we have existing signage. Mr. Recklaus explained how they are currently just looking for one location that is visible, safe, and has power for a prototype. Trustee Scaletta asked if the sign is interactive, which Mr. Ottoman explained how there will be a search feature for users to gather information. Trustee Scaletta thanked both gentleman for bringing this technology not only to our Village, but to the world.

VII. CITIZENS TO BE HEARD

Miel Johnson, President of the League of Women Voters – Arlington Heights, Mt. Prospect, Buffalo Grove, advised that the League is urging the Board to make Arlington Heights more welcoming and a city of good neighbors by reconsidering the proposal that Trustee Grasse put forward last year to allow flags flown by the State of Illinois to fly in Arlington Heights. Ms. Johnson stated that as race, religion and gender-based violence continues to dominate the headlines, the League asks the Board of Trustees to amend the previously adopted flag ordinance to allow any flag displayed at the State Capitol to fly proudly in our Village.

President Hayes advised that this was brought up previously and the Board discussed this fully, carefully and thoroughly last year. In addition, President Hayes stated that a vote was taken by the Village Board and a flag ordinance was passed in its current form and there is insufficient support on this Board to reconsider this ordinance.

Melissa Cayer, Arlington Heights resident, asked the Board to end the Tax Increment Financing District, because the rest of the residents don't get the same deal to use property tax money to improve their own property.

VIII. OLD BUSINESS

A. Report of the Committee of the Whole Meeting of May 16, 2022

Consideration of recommending to the Liquor Commission the issuance of a Class N(r) liquor license to Arlington Hotels, LLC dba Sonesta Select Arlington Heights North located at 3700 N. Wilke Road

President Hayes advised that the applicant for this agenda item did not appear at the Committee of the Whole Meeting this evening, therefore there is no report.

IX. CONSENT AGENDA

President Hayes advised that Keith Moens asked to remove Consent Legal D from the Consent Agenda. Also, Melissa Cayer asked to remove Consent Legal E.

CONSENT APPROVAL OF BIDS

A. Downtown Brick Paver Purchase – Award — Approved

Trustee Robin LaBedz moved to approve. Trustee Mary Beth Canty Seconded the Motion.
The Motion: Passed

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

B. Police Special Purpose Vehicle — Approved

Trustee Robin LaBedz moved to approve. Trustee Mary Beth Canty Seconded the Motion.
The Motion: Passed

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

C. Aerial Truck Purchase – Public Works — Approved

Trustee Robin LaBedz moved to approve. Trustee Mary Beth Canty Seconded the Motion.
The Motion: Passed

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

CONSENT LEGAL

A. An Ordinance Amending Chapter 13 of the Arlington Heights Municipal Code (Making available a Class "A" liquor license) — Approved

Trustee Robin LaBedz moved to approve. Trustee Mary Beth Canty Seconded the Motion.
The Motion: Passed

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

B. An Ordinance Prohibiting Parking (Grove Street) — Approved

Trustee Robin LaBedz moved to approve. Trustee Mary Beth Canty Seconded the Motion.
The Motion: Passed

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

C. An Ordinance Establishing the Speed Limit on Certain Streets in the Village of Arlington Heights (portions of E. Miner St. and N. Douglas Ave.) — Approved

Trustee Robin LaBedz moved to approve. Trustee Mary Beth Canty Seconded the Motion.
The Motion: Passed

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

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

Mr. Recklaus suggested the Board discuss and vote on Consent Legal D, the Ordinance for the TIF Redevelopment Agreement first prior to the Sign Variation, as approval of the Sign Variation likely depends on the approval of this item. President Hayes agreed and asked for a motion to take Legal D out of order.

Trustee John Scaletta moved to take Legal D at this time. Trustee Mary Beth Canty Seconded the Motion.
The Motion: Passed

Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia.

D. An Ordinance Approving a Tax Increment Financing Redevelopment Agreement by and between the Village of Arlington Heights and RPS Arlington, LLC
(750 East Rand Road, Southpoint Shopping Center) — Approved

Trustee Robin LaBedz moved that the Village Board adopt the Ordinance approving the redevelopment agreement and authorizing the execution of the agreement. Trustee Tom Schwingbeck Seconded the Motion.
The Motion: Passed

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

Mr. Recklaus advised that Staff has been working with RPS Capital since last year regarding the need for a tenant at the vacant 100,000 square foot box space at Southpoint Shopping Center.

Mr. Perkins explained how Southpoint Shopping Center has had its struggles over the years, not through a lack of effort of the Village's part, trying to see the shopping center redeveloped. It has taken 15 years to even get a possible tenant interested in this vacant box space. Mr. Perkins advised that this proposal would generate significant sales tax revenue for the community and would be a significant investment in Southpoint Shopping Center and would act as a jump-start to the remainder of the shopping center. Mr. Perkins stated that Staff was very excited when RPS Capital approached the Village, as they have two potential tenants, At Home and an interior antique mall. They are requesting TIF funds, which was for a little bit more than what Staff is recommending and average rate of return for this project is 9.5%. Mr. Perkins explained how at the end of last year there was approximately $4 million in the TIF Fund, therefore there is enough money to pay for this redevelopment.

Trustee Bertucci advised that this area has looked pretty bad for quite some time and fortunately Floor & Décor came in and is anchoring one end and now At Home will anchor the other end and the hope is that with these two strong anchors, the vacant stores in between will find tenants. Trustee Bertucci thanked Mr. Perkins and Mr. Recklaus, along with their Staff, for getting At Home into the shopping center and stated that he supports and endorses the use of TIF funds for this project.

Trustee Tinaglia stated that he concurs with Trustee Bertucci and asked Mr. Perkins how much money is currently in the TIF Fund. Mr. Perkins stated that at the end of last year it was just under $4 million. Trustee Tinaglia asked about the time limit there is to use these funds, which Mr. Perkins explained if there is an unobligated fund balance for more than three years, than the money has to get dispersed. Trustee Tinaglia asked what the overall invest RPS Capital is putting into this project, which Mr. Perkins stated it is $6.7 million. Trustee Tinaglia advised that he hopes this project goes the right way and appreciates everyone's efforts.

Trustee Scaletta asked Mr. Perkins about the retailers that are out there who would take on 100,000 square feet. Mr. Perkins advised that there are not any right now. Trustee Scaletta stated that he knows it is a major challenge filling a 30,000 or 40,000 square foot space, let alone a 100,000 square foot space, and for 15 years there hasn't been anyone interested in this shopping center, therefore he is supportive of the Village entering into this TIF agreement with this development, as it is the best option the Village has. Trustee Scaletta believes this redevelopment will also generate additional sales tax with the other retailers and restaurants nearby. Scaletta stated that we would not have downtown Arlington Heights the way it is today if we did not have a TIF agreement and thanked Staff for all of their efforts to make sure TIF is a part of the redevelopment of the Village of Arlington Heights.

Trustee LaBedz concurred with her colleagues about how vitally important it is for the use of TIF funds for this shopping center. Trustee LaBedz advised that it is time to do something like this and get the space filled with a thriving realtor.

Keith Moens, Village of Arlington Heights resident, asked about the TIF Fund ending balance and if it is truly $4 million or $3.2 million, like the 2021 actual budget indicates. Mr. Perkins stated that the November 19, 2021 ending balance in the TIF Fund was $3,965,388 and what is in the budget is typically an estimate from the year prior. Mr. Recklaus advised that the TIF Fund will be higher because there is additional income generated in between the time period the budget is done and when the numbers were provided. Mr. Moens also asked about the bonds and the notes and how they factor into the TIF Fund, which Mr. Perkins stated the bonds and notes were paid off early and not factored into the Fund.

Melissa Cayer, Arlington Heights resident, stated that she didn't believe Trustee Scaletta about the downtown area not being developed without a TIF Fund. Ms. Cayer believes the TIF districts will develop on their own.

Trustee Scaletta advised that this property is in a TIF district and has been vacant with a TIF district for 15 years. Trustee Scaletta posed the question about how much longer it would be vacant without a TIF district.

A. At Home – 750 E. Rand Rd. / Sign Variation – DC#22-009

Scott Phillips, Managing Partner, RPS Capital, and Alex Looff, Business Development Manager, Signs by Tomorrow, introduced themselves and Ms. Looff discussed the Sign Variation that is being requested for At Home. Ms. Looff advised that she has already met with the Design Commission and have agreed to adding a new driveway, as access to the shopping center and visibility to the building itself is an issue. Therefore, they are looking to put up a sign so people know where to turn in.

Mr. Perkins advised that At Home is asking for a Sign Variation, as they want to put up an additional sign, as well as a variation from the spacing that is required between two signs. Mr. Perkins advised that there are six signs on the property right now and they originally requested a tall sign, which Staff worked with the petitioner to have it modified to be a monument sign, that has a similar architecture and style as the existing multi-tenant signs. The sign will be at the corner by the new entrance, mid-way along the frontage on Rand Road. Staff recommended approval of the sign with these changes and the Design Commission concurred.

President Hayes stated that he concurs with the recommendation of the Staff and Design Commission, as he believes the Board needs to do everything they can to help make these businesses and shopping centers successful.

Trustee Canty concurs as well and stated that she supports the additional signage and is glad to see At Home coming here and investing in the community.

Trustee Scaletta advised that he reviewed the Design Commission minutes and designs that were provided to them and is in favor of providing additional signage, as this space specifically is very far back. Trustee Scaletta concurs with the Design Commission and Staff.

Trustee John Scaletta moved to concur with the Design Commission recommendation. Trustee Mary Beth Canty Seconded the Motion.
The Motion: Passed

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

E. A Resolution Approving Property to Participate in the Cook County Class 6 Assessment Incentive Program (Atomatic Mechanical Services, Inc., 3733 Ventura Drive) — Approved

Mr. Perkins advised that Atomatic Mechanical Services has been in Arlington Heights since 2003. The original owner sold the business and the new property owner is requesting Village approval for a Cook County Class 6b Property Tax Classification renewal relative to 3733 N. Ventura Drive, consisting of one parcel of property. The site has received two previous Class 6b designations. The owner plans to invest an additional $1 million and expand their interior mezzanine to accommodate their space needs. Staff evaluated this request and determined that it makes sense because of the investment they are making in the property. The owner has also signed an agreement to rebate 10% of the savings to the Village, which would go into the Zero Interest Loan Fund to help other small businesses. Mr. Perkins stated that Staff recommends approval of the Class 6b tax incentive.

President Hayes thanked Mr. Perkins and stated that this sounds like a good deal for all of those involved.

Trustee Jim Bertucci moved to approve a Resolution supporting the application for a Class 6b tax incentive renewal for String 6 LLC for the property located at 3733 N. Ventura Drive. This approval is subject to compliance with all Village codes and regulations. Trustee Jim Tinaglia Seconded the Motion.
The Motion: Passed

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

Melissa Cayer, Arlington Heights resident, advised that an over-taxed body doesn't have discretionary money to spend.

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

Trustee Grasse stated that she had no idea that the comment about the amendment to the flag ordinance was going to be made and how she continues to hear from people in the community about the Board revisiting the conversation. Trustee Grasse explained how she is open to a discussion on the amendment she offered, especially because everyone on the Board was not present for the vote. President Hayes advised that a majority of the Board voted in favor of the flag ordinance as it is currently now enacted. There was insufficient support to revisit any proposed amendments or to having further discussion. Trustee Grasse asked if there is insufficient support to revisit the conversation of the amendment from the majority of the Board, which President Hayes stated there is. Trustee Canty advised that she is willing to have the conversation. President Hayes asked if there is anyone else who wants to revisit the issue, which Trustee Grasse, Trustee Canty, Trustee Baldino and Trustee LaBedz raised their hands. President Hayes indicated that it is four in favor and five not in favor. Trustee Grasse explained how the community now knows who wants to revisit the issue and who does not, which is a good thing for transparency. Trustee Scaletta asked Trustee Grasse if she has spoken to Trustee Schwingbeck about this, which Trustee Grasse stated she has not. Trustee Scaletta advised that Trustee Schwingbeck was the only one not present for this vote and perhaps she should have spoken to him before.

XVII. ADJOURNMENT

Trustee John Scaletta moved to adjourn at 8:27. Trustee Jim Tinaglia Seconded the Motion.
The Motion: Passed

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

Village Board
6/6/2022

Item: Warrant Register 05/30/2022

Department: Village Clerk

ATTACHMENTS:

Description	Type
Warrant Register 05/30/2022	Warrant Register

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER FOR

CHECK DATE: 5-30-2022

Fund	Fund Description	Total Transaction Amount
101	General Fund	$706,937.15
215	CDBG Fund	$3,000.00
227	Foreign Fire Ins Tax Fund	$3,182.39
231	Criminal Investigation Fd	$8,048.32
235	Municipal Parkg Opr Fund	$5,119.23
263	TIF IV	$2,347.50
267	South Arl Hts Rd TIF	$12,780.00
401	Capital Projects Fund	$651,912.00
426	Storm Water Control Fund	$25,413.00
505	Water and Sewer Fund	$332,948.00
515	Arts,Entert & Events Fund	$104,460.95
605	Health Insurance Fund	$340,138.02
615	Workers Compensation Ins	$428.88
621	Fleet Operations Fund	$33,408.35
625	Technology Fund	$57,303.78
715	Guaranty Deposits Fund	$1,100.00
TOTAL ALL FUNDS		**$2,288,527.57**

WARRANT REGISTER - GM0002

Department: 0

Division: 0

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234436	715-0000-220.93-00	ADAM MARKS	BOND REFUND	$200.00	$200.00
234437	715-0000-220.93-00	ADAM MARKS	BOND REFUND	$500.00	$500.00
234439	101-0000-433.14-00	AETNA	AMBULANCE CLAIM REFUND	$383.07	$383.07
234465	101-0000-433.14-00	CATHY J. BAUER	AMBULANCE CLAIM REFUND	$1,534.80	$3,069.60
			AMBULANCE CLAIM REFUND	$1,534.80	
234473	101-0000-433.14-00	BLUE CROSS BLUE SHIELD OF IL	AMBULANCE CLAIM REFUND	$586.40	$2,212.88
			AMBULANCE CLAIM REFUND	$1,626.48	
234474	101-0000-433.14-00	BLUE CROSS COMMUNITY OPTIONS	AMBULANCE CLAIM REFUND	$356.00	$356.00
234475	235-0000-435.65-02	SELENE BRADY	PARKING PERMIT REFUND	$50.00	$50.00
234511	715-0000-220.93-00	DEBORAH MALLQUIST	BOND REFUND	$200.00	$200.00
234515	715-0000-220.93-00	ELI SHERESHOVECH	BOND REFUND	$200.00	$200.00
234529	101-0000-433.14-00	LEAH GALLEGOS	AMBULANCE CLAIM REFUND	$100.00	$100.00
234544	101-0000-433.14-00	ROBERT HASENJAEGER	AMBULANCE CLAIM REFUND	$97.75	$97.75
234548	101-0000-433.14-00	HEALTHCARE & FAMILY SERVICES	AMBULANCE CLAIM REFUND	$82.95	$82.95
234576	101-0000-433.14-00	RICHARD KEYES	AMBULANCE CLAIM REFUND	$105.62	$105.62
234597	101-0000-489.85-00	MERCHANTS CREDIT GUIDE CO	COLLECTION FEES	$880.67	$880.67
234605	235-0000-435.65-02	YOENAN MOURE	PARKING PERMIT REFUND	$50.00	$50.00
234656	101-0000-433.14-00	ILONA SMITS	AMBULANCE CLAIM REFUND	$1,538.40	$1,538.40
234658	101-0000-421.20-00	SONESTA INTERNATIONAL HOTEL CORP	LIQUOR LICENSE REFUND	$4,800.00	$4,800.00
234659	101-0000-210.82-00	SONTIQ	MONTHLY EMP ID PROTECTION	$294.06	$294.06
234692	101-0000-433.14-00	UNITED WORLD LIFE INSURANCE	AMBULANCE CLAIM REFUND	$102.09	$102.09
234696	101-0000-211.06-00	VISION SERVICE PLAN	BASE VISION MAY 2022	$1,177.02	$4,903.92
			PREMIER VISION MAY 2022	$3,726.90	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
802196	101-0000-210.95-00	RTA/CTA BENEFIT PROGRAM	RTA/CTA EMPLOYEE BENEFIT	$513.00	$513.00
901861	101-0000-210.94-00	EMPLOYEE BENEFITS CORP	FSA MEDICAL 2022	$6,244.69	$6,244.69
901863	101-0000-210.94-00	EMPLOYEE BENEFITS CORP	FSA DEPENDENT CARE 2022	$288.45	$4,533.52
			FSA MEDICAL 2022	$4,245.07	
901864	101-0000-210.94-00	EMPLOYEE BENEFITS CORP	FSA DEPENDENT CARE 2022	$707.50	$4,345.28
			FSA MEDICAL 2022	$3,637.78	
901865	101-0000-210.81-00	DEARBORN LIFE INS CO	LIBRARY STD	$191.11	$7,617.88
			VILLAGE STD	$7,426.77	
901866	101-0000-210.94-00	EMPLOYEE BENEFITS CORP	FSA DEPENDENT CARE 2022	$151.45	$3,092.02
			FSA MEDICAL 2022	$2,940.57	
				Division 0 Total	$46,473.40
				Department 0 Total	$46,473.40

WARRANT REGISTER - GM0002

Department: 1 Board of Trustees

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234484	101-0101-501.21-65	CAPTION FIRST INC	CLOSED CAPTIONING - 4/18	$1,140.00	$1,140.00
234584	101-0101-501.21-65	LORELLE COMMUNICATIONS INC	SERVICE MISCELLANEOUS	$4,500.00	$4,500.00
234618	101-0101-501.22-03	NORTHWEST MUNICIPAL CONFERENCE	NWMC GALA 5/18 - MAYOR &	$180.00	$180.00
				Division 1 Total	$5,820.00
				Department 1 Total	$5,820.00

WARRANT REGISTER - GM0002

Department: 2 Integrated Services

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234463	101-0201-502.21-65	AT & T MOBILITY	ACCT 232106787838	$100.00	$100.00
234472	515-0201-525.40-55	BLOOZE BROTHERS	SOUNDS OF SUMMER	$2,000.00	$2,000.00
234483	101-0201-502.22-15	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$13.70	$13.70
234485	515-0201-525.40-55	CENTERFOLD INC	SOUNDS OF SUMMER	$2,000.00	$2,000.00
234487	101-0201-502.30-01	CHICAGO TRIBUNE	SUBSCRIPTION	$96.00	$96.00
234502	515-0201-525.40-55	CONNOR, KEVIN	SOUNDS OF SUMMER	$2,800.00	$2,800.00
234513	515-0201-525.40-55	EDGE ENTERTAINMENT LTD	SOUNDS OF SUMMER	$2,800.00	$2,800.00
234534	515-0201-525.40-55	TERRY GERACI	SOUNDS OF SUMMER	$1,500.00	$1,500.00
234553	515-0201-525.40-55	HI-FI SUPERSTAR BAND	SOUNDS OF SUMMER	$1,500.00	$1,500.00
234554	401-0201-572.20-05	HOST CITY PARTNERS	PROFESSIONAL SERVICES	$10,000.00	$10,000.00
234557	101-0201-502.22-02	ICMA MEMBERSHIP RENEWALS	MEMBERSHIP FEE	$1,400.00	$1,400.00
234569	101-0201-502.21-65	INTRADO INTERACTIVE SERVICES CORP	PROFESSIONAL SERVICES	$3,939.25	$3,939.25
234579	515-0201-525.40-55	MARK KRAWCZYKOWSKI	SOUNDS OF SUMMER	$1,500.00	$1,500.00
234621	101-0201-502.30-05	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES, GENERAL	$23.22	$136.20
			OFFICE SUPPLIES, GENERAL	$49.99	
			OFFICE SUPPLIES, GENERAL	$62.99	
234650	515-0201-525.40-55	SERENDIPITY BAND	SOUNDS OF SUMMER	$1,500.00	$1,500.00
234657	515-0201-525.40-55	SNOWGIRL PRODUCTIONS LLC	SOUNDS OF SUMMER	$2,500.00	$2,500.00
234663	515-0201-525.40-55	SPEARS, REID	SOUNDS OF SUMMER	$1,500.00	$1,500.00
234680	515-0201-525.40-55	THE RIGHT STUFF ENTERTAINMENT, INC.	SOUNDS OF SUMMER	$1,250.00	$1,250.00
234685	515-0201-525.40-55	TOM CAREY MUSIC INC	SOUNDS OF SUMMER	$2,000.00	$2,000.00
				Division 1 Total	$38,535.15
				Department 2 Total	$38,535.15

WARRANT REGISTER - GM0002

Department: 3 Human Resources

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234467	605-0301-552.20-45	BESTCO UA	RETIREE CARVE OUT ADMIN	$177.65	$177.65
	605-0301-552.42-75	BESTCO UA	RETIREE CARVE OUT	$5,512.28	$5,512.28
234536	605-0301-552.20-05	GOVHR USA LLC	PROFESSIONAL SERVICES	$4,000.00	$4,000.00
234543	101-0301-503.22-01	HARRIS TRUST & SAVINGS BANK	INDEED	$131.02	$131.02
	101-0301-503.22-02	HARRIS TRUST & SAVINGS BANK	IPMA-HR	$156.00	$156.00
	101-0301-503.22-03	HARRIS TRUST & SAVINGS BANK	WPY ILLINOIS PUBLIC EM	($59.00)	($59.00)
	101-0301-503.40-70	HARRIS TRUST & SAVINGS BANK	SQ THE FLOWER STUDIO,	$190.00	$190.00
	605-0301-552.20-50	HARRIS TRUST & SAVINGS BANK	MOTION FORWARD INC.	$259.46	$259.46
	605-0301-552.22-03	HARRIS TRUST & SAVINGS BANK	FSP HRA Of GREATER OAK	$90.00	$90.00
	615-0301-552.20-50	HARRIS TRUST & SAVINGS BANK	JIMMY JOHNS - 748 - MO	$88.88	$88.88
234558	615-0301-552.19-30	IL DEPT OF EMPLOYMENT SECURITY	UNEMPLOYMENT CLAIM	$340.00	$340.00
234615	605-0301-552.20-50	NORTHWEST COMMUNITY HOSPITAL	SERVICE HEALTH TESTING	$550.00	$550.00
234618	605-0301-552.20-50	NORTHWEST MUNICIPAL CONFERENCE	EAP PARTICIPATION	$10,105.00	$10,105.00
901864	605-0301-552.20-44	EMPLOYEE BENEFITS CORP	COBRA SECURE	$50.00	$603.00
			EBC FLEX FEES	$553.00	
901865	605-0301-552.20-65	DEARBORN LIFE INS CO	DIRECTOR'S BASIC LIFE	$273.52	$4,143.57
			LIBRARY BASIC LIFE	$682.95	
			VILLAGE BASIC LIFE	$3,187.10	
	605-0301-552.20-66	DEARBORN LIFE INS CO	LIBRARY SUPPLEMENTAL LIFE	$198.60	$3,910.10
			VILLAGE SUPPLEMENTAL LIFE	$3,711.50	
901869	605-0301-552.20-60	HMO ILLINOIS	HMO BILLING JUNE 2022	$310,786.96	$310,786.96
				Division 1 Total	$340,984.92
				Department 3 Total	$340,984.92

WARRANT REGISTER - GM0002

Department: 4 Legal Department

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234492	101-0401-503.20-20	CLARK BAIRD SMITH LLP	SERVICE PROFESSIONAL	$6,467.50	$6,467.50
234517	101-0401-503.20-15	ERNEST R BLOMQUIST PC	SERVICE PROFESSIONAL	$4,170.00	$4,170.00
234682	101-0401-503.33-05	THOMSON REUTERS-WEST	INFORMATION CHARGES	$338.45	$338.45
234707	101-0401-503.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	$140.90	$140.90
802194	101-0401-503.21-65	E RECORDING PARTNERS	APRIL SUBMISSION FEES	$4.00	$4.00
901862	101-0401-503.20-10	ELROD FRIEDMAN LLP	LEGAL SERVICES MARCH 2022	$27,145.00	$27,145.00
				Division 1 Total	$38,265.85
				Department 4 Total	$38,265.85

WARRANT REGISTER - GM0002

Department: 5 Finance

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234447	101-0501-503.30-05	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES, GENERAL	$24.52	$212.05
			OFFICE SUPPLIES, GENERAL	$187.53	
234452	101-0501-503.21-65	ANDRES MEDICAL BILLING LTD	SERVICE FINANCIAL	$6,371.84	$6,371.84
234483	101-0501-503.22-15	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$13.23	$13.23
234510	101-0501-503.22-01	PADDOCK PUBLICATIONS	ADVERTISING	$52.65	$52.65
234521	101-0501-503.22-05	FEDERAL EXPRESS	SHIPPING/DELIVERY SERVICE	$74.94	$74.94
234543	101-0501-503.21-65	HARRIS TRUST & SAVINGS BANK	APPLE.COM/BILL	$0.99	$67.56
			CHEF PING	$66.57	
	101-0501-503.22-02	HARRIS TRUST & SAVINGS BANK	ILLINOIS CPA SOCIETY	$355.00	$394.00
			CONSUMERREPORTS.ORG	$39.00	
	101-0501-503.22-03	HARRIS TRUST & SAVINGS BANK	GOVERNMENT FINANCE OFF	$315.00	$315.00
	101-0501-503.30-05	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US 1A1JH1AO0	$106.82	$205.77
			TRANSACT TECHNOLOGIES	$98.95	
234575	101-0501-503.20-05	KELLY SERVICES	SERVICE PROFESSIONAL	$1,345.88	$3,983.80
			SERVICE PROFESSIONAL	$1,345.88	
			SERVICE PROFESSIONAL	$1,292.04	
234621	101-0501-503.30-05	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES, GENERAL	$31.34	$225.29
			OFFICE SUPPLIES, GENERAL	$27.82	
			OFFICE SUPPLIES, GENERAL	$131.78	
			OFFICE SUPPLIES, GENERAL	$34.35	
234628	101-0501-503.33-05	PETTY CASH	MEETING SUPPLIES	$80.07	$80.07
234649	505-0501-503.22-10	SEBIS DIRECT INC	SERVICES PRINTING	$1,092.13	$1,092.13
234662	101-0501-503.30-05	SOUTHERN COMPUTER WAREHOUSE	OFFICE SUPPLIES & EQUIPMENT	$339.25	$339.25

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234684	101-0501-503.21-65	TKB ASSOCIATES INC	SERVICE DATA PROC, SFTWR	$6,919.00	$6,919.00
234707	101-0501-503.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	$37.96	$63.96
			OFFICE MACHINES & ACCESS	$26.00	
901868	505-0501-503.22-05	SEBIS DIRECT INC	POSTAGE REPLENISHMENT	$5,781.01	$5,781.01
				Division 1 Total	$26,191.55
				Department 5 Total	$26,191.55

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Department: 6 Information Technology

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234454	625-0601-553.20-39	ARCHIVE SOCIAL	COMPUTERS,DP & WORD PROC.	$12,600.00	$12,600.00
234497	625-0601-553.22-02	COMCAST PROCESSING CENTER	ACCT 907065060	$4,417.50	$4,417.50
234543	625-0601-553.21-02	HARRIS TRUST & SAVINGS BANK	DMI DELL BUS ONLINE	$39.00	$640.44
			DMI DELL SM BUS	$175.44	
			PAYPAL PURE LEVERG	$426.00	
	625-0601-553.30-05	HARRIS TRUST & SAVINGS BANK	AMAZON.COM 1A5QK1231 A	$7.99	$225.03
			AMZN MKTP US 1Q5RM19Y2	$130.58	
			AMAZON.COM 134QV3HN0	$54.55	
			AMZN MKTP US 1313U3LO2	$19.95	
			AMZN MKTP US 137GZ9M52	$11.96	
	625-0601-553.33-05	HARRIS TRUST & SAVINGS BANK	ZOOM.US 888-799-9666	$200.00	$1,412.55
			HELPSYSTEMS INVOICE	$1,012.55	
			ZOOM.US 888-799-9666	$200.00	
	625-0601-572.50-10	HARRIS TRUST & SAVINGS BANK	AMAZON.COM 1A2BB70D0 A	$29.94	$432.66
			AMAZON.COM 1O2OW1TF0 A	$72.99	
			AMZN MKTP US 1O2JM2452	$114.94	
			EBAY O 01-08454-26666	($52.69)	
			EBAY O 11-08531-12279	$43.98	
			EBAY O 11-08531-12280	$126.23	
			AMAZON.COM 139RM5VR2 A	$25.58	
			AMZN MKTP US 135ZO7Q12	$59.80	
			AMZN MKTP US 1L0BK1EE1	$11.89	
234561	625-0601-553.21-02	IMAGE SYSTEMS & BUSINESS SOLUTIONS	OFFICE SUPPLIES & EQUIPMENT	$109.00	$109.00

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234621	625-0601-553.30-05	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$128.25	$128.25
234639	625-0601-553.21-65	RCN	ACCT 0201411183401	$115.97	$115.97
234662	625-0601-572.50-10	SOUTHERN COMPUTER WAREHOUSE	OFFICE SUPPLIES & EQUIPMENT	$353.62	$353.62
234676	625-0601-553.20-39	SUPERION LLC	COMPUTERS,DP & WORD PROC.	$18,590.13	$18,590.13
234695	625-0601-553.21-65	VERIZON WIRELESS	ACCT 78036610800001	$424.80	$424.80
901867	625-0601-553.20-05	MUNICIPAL GIS PARTNERS INC	MONTHLY GIS STAFFING	$17,853.83	$17,853.83
				Division 1 Total	$57,303.78
				Department 6 Total	$57,303.78

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Department: 10 Boards & Commissions

Division: 8

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234503	101-1008-502.20-75	CONRAD POLYGRAPH INC	INDIVIDUAL ASSESSMENT	$160.00	$160.00
234564	101-1008-502.20-75	INDUSTRIAL ORGANIZATIONAL SOLUTIONS	FIRE LIEUTENANT PROCESS	$7,600.00	$7,600.00
234671	101-1008-502.20-75	STEPHEN LASER & ASSOCIATES	INDIVIDUAL ASSESSMENTS	($1,100.00)	$1,100.00
			INDIVIDUAL ASSESSMENTS	$1,100.00	
			INDIVIDUAL ASSESSMENTS	$1,100.00	
				Division 8 Total	$8,860.00

Division: 17

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234593	101-1017-502.33-05	JACKIE MCCARTY	CARNIVAL DISABILITY DAY	$712.65	$712.65
				Division 17 Total	$712.65

Division: 18

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234572	101-1018-502.40-55	JIM COLEMAN LTD	HEARTS OF GOLD AWARDS	$1,828.66	$1,828.66
				Division 18 Total	$1,828.66

Division: 21

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
2281	101-1021-502.40-40	METROPOLIS BALLROOM	ECONOMIC ALLIANCE MEETING	$4,021.12	$4,021.12
234629	101-1021-502.40-40	PLERUS	ECONOMIC ALLIANCE	$580.33	$580.33
				Division 21 Total	$4,601.45
				Department 10 Total	$16,002.76

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Department: 20 Special Events

Division: 5

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234447	515-2005-525.50-55	AMAZON COM CAPITAL SERVICES	METROPOLIS THEATER EQUIP	$107.42	$195.41
			METROPOLIS THEATER EQUIP	$87.99	
234599	515-2005-525.40-81	METROPOLIS PERFORMING ARTS CENTRE	OPERATING CONTRIBUTION	$68,750.00	$68,750.00
234710	515-2005-525.50-55	ZORO TOOLS INC	METROPOLIS THEATER EQUIP	$154.45	$154.45
				Division 5 Total	$69,099.86
				Department 20 Total	$69,099.86

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Department: 30 Police Department

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234434	101-3001-511.21-65	ACCURATE DOCUMENT DESTRUCTION	SERVICE MISCELLANEOUS	$381.56	$381.56
234444	101-3001-511.22-03	JEANETTE ALKSNIS	REIMBURSEMENT	$283.48	$283.48
234476	101-3001-511.21-65	BRIGHTSIDE CLINIC	SERVICE PROFESSIONAL	$1,625.00	$5,250.00
			SERVICE PROFESSIONAL	$3,625.00	
234508	101-3001-511.21-65	DACRA TECH LLC	SERVICE PROFESSIONAL	$6,588.00	$6,588.00
234519	101-3001-511.21-65	EXPERIAN	SERVICE MISCELLANEOUS	$50.96	$50.96
234535	101-3001-511.21-65	GOLF ROSE PET LODGE	SERVICE MISCELLANEOUS	$182.00	$229.00
			SERVICE MISCELLANEOUS	$22.00	
			SERVICE MISCELLANEOUS	$25.00	
234543	101-3001-511.22-03	HARRIS TRUST & SAVINGS BANK	AMERICAN 0012423707782	$437.19	$4,924.38
			AMERICAN 0012423707783	$437.19	
			IACP	$750.00	
			SOUTHERN MISS NCSSSS	$1,300.00	
			UT ANTHROPOLOGY EC	$2,000.00	
	101-3001-511.22-10	HARRIS TRUST & SAVINGS BANK	VISTAPRINT	$53.49	$53.49
	101-3001-511.30-05	HARRIS TRUST & SAVINGS BANK	MICHAELS STORES 1338	$58.97	$58.97
	101-3001-511.30-20	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US 133312XE0	$72.60	$224.20
			AMZN MKTP US 1L08E86X1	$151.60	
	101-3001-511.33-05	HARRIS TRUST & SAVINGS BANK	GRAND FRAME INC	$450.00	$705.95
			WALGREENS #0039	$255.95	
	101-3001-511.33-25	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US 1371T8TE1	$19.98	$684.54
			AMZN MKTP US 138Z853L1	$21.97	
			AMZN MKTP US 1Q4BT4NI0	$181.99	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234543	101-3001-511.33-25	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US 1L08E86X1	$13.99	$684.54
			BURGER BARON II	$217.28	
			BURGER BARON II	$229.33	
234549	101-3001-511.22-02	JEFFREY HEFFERNAN	DUES	$75.00	$75.00
	101-3001-511.22-03	JEFFREY HEFFERNAN	TRAVEL & TRAINING	$25.00	$25.00
234559	101-3001-511.22-02	IL POLICE ACCREDITATION COALITION	DUES	$100.00	$100.00
234571	101-3001-511.30-35	JG UNIFORMS	CLOTHING & APPAREL	$267.60	$4,628.95
			CLOTHING & APPAREL	$378.90	
			CLOTHING & APPAREL	$65.00	
			CLOTHING & APPAREL	$255.00	
			CLOTHING & APPAREL	$95.00	
			CLOTHING & APPAREL	$129.00	
			CLOTHING & APPAREL	$301.55	
			CLOTHING & APPAREL	$22.00	
			CLOTHING & APPAREL	$162.40	
			CLOTHING & APPAREL	$883.50	
			CLOTHING & APPAREL	$74.00	
			CLOTHING & APPAREL	$880.00	
			CLOTHING & APPAREL	$880.00	
			CLOTHING & APPAREL	$40.00	
			CLOTHING & APPAREL	$195.00	
	235-3001-532.30-35	JG UNIFORMS	CLOTHING & APPAREL	$615.25	$615.25
234578	101-3001-511.22-15	KONICA MINOLTA BUSINESS USA	OFFICE MACHINES & ACCESS	$12.77	$12.77
234582	101-3001-511.21-65	LIVE 4 LALI INC	SERVICE PROFESSIONAL	$1,273.46	$1,273.46
234589	101-3001-511.30-35	MANDEL, RUSSELL	REIMBURSEMENT	$86.40	$86.40

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234608	101-3001-511.22-03	NE MULTI REGIONAL TRAINING INC	TRAVEL & TRAINING	$510.00	$510.00
234613	101-3001-511.20-37	NORTHWEST CENTRAL DISPATCH SYS	MEMBER ASSESSMENT	$55,477.09	$55,477.09
234619	101-3001-511.33-25	O-SUN COMPANY	POLICE EQUIPMENT & SUPPLY	$162.24	$162.24
234622	101-3001-511.21-65	OMNI YOUTH SERVICES INC	SERVICE PROFESSIONAL	$15.53	$15.53
234626	101-3001-511.22-03	PECORA JR, NICHOLAS	TRAVEL & TRAINING	$1,284.42	$1,284.42
234630	101-3001-511.22-03	POLICE LAW INSTITUTE	TRAVEL & TRAINING	$2,055.00	$2,055.00
234651	101-3001-511.30-05	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	$42.95	$42.95
	101-3001-511.33-25	SHERWIN ACE HARDWARE	POLICE EQUIPMENT & SUPPLY	$23.97	$23.97
234654	101-3001-511.22-03	KRISTIN SIMMONS	TRAVEL & TRAINING	$200.00	$200.00
234675	101-3001-511.22-10	SUMMIT PRINT SOLUTIONS	SERVICE PRINTING	$129.50	$129.50
234682	101-3001-511.21-65	THOMSON REUTERS-WEST	SERVICE MISCELLANEOUS	$576.95	$576.95
234690	101-3001-511.30-05	ULINE INC	POLICE EQUIPMENT & SUPPLY	$228.61	$228.61
234693	101-3001-511.22-05	UPS STORE #4073	SHIPPING CHARGES	$13.91	$13.91
234698	101-3001-511.21-65	WALGREEN COMPANY	MEDICAL SUPPLIES	$84.98	$84.98
				Division 1 Total	$87,056.51

Division: 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234468	231-3003-511.40-01	BENTLEY'S PETSTUFF	CANINE UNIT PROGRAM	$144.48	$267.30
			CANINE UNIT PROGRAM	$122.82	
234543	231-3003-511.40-11	HARRIS TRUST & SAVINGS BANK	THE FUN ONES INC	$221.50	$221.50
234571	231-3003-511.40-01	JG UNIFORMS	POLICE EQUIPMENT & SUPPLY	$470.00	$470.00
234624	231-3003-511.40-01	PARTNERS & PAWS VETERINARY SERVICES	K9 MEDICATION	$119.46	$886.67
			K9 MEDICATION	$182.97	
			VETERINARY SERVICES	$584.24	
234632	231-3003-511.40-11	POWERDMS INC	ANNUAL RENEWAL	$6,202.85	$6,202.85

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
				Division 3 Total	**$8,048.32**
				Department 30 Total	**$95,104.83**

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Department: 35 Fire

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234441	101-3501-512.31-85	AIR ONE EQUIPMENT	FIRE EQUIPMENT & SUPPLY	$92.88	$92.88
	401-3501-572.50-15	AIR ONE EQUIPMENT	FIRE EQUIPMENT & SUPPLY	$798.00	$798.00
234470	101-3501-512.21-11	BIG ASS HOLDING, LLC	EQUIPMENT MAINT SUPPLY	$45.00	$45.00
234483	101-3501-512.22-15	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$23.21	$23.21
234530	101-3501-512.30-35	GALLS LLC	CLOTHING & APPAREL	$25.00	$2,460.82
			CLOTHING & APPAREL	$920.00	
			CLOTHING & APPAREL	$275.00	
			CLOTHING & APPAREL	$395.00	
			CLOTHING & APPAREL	$113.08	
			CLOTHING & APPAREL	$635.08	
			CLOTHING & APPAREL	$97.66	
234537	101-3501-512.21-65	GOVTEMPSUSA LLC	SERVICE PROFESSIONAL	$8,400.00	$16,800.00
			SERVICE PROFESSIONAL	$8,400.00	
234543	101-3501-512.30-35	HARRIS TRUST & SAVINGS BANK	IN F.D. SIGNWORKS, LL	$64.95	$64.95
	101-3501-512.33-05	HARRIS TRUST & SAVINGS BANK	BEHRENS LANDSCAPING IN	$455.00	$455.00
	101-3501-512.33-45	HARRIS TRUST & SAVINGS BANK	CENTER FOR PUBLIC SAFE	$83.95	$83.95
234552	101-3501-512.33-50	HENRY SCHEIN MATRX MEDICAL	SURGICAL MASKS	$160.04	$1,591.44
			MEDICAL SUPPLIES	$1,431.40	
234587	101-3501-512.22-02	MABAS DIVISION #1	DUES	$5,000.00	$5,000.00
234598	101-3501-512.21-02	MUNICIPAL EMERGENCY SERVICES	SCBA SERVICE	$566.69	$566.69
234613	101-3501-512.20-37	NORTHWEST CENTRAL DISPATCH SYS	MEMBER ASSESSMENT	$18,492.36	$18,492.36
	101-3501-512.21-65	NORTHWEST CENTRAL DISPATCH SYS	SERVICE DATA PROC, SFTWR	$6,071.09	$6,071.09
234614	101-3501-512.21-16	NORTHWEST COMMUNITY HOSP	TRAVEL & TRAINING	$6,765.00	$6,765.00

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234621	101-3501-512.30-05	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES, GENERAL	$81.60	$983.16
			OFFICE SUPPLIES, GENERAL	$433.78	
			OFFICE SUPPLIES, GENERAL	$216.89	
			OFFICE SUPPLIES, GENERAL	$250.89	
234634	101-3501-512.21-16	R H MEDICAL	MEDICAL OXYGEN	$313.50	$313.50
234651	101-3501-512.31-65	SHERWIN ACE HARDWARE	ELECTRICAL EQUIP & SUPPLY	$6.78	$6.78
	101-3501-512.33-05	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	$8.99	$8.99
234687	101-3501-512.31-85	TRACE ANALYTICS INC	FIRE EQUIPMENT & SUPPLY	$1,013.43	$1,013.43
234707	101-3501-512.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	$26.00	$104.00
			OFFICE MACHINES & ACCESS	$26.00	
			OFFICE MACHINES & ACCESS	$26.00	
			OFFICE MACHINES & ACCESS	$26.00	
234708	101-3501-512.21-11	ZEP MANUFACTURING CO	JANITORIAL SUPPLIES	$339.59	$473.05
			JANITORIAL SUPPLIES	$133.46	
				Division 1 Total	$62,213.30
				Department 35 Total	$62,213.30

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Department: 37 Foreign Fire Insurance

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234583	227-3701-512.22-03	RYAN LOFTUS	TRAVEL & TRAINING	$429.20	$429.20
234620	227-3701-512.22-03	MATTHEW OATES	TRAVEL & TRAINING	$273.18	$273.18
234647	227-3701-512.22-03	CHRISTOPHER RYMUT	TRAVEL & TRAINING	$795.00	$795.00
234653	227-3701-512.22-03	ADAM SIELIG	TRAVEL & TRAINING	$545.25	$545.25
234694	227-3701-512.22-03	SCOTT VASICEK	TRAVEL & TRAINING	$1,080.76	$1,080.76
234706	227-3701-512.22-03	WOOD DWAYNE J	TRAVEL & TRAINING	$59.00	$59.00
				Division 1 Total	$3,182.39
				Department 37 Total	$3,182.39

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Department: 40 Planning

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
2280	101-4001-521.22-03	PERKINS CHARLES WITHERINGTON	TRAVEL & TRAINING	$2,478.64	$2,478.64
234483	101-4001-521.22-15	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$10.88	$10.88
234510	101-4001-521.22-01	PADDOCK PUBLICATIONS	ADVERTISING	$52.65	$52.65
234520	101-4001-521.40-41	FASTSIGNS	SERVICE PRINTING	$290.16	$290.16
234521	101-4001-521.22-05	FEDERAL EXPRESS	SHIPPING/DELIVERY SERVICE	$52.68	$55.84
			SHIPPING/DELIVERY SERVICE	$3.16	
234528	101-4001-521.40-40	FRANCE MEDIA INC	ADVERTISING	$3,995.00	$3,995.00
234543	101-4001-521.21-65	HARRIS TRUST & SAVINGS BANK	APPLE.COM/BILL	$2.99	$5.98
			APPLE.COM/BILL	$2.99	
	101-4001-521.22-03	HARRIS TRUST & SAVINGS BANK	AMERICAN PLANNING A	$890.00	$890.00
	101-4001-521.30-01	HARRIS TRUST & SAVINGS BANK	CHICAGO TRIB SUBSCRIPT	$15.96	$60.38
			CHICAGO TRIB SUBSCRIPT	$15.96	
			CHICAGO TRIB SUBSCRIPT	$15.96	
			CHICAGO TRIB SUBSCRIPT	$17.06	
			TAYLOR & FRANCIS	($4.56)	
	101-4001-521.40-40	HARRIS TRUST & SAVINGS BANK	TICKETLEAP MEET CHICAG	$39.00	$39.00
234574	267-4001-571.20-05	KANE MC KENNA & ASSOCIATES	SERVICE PROFESSIONAL	($5,737.50)	$5,737.50
			SERVICE PROFESSIONAL	$5,737.50	
			SERVICE PROFESSIONAL	$5,737.50	
234580	101-4001-521.21-65	LEGRAND REPORTING & VIDEO SERVICES	TRANSCRIPTS	$362.00	$494.50
			TRANSCRIPTS	$132.50	
234621	101-4001-521.30-05	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$66.42	$183.36
			OFFICE SUPPLIES	$64.95	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234621	101-4001-521.30-05	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$51.99	$183.36
234628	101-4001-521.22-03	PETTY CASH	TRAVEL & TRAINING	$20.95	$20.95
234641	515-4001-525.20-05	RICH & ASSOCIATES INC	SERVICE PROFESSIONAL	$6,297.50	$10,795.00
			SERVICE PROFESSIONAL	$4,497.50	
234642	263-4001-571.20-05	RJN GROUP INC	SERVICE CONSULTING	$2,347.50	$2,347.50
	267-4001-571.50-25	RJN GROUP INC	SERVICE CONSULTING	$7,042.50	$7,042.50
234665	101-4001-521.40-41	SPRING BOARD BRAND & CREATIVE	SERVICE MISCELLANEOUS	$4,375.00	$4,375.00
234675	101-4001-521.22-10	SUMMIT PRINT SOLUTIONS	SERVICE PRINTING	$50.00	$50.00
				Division 1 Total	$38,924.84
				Department 40 Total	$38,924.84

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Department: 41 Community Devl Block Grnt

Division: 2

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234705	215-4102-522.41-52	WINGS PROGRAM INC	CDBG PROGRAM	$3,000.00	$3,000.00
				Division 2 Total	$3,000.00
				Department 41 Total	$3,000.00

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Department: 45 Building

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234434	101-4501-523.21-65	ACCURATE DOCUMENT DESTRUCTION	DOCUMENT DESTRUCTION	$225.00	$225.00
234483	101-4501-523.22-15	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$18.58	$18.58
234520	101-4501-523.30-05	FASTSIGNS	SERVICE PRINTING	$15.75	$31.50
			SERVICE PRINTING	$15.75	
234541	101-4501-523.20-35	GRIVAS KRAUSE ASSOCIATES LTD	ENGINEERING REVIEW	$1,080.00	$2,740.00
			ENGINEERING REVIEW	$540.00	
			ENGINEERING REVIEW	$1,120.00	
234543	101-4501-523.22-02	HARRIS TRUST & SAVINGS BANK	INTL CODE COUNCIL INC	$95.00	$95.00
	101-4501-523.22-03	HARRIS TRUST & SAVINGS BANK	INTL CODE COUNCIL INC	$287.00	$887.00
			U Of I ONLINE PAYMENT	$600.00	
	101-4501-523.30-05	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US 1L6O36OX1	$30.01	$137.95
			AMZN MKTP US 1O5PD2581	$107.94	
234628	101-4501-523.22-03	PETTY CASH	TRAVEL & TRAINING	$60.00	$145.99
			TRAVEL & TRAINING	$85.99	
	101-4501-523.30-05	PETTY CASH	OFFICE SUPPLIES	$40.00	$40.00
234681	101-4501-523.21-65	THOMPSON ELEVATOR INSPECTION	SERVICE BLDG MAINT	$1,150.00	$1,150.00
234686	101-4501-523.20-05	TPI	PLUMBING INSPECTIONS	$320.00	$320.00
234707	101-4501-523.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	$26.00	$52.00
			OFFICE MACHINES & ACCESS	$26.00	
				Division 1 Total	$5,843.02
				Department 45 Total	$5,843.02

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Department: 70 Health

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234450	101-7001-541.22-40	AMERICAN TAXI	TRANSPORTATION	$3.00	$6.00
			TRANSPORTATION	$3.00	
234456	101-7001-541.41-16	ARLINGTON HTS PARK DISTRICT	CAP CDBG	$2,594.94	$2,594.94
234483	101-7001-541.22-15	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$8.22	$8.22
234523	101-7001-541.21-10	FLECKS LANDSCAPING	PROPERTY MAINTENANCE	$85.00	$325.00
			PROPERTY MAINTENANCE	$85.00	
			PROPERTY MAINTENANCE	$85.00	
			PROPERTY MAINTENANCE	$70.00	
234543	101-7001-541.20-25	HARRIS TRUST & SAVINGS BANK	OTC BRANDS INC	($181.18)	($181.18)
	101-7001-541.21-65	HARRIS TRUST & SAVINGS BANK	SFAX	$30.74	$30.74
	101-7001-541.30-05	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US 1360N4E62	$25.78	$25.78
	101-7001-541.33-10	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US 1Q5A98F40	$43.63	$113.77
			AMZN MKTP US 1Q8FB6T90	$70.14	
234581	101-7001-541.20-25	SHERRY LEMKE	COUNSELING SERVICES	$100.00	$100.00
234627	101-7001-541.33-10	PENNCARE	NURSING SUPPLIES	$123.41	$123.41
234628	101-7001-541.22-03	PETTY CASH	TRAVEL & TRAINING	$26.91	$134.45
			TRAVEL & TRAINING	$52.44	
			TRAVEL & TRAINING	$55.10	
	101-7001-541.33-05	PETTY CASH	OFFICE SUPPLIES	$20.69	$20.69
234668	101-7001-541.21-65	STACY SHEIN STAPLETON	SERVICE PROFESSIONAL	$120.00	$240.00
			SERVICE PROFESSIONAL	$120.00	
234670	101-7001-541.20-25	STEPHANIE GUREWITZ LCSW CYT	COUNSELING SERVICES	$540.00	$540.00
234672	101-7001-541.33-10	STERICYCLE	MEDICAL SUPPLIES	$868.32	$868.32

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
				Division 1 Total	$4,950.14

Division: 7

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
2282	101-7007-541.31-65	CHASITY MARINI	PRESENTATION SUPPLIES	$121.03	$121.03
234531	101-7007-541.21-65	GARY E MIDKIFF & COMPANY	PROGRAM INSTRUCTIONAL FEE	$200.00	$200.00
234543	101-7007-541.30-05	HARRIS TRUST & SAVINGS BANK	AMAZON.COM 1O4QM1SV0	$13.99	$770.41
			AMZN MKTP US 1O8fY39R0	$756.42	
	101-7007-541.31-65	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US 1Q9MD2OZ2	$79.83	$79.83
				Division 7 Total	$1,171.27
				Department 70 Total	$6,121.41

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Department: 71 Public Works

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234435	101-7101-531.31-55	ACTIVE ELECTRICAL SUPPLY CO	ELECTRICAL SUPPLIES	$593.40	$593.40
	101-7101-531.31-75	ACTIVE ELECTRICAL SUPPLY CO	ELECTRICAL SUPPLIES	$319.43	$319.43
	101-7101-531.31-80	ACTIVE ELECTRICAL SUPPLY CO	ELECTRICAL SUPPLIES	$310.50	$310.50
234440	101-7101-531.21-02	AFFILIATED CUSTOMER SERVICE INC	HISTORICAL ALARM SERVICE	$846.50	$2,498.00
			VH ALARM MAINT	$1,651.50	
234445	101-7101-531.21-11	ALPHA BUILDING MAINTENANCE SRVS	SERVICE BLDG MAINT	$3,583.33	$3,583.33
234447	101-7101-531.30-05	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$53.22	$53.22
	101-7101-531.31-55	AMAZON COM CAPITAL SERVICES	ELECTRICAL SUPPLIES	$17.45	$17.45
	101-7101-531.31-65	AMAZON COM CAPITAL SERVICES	OFFICE EQUIPMENT & SUPPLY	$793.36	$2,073.21
			ALFRESCO SUPPLIES	$259.99	
			OFFICE EQUIPMENT & SUPPLY	$479.98	
			OFFICE EQUIPMENT & SUPPLY	$459.98	
			ELECTRICAL SUPPLY	$79.90	
234448	401-7101-571.50-20	AMERICAN DOOR & DOCK	SERVICE BLDG MAINT	$5,340.91	$5,340.91
234449	101-7101-531.22-02	AMERICAN PUBLIC WORKS ASSOC	DUES	$308.40	$308.40
234451	101-7101-531.31-55	ANDERSON LOCK	SERVICE BLDG MAINT	$298.40	$298.40
234453	101-7101-531.21-55	APEX LANDSCAPING INC	SERVICE MISCELLANEOUS	$5,655.77	$22,806.93
			SERVICE MISCELLANEOUS	$17,151.16	
234457	101-7101-531.31-85	ARLINGTON POWER EQUIPMENT	FORESTRY SUPPLIES	$168.01	$340.49
			FORESTRY SUPPLIES	$172.48	
234458	101-7101-531.21-36	ARLINGTON RENTAL INC	EQUIPMENT RENTAL	$889.85	$889.85
234460	101-7101-531.31-90	ARROW ROAD CONSTRUCTION CO	STREET/SIDEWALK SUPPLIES	$10,951.20	$64,409.82
			STREET/SIDEWALK SUPPLIES	$11,769.84	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234460	101-7101-531.31-90	ARROW ROAD CONSTRUCTION CO	STREET/SIDEWALK SUPPLIES	$8,857.08	$64,409.82
			STREET/SIDEWALK SUPPLIES	$10,761.93	
			STREET/SIDEWALK SUPPLIES	$9,878.22	
			STREET/SIDEWALK SUPPLIES	$5,506.38	
			STREET/SIDEWALK SUPPLIES	$6,685.17	
234461	101-7101-531.22-70	AT & T	ACCT 84759060006156	$991.98	$991.98
234462	101-7101-531.22-70	AT & T	ACCT 84725535058159	$816.79	$816.79
234466	401-7101-571.50-30	ROBERT BEDOIN	RESIDENTIAL REIMBURSEMENT	$595.00	$595.00
234469	101-7101-531.31-55	BERKHEIMER CO INC	HVAC AT SEN CENTER	$528.57	$528.57
234471	401-7101-571.50-20	BKV GROUP	SERVICE CONSULTING	$2,000.00	$7,625.94
			SERVICE CONSULTING	$1,350.00	
			SERVICE CONSULTING	$4,275.94	
234478	401-7101-571.50-30	BUILDERS PAVING LLC	SERVICE CONSTRUCTION	$489,303.77	$489,303.77
234482	101-7101-531.21-36	C C CARTAGE INC	EQUIPMENT RENTAL	$2,350.00	$38,698.13
			SERVICE DISPOSAL	$36,348.13	
234483	101-7101-531.22-15	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$51.81	$51.81
234488	101-7101-531.21-55	CHRISTOPHER B BURKE LTD	SERVICE MISCELLANEOUS	$1,105.00	$3,187.50
			SERVICE MISCELLANEOUS	$1,062.50	
			SERVICE MISCELLANEOUS	$1,020.00	
	401-7101-571.50-30	CHRISTOPHER B BURKE LTD	SERVICE CONSULTING	$2,534.46	$12,774.50
			SERVICE CONSULTING	$10,240.04	
	426-7101-571.50-25	CHRISTOPHER B BURKE LTD	SERVICE CONSULTING	$5,204.00	$5,204.00
234491	401-7101-571.50-30	CIVILTECH ENGINEERING INC	SERVICE CONSULTING	$2,014.32	$7,122.76
			SERVICE CONSULTING	$5,108.44	
234493	101-7101-531.31-65	CMS COMMUNICATIONS INC	BUILDING MAINT SUPPLY	$1,816.45	$1,816.45

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234494	101-7101-531.22-70	COMCAST CABLE	TV	$63.12	$63.12
234495	101-7101-531.22-70	COMCAST CABLE	TV	$42.08	$42.08
234496	101-7101-531.22-70	COMCAST CABLE	INTERNET	$189.85	$189.85
234500	101-7101-531.31-90	COMPASS MINERALS AMERICA	STREET/SIDEWALK SUPPLIES	$17,043.62	$17,043.62
234501	101-7101-531.21-02	COMPLETE CLEANING CO INC	SERVICE BLDG MAINT	$5,211.07	$5,211.07
234504	401-7101-571.50-30	CONSTRUCTION & GEOTECHNICAL	SERVICE CONSULTING	$770.00	$13,636.95
			SERVICE CONSULTING	$12,866.95	
234506	426-7101-571.50-25	CRAWFORD MURPHY AND TILLY	SERVICE CONSULTING	$19,820.00	$19,820.00
234507	101-7101-531.21-11	CRYSTAL MAINTENANCE & MGMT SRVS	SERVICE BLDG MAINT	$10,025.00	$10,025.00
234509	101-7101-531.21-11	DAHME MECHANICAL INDUSTRIES	SERVICE BLDG MAINT	$544.00	$916.00
			SERVICE BLDG MAINT	$372.00	
234512	101-7101-531.31-65	EDDIES RESTAURANT AND LOUNGE	EVENT SUPPLIES	$430.00	$430.00
234514	401-7101-571.50-30	JOHN ELDER	RESIDENTIAL REIMBURSEMENT	$85.80	$85.80
234518	101-7101-531.21-11	ESSCOE LLC	SERVICE BLDG MAINT	($385.00)	$385.00
			SERVICE BLDG MAINT	$385.00	
			SERVICE BLDG MAINT	$385.00	
234520	101-7101-531.31-55	FASTSIGNS	SERVICE PRINTING	$14.40	$14.40
234522	101-7101-531.31-45	FERGUSON FACILITIES SUPPLY HP#3400	JANITORIAL SUPPLIES	$1,792.44	$8,693.90
			JANITORIAL SUPPLIES	$1,692.86	
			JANITORIAL SUPPLIES	$3,896.35	
			JANITORIAL SUPPLIES	$1,312.25	
234523	101-7101-531.21-55	FLECKS LANDSCAPING	SERVICE MISCELLANEOUS	$4,616.00	$4,616.00
234525	101-7101-531.21-02	FOUNTAIN TECHNOLOGIES LTD	FOUNTAIN MAINTENANCE	$525.00	$525.00
234526	101-7101-531.31-65	FOX VALLEY FARMS INC	EVENT SUPPLIES	$246.40	$246.40
234527	101-7101-531.21-02	FOX VALLEY FIRE & SAFETY COMPANY	FIRE EXTINQ-EASTMAN	$95.00	$4,790.60

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234527	101-7101-531.21-02	FOX VALLEY FIRE & SAFETY COMPANY	FIRE EXTINQ-POLICE	$218.60	$4,790.60
			FIRE EXTINQ-FIRE 1	$50.00	
			FIRE EXTINQ-DT TAIN	$95.00	
			FIRE EXTINQ-VAIL GARAGE	$131.00	
			FIRE EXTINQ-BANTA HOUSE	$95.00	
			FIRE EXTINQ-COACH HOUSE	$95.00	
			FIRE EXTINQ-MULLER HOUSE	$50.00	
			FIRE EXTINQ-POP FACTORY	$50.00	
			FIRE EXTINQ-SEN CENTER	$113.90	
			FIRE EXTINQ-TRAIN STA	$95.00	
			FIRE EXTINQ-FIRE 2	$150.00	
			FIRE EXTINQ-FIRE 3	$95.00	
			FIRE EXTINQ-FIRE 4	$50.00	
			FIRE EXTINQ-PW	$2,837.05	
			FIRE EXTINQ-VH	$570.05	
234532	101-7101-531.30-39	GAS DEPOT INC	FUEL,OIL,GREASE, & LUBES	$33,390.05	$66,525.48
			FUEL,OIL,GREASE, & LUBES	$33,135.43	
234538	101-7101-531.31-65	GRAINGER W W INC	HARDWARE SUPPLIES	$603.36	$603.36
234539	101-7101-531.22-03	GRAVES MICHAEL	TRAVEL & TRAINING	$684.21	$684.21
234540	401-7101-571.50-30	GRAYBAR ELECTRIC COMPANY	STREET LIGHT SUPPLIES	$60,127.20	$60,127.20
234542	401-7101-571.50-30	GROUP FIVE	REIMBURSEMENT	$3,906.25	$3,906.25
234543	101-7101-531.22-03	HARRIS TRUST & SAVINGS BANK	R&B PRODUCTIONS INC.	$1,250.00	$1,250.00
234545	101-7101-531.21-02	HASTINGS AIR ENERGY CONTROL	FIRE 3 EXHAUST SYS REP	$1,183.29	$1,183.29
234546	101-7101-531.21-02	HAYES MECHANICAL	SERVICE BLDG MAINT	$9,454.00	$23,639.48
			SERVICE BLDG MAINT	$418.27	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234546	101-7101-531.21-02	HAYES MECHANICAL	EQUIPMENT MAINTENANCE	$2,193.98	$23,639.48
			SERVICE BLDG MAINT	$3,869.00	
			SERVICE BLDG MAINT	$3,470.00	
			SERVICE BLDG MAINT	$539.36	
			SERVICE BLDG MAINT	$781.54	
			SERVICE BLDG MAINT	$568.71	
			SERVICE BLDG MAINT	$2,047.44	
			SERVICE BLDG MAINT	$297.18	
	401-7101-571.50-20	HAYES MECHANICAL	SERVICE BLDG MAINT	$4,455.00	$6,891.05
			SERVICE BLDG MAINT	$2,436.05	
234550	515-7101-525.33-05	HELLER LUMBER CO	MEMORIAL DAY SUPPLIES	$585.59	$585.59
234551	101-7101-531.21-55	HENDRICKSEN ROBERT W COMPANY	SERVICE TREES	$922.88	$922.88
234555	101-7101-531.20-05	HR DIRECT	SERVICE PRINTING	$90.30	$180.60
			SERVICE PRINTING	$90.30	
234565	101-7101-531.20-05	INFRASTRUCTURE MGMT SERVICES	SERVICE CONSULTING	$3,635.00	$15,230.10
			SERVICE CONSULTING	$11,595.10	
234566	101-7101-531.31-65	INSIGHT PUBLIC SECTOR	EQUIPMENT MAINT SUPPLY	$1,518.90	$1,518.90
234568	101-7101-531.21-11	INTL EXTERMINATORS INC	FIRE 1 EXTERM	$60.00	$1,361.00
			HISTORICAL EXTERM	$120.00	
			VH EXTERM	$147.00	
			POLICE EXTERM	$65.00	
			PW EXTERM	$88.00	
			SEN CENTER EXTERM	$88.00	
			TRAIN STA EXTERM	$104.00	
			VH EXTERM	$60.00	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234568	101-7101-531.21-11	INTL EXTERMINATORS INC	FIRE 1 EXTERM	$197.00	$1,361.00
			DBD GARBAGE CAN EXTERM	$432.00	
234570	101-7101-531.22-03	J J KELLER & ASSOC	TRAVEL & TRAINING	$60.76	$201.17
			TRAVEL & TRAINING	$96.01	
			TRAVEL & TRAINING	$44.40	
234573	101-7101-531.22-03	NANCI JULIUS	TRAVEL & TRAINING	$1,500.00	$1,500.00
234577	401-7101-571.50-30	KENNETH KIEFER	REIMBURSEMENT	$529.00	$529.00
234585	101-7101-531.31-40	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	$19.72	$31.11
			HARDWARE SUPPLIES	$11.39	
	101-7101-531.31-55	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	$11.34	$106.33
			HARDWARE SUPPLIES	$94.99	
	101-7101-531.31-65	LOWES COMMERCIAL SERVICES	STREET/SIDEWALK SUPPLIES	$27.06	$1,316.08
			HARDWARE SUPPLIES	$62.64	
			HARDWARE SUPPLIES	$572.17	
			HARDWARE SUPPLIES	$31.25	
			HARDWARE SUPPLIES	$96.94	
			HARDWARE SUPPLIES	$73.25	
			HARDWARE SUPPLIES	($40.17)	
			HARDWARE SUPPLIES	$170.02	
			HAND TOOLS-POWER/NON POW	$254.33	
			HARDWARE SUPPLIES	$43.00	
			HARDWARE SUPPLIES	$25.59	
	101-7101-531.31-75	LOWES COMMERCIAL SERVICES	STREET LIGHT SUPPLIES	$136.32	$320.97
			STREET LIGHT SUPPLIES	$105.09	
			STREET LIGHT SUPPLIES	$60.66	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234585	101-7101-531.31-75	LOWES COMMERCIAL SERVICES	STREET LIGHT SUPPLIES	$18.90	$320.97
	101-7101-531.31-85	LOWES COMMERCIAL SERVICES	HAND TOOLS-POWER/NON POW	($69.90)	$821.50
			HAND TOOLS-POWER/NON POW	$768.85	
			HAND TOOLS-POWER/NON POW	$51.16	
			HAND TOOLS-POWER/NON POW	$18.93	
			HARDWARE SUPPLIES	$52.46	
	101-7101-531.31-90	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	$28.20	$68.80
			STREET/SIDEWALK SUPPLIES	$18.80	
			STREET/SIDEWALK SUPPLIES	$9.46	
			HARDWARE SUPPLIES	$12.34	
234590	426-7101-571.50-25	MANHARD CONSULTING	SERVICE BLDG MAINT	$389.00	$389.00
234592	101-7101-531.31-75	MC MASTER CARR SUPPLY CO	STREET LIGHTING SUPPLIES	$1,994.41	$1,994.41
234594	101-7101-531.21-01	MEADE ELECTRIC CO INC	TRAFFIC SIGNAL MAINT	$778.19	$778.19
234595	101-7101-531.31-55	MECOR INC	VH LED LIGHTING	$4,080.20	$4,080.20
234596	101-7101-531.30-35	MENARDS-LONG GROVE	CLOTHING & APPAREL	$169.95	$300.81
			CLOTHING & APPAREL	$130.86	
	101-7101-531.31-85	MENARDS-LONG GROVE	STREETS/SIDEWALK SUPPLIES	$132.56	$132.56
	101-7101-531.31-90	MENARDS-LONG GROVE	STREETS/SIDEWALK SUPPLIES	$14.99	$14.99
234601	101-7101-531.21-02	MID AMERICAN ELEVATOR CO INC	ELEVATOR MAINT MAY 2022	$1,530.00	$1,530.00
234606	101-7101-531.31-90	MULTIPLE CONCRETE ACCESSORIES	STREETS/SIDEWALK SUPPLIES	$381.45	$381.45
234607	101-7101-531.21-02	NAPA HEIGHTS AUTOMOTIVE	VEH MAINTENANCE SUPPLY	$471.36	$471.36
234610	101-7101-531.22-03	NORTHEASTERN IL PUBLIC SAFETY	TRAVEL & TRAINING	$720.00	$2,490.00
			TRAVEL & TRAINING	$1,770.00	
234616	101-7101-531.31-55	NORTHWEST ELECTRICAL SUPPLY CO	ELECTRICAL SUPPLIES	$64.57	$228.72
			ELECTRICAL SUPPLIES	$132.79	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234616	101-7101-531.31-55	NORTHWEST ELECTRICAL SUPPLY CO	ELECTRICAL SUPPLIES	$31.36	$228.72
	101-7101-531.31-85	NORTHWEST ELECTRICAL SUPPLY CO	HARDWARE SUPPLIES	$20.81	$23.64
			HARDWARE SUPPLIES	$23.64	
			ELECTRICAL SUPPLIES	($20.81)	
234621	101-7101-531.30-05	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES, GENERAL	$152.32	$476.04
			OFFICE SUPPLIES, GENERAL	$21.87	
			OFFICE SUPPLIES, GENERAL	$55.81	
			OFFICE SUPPLIES, GENERAL	$27.82	
			OFFICE SUPPLIES, GENERAL	$175.68	
			OFFICE SUPPLIES, GENERAL	$14.08	
			OFFICE SUPPLIES, GENERAL	$28.46	
234623	101-7101-531.30-35	OVCINA TONY	CLOTHING & APPAREL	$200.00	$200.00
234628	101-7101-531.31-65	PETTY CASH	OFFICE SUPPLIES	$14.99	$38.97
			OFFICE SUPPLIES	$23.98	
234631	401-7101-571.50-30	POSSIBILITY PLACE NURSERY	LANNDSCAPE SUPPLIES	$3,129.87	$3,129.87
234633	101-7101-531.30-35	PRO SAFETY INC	CLOTHING & APPAREL	$762.05	$762.05
	101-7101-531.31-65	PRO SAFETY INC	HARDWARE SUPPLIES	$468.60	$468.60
234636	101-7101-531.21-02	RADICOM	CD SIREN UPGRADES	$305.98	$305.98
234637	101-7101-531.21-11	RAINCOAT ROOFING SYSTEMS	SERVICE BLDG MAINT	$4,606.36	$4,606.36
234638	401-7101-571.50-30	PAT RAMINSKI	BRICK PAVER REIMBURSE	$200.00	$200.00
234640	101-7101-531.30-35	RED WING BUSINESS ADVANTAGE ACCT	CLOTHING & APPAREL	$161.99	$714.98
			CLOTHING & APPAREL	$200.00	
			CLOTHING & APPAREL	$200.00	
			CLOTHING & APPAREL	$152.99	
234643	101-7101-531.30-35	ROGAN SHOES	CLOTHING & APPAREL	$155.00	$155.00

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234644	101-7101-531.21-36	ROUTE 12 RENTAL CO INC	PROPANE	$54.92	$54.92
234648	101-7101-531.21-15	SCHROEDER AND SCHROEDER	SERVICE CONSTRUCTION	$55,154.56	$55,154.56
234651	101-7101-531.21-36	SHERWIN ACE HARDWARE	VEH MAINTENANCE SUPPLY	$24.98	$124.93
			HARDWARE SUPPLIES	$99.95	
	101-7101-531.31-55	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	$23.67	$59.22
			HARDWARE SUPPLIES	$26.37	
			PLUMBING SUPPLIES	$4.59	
			PLUMBING SUPPLIES	$4.59	
	101-7101-531.31-65	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	$22.96	$52.72
			HARDWARE SUPPLIES	$29.76	
	101-7101-531.31-85	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	$89.98	$168.30
			STREET/SIDEWALK SUPPLIES	$26.99	
			HAND TOOLS-POWER/NON POW	$31.98	
			HAND TOOLS-POWER/NON POW	$19.35	
	101-7101-531.31-90	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	$1.20	$1.20
234652	101-7101-531.31-90	SHERWIN WILLIAMS PAINT CO #3408	STREET/SIDEWALK SUPPLY	$88.78	$88.78
234655	101-7101-531.31-85	SITEONE LANDSCAPE SUPPLY LLC	FORESTRY SUPPLIES	$12.90	$12.90
234660	101-7101-531.22-70	SOUND INCORPORATED	PHONE SYSTEM	$72.73	$72.73
234661	101-7101-531.31-55	SOUTH SIDE CONTROL SUPPLY CO.	DRINKING FTN REPAIRS	$95.62	$95.62
234669	101-7101-531.31-55	STEINER ELECTRIC	ELECTRICAL SUPPLIES	$205.04	$205.04
	101-7101-531.31-75	STEINER ELECTRIC	ELECTRICAL SUPPLIES	$731.88	$731.88
234673	401-7101-571.50-20	STONE GROUP	SERVICE BLDG MAINT	$29,845.00	$29,845.00
234674	101-7101-531.31-55	SUBURBAN TRIM & GLASS	GLASS REPAIR FOR FRAME	($58.25)	$58.25
			GLASS REPAIR FOR FRAME	$58.25	
			GLASS REPAIR FOR FRAME	$58.25	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234683	101-7101-531.31-80	THREE M	SIGN SUPPLIES	$1,465.23	$1,465.23
234688	101-7101-531.31-80	TRAFFIC CONTROL & PROTECTION	SIGN SUPPLIES	$575.40	$1,706.40
			SIGN SUPPLIES	$1,131.00	
234690	101-7101-531.30-05	ULINE INC	OFFICE FURNITURE	$1,045.50	$1,045.50
	101-7101-531.31-45	ULINE INC	VEH MAINTENANCE SUPPLY	$142.65	$910.86
			JANITORIAL EQUIPMENT	$768.21	
	101-7101-531.31-65	ULINE INC	HARMONY PK FENCING	$488.50	$768.11
			JANITORIAL SUPPLIES	$279.61	
	101-7101-531.31-90	ULINE INC	TRAFFIC SUPPLIES	$406.69	$406.69
	515-7101-525.33-05	ULINE INC	AL FRESCO EQUIPMENT	$1,130.50	$1,130.50
234691	101-7101-531.21-11	UNIFIRST CORPORATION	FIRE 1 FLOOR MATS	$35.03	$447.71
			POLICE FLOOR MATS	$65.55	
			FIRE 3 FLOOR MATS	$38.03	
			PW FLOOR MATS	$154.55	
			PW FLOOR MATS	$154.55	
234703	101-7101-531.22-70	WILSON CONSULTING	PROFESSIONAL SERVICES	$187.50	$187.50
234707	101-7101-531.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	$85.00	$85.00
802191	101-7101-531.22-70	AT & T	ACCT 84725334382001	$99.40	$844.79
			ACCT 84725961248940	$48.15	
			ACCT 84739208661733	$50.43	
			ACCT 84739271083278	$49.06	
			ACCT 84739893361501	$49.87	
			ACCT 84739893901330	$53.95	
			ACCT 84743978686650	$96.33	
			ACCT 84757754536603	$75.48	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
802191	101-7101-531.22-70	AT & T	ACCT 84757757951551	$274.01	$844.79
			ACCT 84779713213488	$48.11	
802192	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	ACCT 2278061084	$430.86	$1,355.23
			ACCT 2985063029	$269.12	
			ACCT 3183115007	$11.17	
			ACCT 4103039009	$377.42	
			ACCT 4643388009	$96.19	
			ACCT 5492508009	$112.86	
			ACCT 8572043011	$57.61	
802195	101-7101-531.21-50	NICOR	ACCT 58401600000	$1,089.49	$1,820.89
			ACCT 94830700004	$731.40	
				Division 1 Total	$1,071,573.32
				Department 71 Total	$1,071,573.32

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Department: 72 Water and Sewer

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234442	505-7201-561.31-60	ALEXANDER CHEMICAL CORP	CHLORINE	$1,113.50	$1,113.50
234447	505-7201-561.31-55	AMAZON COM CAPITAL SERVICES	PLUMBING SUPPLIES	$174.09	$174.09
	505-7201-561.31-65	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$28.99	$1,101.64
			OFFICE EQUIPMENT & SUPPLY	$928.70	
			PLUMBING SUPPLIES	$143.95	
234480	505-7201-561.20-05	BURNS MCDONNELL	SERVICE CONSULTING	$20,000.00	$20,000.00
	505-7201-561.50-15	BURNS MCDONNELL	SERVICE CONSULTING	$74,015.37	$74,015.37
234481	505-7201-561.31-65	BUSHNELL INC	HARDWARE SUPPLIES	$34.40	$34.40
234482	505-7201-561.21-36	C C CARTAGE INC	RENTAL/LEASE EQUIPMENT	$6,939.76	$6,939.76
	505-7201-561.21-62	C C CARTAGE INC	SERVICE DISPOSAL	$2,244.00	$2,244.00
	505-7201-561.31-90	C C CARTAGE INC	STREET/SIDEWALK SUPPLIES	$8,485.29	$8,485.29
234498	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0705092066	$145.42	$145.42
234499	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0248116083	$33.95	$33.95
234505	505-7201-561.31-01	CORE & MAIN LP	WATER DIST PARTS	$652.00	$928.50
			WATER DIST PARTS	$276.50	
234516	505-7201-561.20-05	ENGINEERING ENTERPRISES INC	SERVICE CONSULTING	$684.95	$684.95
234533	505-7201-561.31-05	GENERAL PUMP AND MACHINERY	EQUIPMENT MAINT SUPPLY	$897.28	$897.28
234538	505-7201-561.31-65	GRAINGER W W INC	HARDWARE SUPPLIES	$279.16	$319.78
			HARDWARE SUPPLIES	$40.62	
234540	505-7201-561.22-05	GRAYBAR ELECTRIC COMPANY	VEH MAINTENANCE SUPPLY	$70.00	$70.00
234543	505-7201-561.22-03	HARRIS TRUST & SAVINGS BANK	R&B PRODUCTIONS INC.	$1,250.00	$1,250.00
234547	505-7201-561.21-35	HBK WATER METER SERVICE INC	SERVICE METER	$9,222.00	$9,222.00
	505-7201-561.31-02	HBK WATER METER SERVICE INC	WATER SEWER SYSTEM SUPPLY	$1,331.21	$5,904.20

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234547	505-7201-561.31-02	HBK WATER METER SERVICE INC	METERS PARTS	$2,103.00	$5,904.20
			WATER SEWER SYSTEM SUPPLY	$2,469.99	
234555	505-7201-561.20-05	HR DIRECT	SERVICE PRINTING	$90.30	$90.30
234556	505-7201-561.20-05	HR GREEN INC.	SERVICE PROFESSIONAL	$587.50	$587.50
234563	505-7201-561.50-15	INDUSTRIAL NETWORK SYSTEMS	OFFICE EQUIPMENT & SUPPLY	$4,835.00	$4,835.00
234566	505-7201-561.31-65	INSIGHT PUBLIC SECTOR	OFFICE EQUIPMENT & SUPPLY	$1,518.90	$1,518.90
234585	505-7201-561.31-01	LOWES COMMERCIAL SERVICES	WATER SEWER SYSTEM SUPPLY	$39.76	$39.76
	505-7201-561.31-02	LOWES COMMERCIAL SERVICES	WATER SEWER SYSTEM SUPPLY	$28.47	$28.47
	505-7201-561.31-05	LOWES COMMERCIAL SERVICES	PLUMBING SUPPLIES	$14.09	$14.09
	505-7201-561.31-65	LOWES COMMERCIAL SERVICES	PLUMBING SUPPLIES	$7.28	$90.21
			HARDWARE SUPPLIES	$12.96	
			HARDWARE SUPPLIES	$15.60	
			HARDWARE SUPPLIES	$44.61	
			HARDWARE SUPPLIES	$9.76	
234594	505-7201-561.22-30	MEADE ELECTRIC CO INC	TRAFFIC SIG DAMAGE	$1,899.17	$1,899.17
234600	505-7201-561.21-20	METROPOLITAN INDUSTRIES	EQUIPMENT MAINTENANCE	$3,739.00	$3,739.00
234602	505-7201-561.31-01	MID AMERICAN WATER	WATER DIST PARTS	$2,530.00	$15,180.00
			WATER DIST PARTS	$2,530.00	
			WATER DIST PARTS	$2,530.00	
			WATER DIST PARTS	$2,530.00	
			WATER DIST PARTS	$2,530.00	
			WATER DIST PARTS	$2,530.00	
234603	505-7201-561.31-02	MIDWEST METER INC	WATER SEWER SYSTEM SUPPLY	$7,267.32	$7,267.32
234611	505-7201-561.31-85	NORTHERN TOOL & EQUIPMENT	EQUIPMENT SUPPLIES	$827.01	$1,116.98
			EQUIPMENT SUPPLIES	$39.98	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234611	505-7201-561.31-85	NORTHERN TOOL & EQUIPMENT	EQUIPMENT SUPPLIES	$249.99	$1,116.98
234621	505-7201-561.30-05	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES, GENERAL	$31.96	$56.54
			OFFICE SUPPLIES, GENERAL	$24.58	
234633	505-7201-561.30-35	PRO SAFETY INC	CLOTHING & APPAREL	$762.05	$762.05
234640	505-7201-561.30-35	RED WING BUSINESS ADVANTAGE ACCT	CLOTHING & APPAREL	$200.00	$525.99
			CLOTHING & APPAREL	$200.00	
			CLOTHING & APPAREL	$125.99	
234643	505-7201-561.30-35	ROGAN SHOES	CLOTHING & APPAREL	$178.50	$178.50
234648	505-7201-561.21-30	SCHROEDER AND SCHROEDER	SERVICE CONSTRUCTION	$55,154.55	$55,154.55
234651	505-7201-561.31-01	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	$39.75	$39.75
	505-7201-561.31-02	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	$29.96	$29.96
	505-7201-561.31-65	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	$4.58	$22.52
			HARDWARE SUPPLIES	$8.97	
			HARDWARE SUPPLIES	$8.97	
	505-7201-561.31-85	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	$200.00	$200.00
234667	505-7201-561.31-02	STANDARD PIPE & SUPPLY INC	METERS SUPPLIES	$103.64	$103.64
	505-7201-561.31-65	STANDARD PIPE & SUPPLY INC	PUMP SUPPLIES	$30.20	$30.20
234678	505-7201-561.21-35	TAYLOR PLUMBING	WATER SEWER SYSTEM SUPPLY	$5,965.25	$9,611.03
			WATER SEWER SYSTEM SUPPLY	$3,645.78	
	505-7201-561.31-02	TAYLOR PLUMBING	WATER SEWER SYSTEM SUPPLY	$1,300.93	$1,300.93
234679	505-7201-561.31-02	TEST GAUGE INC	METERS SUPPLIES	$3,220.50	$8,623.66
			METERS SUPPLIES	$2,991.46	
			METERS SUPPLIES	$499.62	
			METERS SUPPLIES	$1,495.73	
			METERS SUPPLIES	$416.35	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234689	505-7201-561.31-01	TT TECHNOLOGIES, INC.	HARDWARE SUPPLIES	$80.89	$80.89
234697	505-7201-561.20-05	WADE COMMUNICATIONS CONSULTANTS	PROFESSIONAL SERVICES	$2,000.00	$2,000.00
234699	505-7201-561.31-01	WATER PRODUCTS CO	WATER SEWER SYSTEM SUPPLY	$2,537.70	$34,956.88
			WATER SEWER SYSTEM SUPPLY	$29,534.00	
			WATER SEWER SYSTEM SUPPLY	$416.00	
			WATER SEWER SYSTEM SUPPLY	$2,296.98	
			WATER SEWER SYSTEM SUPPLY	$172.20	
	505-7201-561.31-07	WATER PRODUCTS CO	SEWER SUPPLIES	$1,860.00	$1,860.00
234700	505-7201-561.31-07	WELCH BROS INC	SEWER SUPPLIES	$1,257.00	$1,257.00
234703	505-7201-561.22-70	WILSON CONSULTING	PROFESSIONAL SERVICES	$187.50	$187.50
234709	505-7201-561.31-01	ZIEBELL WATER SERVICE PRODUCTS	WATER DIST SUPPLIES	$2,016.50	$2,016.50
802191	505-7201-561.22-70	AT & T	ACCT 84725301748135	$50.20	$1,116.75
			ACCT 84743746842777	$48.14	
			ACCT 84743746858567	$48.13	
			ACCT 84759021056118	$871.07	
			ACCT 84759080850047	$99.21	
802192	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0087155164	$459.17	$3,475.84
			ACCT 0111076085	$299.80	
			ACCT 0117046072	$191.46	
			ACCT 0645171017	$72.24	
			ACCT 0684023014	$90.69	
			ACCT 0831076049	$101.94	
			ACCT 1104021044	$122.18	
			ACCT 1257044037	$1,677.90	
			ACCT 1284169036	$233.72	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
802192	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	ACCT 3973114001	$226.74	$3,475.84
802193	505-7201-561.21-50	CONSTELLATION NEW ENERGY INC	ACCT 1050221	$8,495.16	$14,224.08
			ACCT 1050216	$1,684.25	
			ACCT 1050214	$1,551.43	
			ACCT 1060230	$1,253.95	
			ACCT 1050219	$1,239.29	
802195	505-7201-561.21-50	NICOR	ACCT 04055600003	$204.54	$1,381.88
			ACCT 05850400002	$109.38	
			ACCT 16797600000	$235.69	
			ACCT 58544400003	$138.71	
			ACCT 76830700001	$535.65	
			ACCT 90920700003	$157.91	
				Division 1 Total	$309,167.47
				Department 72 Total	$309,167.47

WARRANT REGISTER - GM0002

Department: 73 Parking

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234585	235-7301-532.31-65	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	$54.85	$54.85
				Division 1 Total	$54.85

Division: 2

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234585	235-7302-532.31-65	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	$54.85	$54.85
802191	235-7302-532.21-50	AT & T	ACCT 84725309782425	$234.68	$234.68
802193	235-7302-532.21-50	CONSTELLATION NEW ENERGY INC	ACCT 1050215	$2,233.65	$2,233.65
				Division 2 Total	$2,523.18

Division: 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234585	235-7303-532.31-65	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	$54.86	$54.86
802191	235-7303-532.21-50	AT & T	ACCT 84763200281737	$197.55	$197.55
				Division 3 Total	$252.41

Division: 4

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234585	235-7304-532.31-65	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	$54.86	$54.86
802193	235-7304-532.21-50	CONSTELLATION NEW ENERGY INC	ACCT 1050222	$1,518.68	$1,518.68
				Division 4 Total	$1,573.54
				Department 73 Total	$4,403.98

WARRANT REGISTER - GM0002

Department: 75 Municipal Fleet Services

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234443	621-7501-551.31-51	ALEXANDER EQUIPMENT CO INC	VEH MAINTENANCE SUPPLY	$50.90	$50.90
234446	621-7501-551.31-51	ALTORFER INDUSTRIES	VEH MAINTENANCE SUPPLY	$166.38	$166.38
234447	621-7501-551.21-07	AMAZON COM CAPITAL SERVICES	VEH MAINTENANCE SUPPLY	$293.95	$293.95
	621-7501-551.30-05	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$125.98	$125.98
	621-7501-551.31-51	AMAZON COM CAPITAL SERVICES	VEH MAINTENANCE SUPPLY	$19.99	$19.99
234455	621-7501-551.21-07	ARLINGTON HEIGHTS FORD INC	VEH MAINTENANCE SUPPLY	$2,751.46	$2,751.46
	621-7501-551.31-51	ARLINGTON HEIGHTS FORD INC	VEH MAINTENANCE SUPPLY	$231.40	$2,104.75
			VEH MAINTENANCE SUPPLY	$58.33	
			VEH MAINTENANCE SUPPLY	$252.51	
			VEH MAINTENANCE SUPPLY	$204.91	
			VEH MAINTENANCE SUPPLY	$188.62	
			VEH MAINTENANCE SUPPLY	$53.84	
			VEH MAINTENANCE SUPPLY	$634.41	
			VEH MAINTENANCE SUPPLY	$178.59	
			VEH MAINTENANCE SUPPLY	$100.50	
			VEH MAINTENANCE SUPPLY	$204.91	
			VEH MAINTENANCE SUPPLY	($3.27)	
234459	621-7501-551.31-65	ARLINGTON SIGNS & BANNERS	VEH MAINTENANCE SUPPLY	$1,751.00	$1,751.00
234464	621-7501-551.31-51	AUTO TECH CENTERS INC	VEH MAINTENANCE SUPPLY	$478.96	$478.96
234477	621-7501-551.31-51	BROWN EQUIPMENT COMPANY	VEH MAINTENANCE SUPPLY	$442.76	$442.76
234479	621-7501-551.31-51	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	$63.25	$352.52
			VEH MAINTENANCE SUPPLY	$126.40	
			VEH MAINTENANCE SUPPLY	$6.91	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234479	621-7501-551.31-51	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	$56.12	$352.52
			VEH MAINTENANCE SUPPLY	$99.84	
234486	621-7501-551.31-51	CHICAGO PARTS AND SOUND LLC	VEH MAINTENANCE SUPPLY	$119.16	$1,157.34
			VEH MAINTENANCE SUPPLY	$143.08	
			VEH MAINTENANCE SUPPLY	$597.06	
			VEH MAINTENANCE SUPPLY	$320.04	
			VEH MAINTENANCE SUPPLY	($22.00)	
234489	621-7501-551.31-51	CITY LIMITS HARLEY DAVIDSON	VEH MAINTENANCE SUPPLY	$104.94	$104.94
234490	621-7501-551.31-51	CITY WELDING SALES & SERVICE	VEH MAINTENANCE SUPPLY	$360.94	$360.94
234524	621-7501-551.31-51	FOSTER COACH SALES INC	VEH MAINTENANCE SUPPLY	$149.88	$179.10
			VEH MAINTENANCE SUPPLY	$29.22	
234538	621-7501-551.31-51	GRAINGER W W INC	VEH MAINTENANCE SUPPLY	$33.16	$281.03
			VEH MAINTENANCE SUPPLY	$247.87	
234560	621-7501-551.21-07	IL SECRETARY OF STATE	VEH MAINTENANCE SUPPLY	$151.00	$151.00
234567	621-7501-551.31-51	INTERSTATE POWER SYSTEMS INC	VEH MAINTENANCE SUPPLY	$20.04	$20.04
234586	621-7501-551.21-08	MAACO COLLISION REPAIR & PAINTING	SERVICE MISCELLANEOUS	$4,941.07	$4,941.07
234588	621-7501-551.31-51	MACQUEEN EMERGENCY GROUP	VEH MAINTENANCE SUPPLY	$34.57	$3,849.36
			VEH MAINTENANCE SUPPLY	$584.46	
			VEH MAINTENANCE SUPPLY	$1,584.64	
			VEH MAINTENANCE SUPPLY	$569.65	
			VEH MAINTENANCE SUPPLY	$206.16	
			VEH MAINTENANCE SUPPLY	$138.84	
			VEH MAINTENANCE SUPPLY	$58.43	
			VEH MAINTENANCE SUPPLY	$53.36	
			VEH MAINTENANCE SUPPLY	$40.41	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234588	621-7501-551.31-51	MACQUEEN EMERGENCY GROUP	VEH MAINTENANCE SUPPLY	$43.46	$3,849.36
			VEH MAINTENANCE SUPPLY	$84.03	
			VEH MAINTENANCE SUPPLY	$451.35	
234591	621-7501-551.31-51	MASTER HITCH INC	BLDG MAINT SUPPLY	$194.00	$194.00
234592	621-7501-551.31-51	MC MASTER CARR SUPPLY CO	VEH MAINTENANCE SUPPLY	$59.85	$396.21
			VEH MAINTENANCE SUPPLY	($59.85)	
			VEH MAINTENANCE SUPPLY	$12.66	
			VEH MAINTENANCE SUPPLY	$72.55	
			VEH MAINTENANCE SUPPLY	$18.92	
			VEH MAINTENANCE SUPPLY	$19.25	
			VEH MAINTENANCE SUPPLY	$129.63	
			VEH MAINTENANCE SUPPLY	$48.87	
			VEH MAINTENANCE SUPPLY	$71.11	
			VEH MAINTENANCE SUPPLY	$23.22	
234596	621-7501-551.30-35	MENARDS-LONG GROVE	CLOTHING & APPAREL	$159.96	$159.96
234604	621-7501-551.31-51	MORTON GROVE AUTOMOTIVE WEST	VEH MAINTENANCE SUPPLY	$155.00	$1,216.95
			VEH MAINTENANCE SUPPLY	$195.00	
			VEH MAINTENANCE SUPPLY	$866.95	
234607	621-7501-551.31-51	NAPA HEIGHTS AUTOMOTIVE	VEH MAINTENANCE SUPPLY	$0.82	$1,863.02
			VEH MAINTENANCE SUPPLY	$501.08	
			VEH MAINTENANCE SUPPLY	$32.84	
			VEH MAINTENANCE SUPPLY	$48.71	
			VEH MAINTENANCE SUPPLY	$279.99	
			VEH MAINTENANCE SUPPLY	$216.24	
			VEH MAINTENANCE SUPPLY	$20.20	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234607	621-7501-551.31-51	NAPA HEIGHTS AUTOMOTIVE	VEH MAINTENANCE SUPPLY	$94.48	$1,863.02
			VEH MAINTENANCE SUPPLY	$32.38	
			VEH MAINTENANCE SUPPLY	$9.33	
			VEH MAINTENANCE SUPPLY	$205.60	
			VEH MAINTENANCE SUPPLY	$45.03	
			VEH MAINTENANCE SUPPLY	$97.35	
			VEH MAINTENANCE SUPPLY	$67.39	
			VEH MAINTENANCE SUPPLY	$88.28	
			VEH MAINTENANCE SUPPLY	$17.48	
			VEH MAINTENANCE SUPPLY	$25.24	
			VEH MAINTENANCE SUPPLY	$45.52	
			VEH MAINTENANCE SUPPLY	$20.08	
			VEH MAINTENANCE SUPPLY	$14.98	
234609	621-7501-551.31-51	NORTH AMERICAN CORPORATION OF IL	VEH MAINTENANCE SUPPLY	$1,312.25	$1,312.25
234611	621-7501-551.30-01	NORTHERN TOOL & EQUIPMENT	SUBSCRIPTION	$39.99	$39.99
234612	621-7501-551.21-07	NORTHWEST AUTO WASH	MARCH CAR WASHES	$886.65	$1,323.50
			APRIL CAR WASHES	$436.85	
234617	621-7501-551.31-51	NORTHWEST FREIGHTLINER	VEH MAINTENANCE SUPPLY	$403.46	$415.04
			VEH MAINTENANCE SUPPLY	$11.58	
234625	621-7501-551.31-51	PATLIN INC	VEH MAINTENANCE SUPPLY	$132.39	$262.24
			VEH MAINTENANCE SUPPLY	$129.85	
234635	621-7501-551.21-07	RACEWAY CARWASH	CAR WASHES	$99.00	$99.00
234645	621-7501-551.31-51	RUBBER INC	VEH MAINTENANCE SUPPLY	$122.77	$122.77
234646	621-7501-551.31-51	INTERSTATE BILLING SERVICE INC	VEH MAINTENANCE SUPPLY	$80.90	$1,654.64
			VEH MAINTENANCE SUPPLY	$940.67	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234646	621-7501-551.31-51	INTERSTATE BILLING SERVICE INC	VEH MAINTENANCE SUPPLY	$82.90	$1,654.64
			VEH MAINTENANCE SUPPLY	($266.00)	
			VEH MAINTENANCE SUPPLY	$312.16	
			VEH MAINTENANCE SUPPLY	$504.01	
234651	621-7501-551.31-51	SHERWIN ACE HARDWARE	VEH MAINTENANCE SUPPLY	$9.99	$40.87
			HARDWARE SUPPLIES	$4.66	
			VEH MAINTENANCE SUPPLY	$26.22	
	621-7501-551.31-85	SHERWIN ACE HARDWARE	HAND TOOLS-POWER/NON POW	$70.12	$70.12
234664	621-7501-551.31-51	SPRING ALIGN	VEH MAINTENANCE SUPPLY	$314.83	$314.83
234666	621-7501-551.31-51	STANDARD EQUIPMENT CO	VEH MAINTENANCE SUPPLY	$113.66	$917.32
			VEH MAINTENANCE SUPPLY	$113.66	
			VEH MAINTENANCE SUPPLY	$25.68	
			VEH MAINTENANCE SUPPLY	$664.32	
234677	621-7501-551.21-02	SYN-TECH SYSTEMS INC	VEH MAINTENANCE SUPPLY	$644.00	$644.00
234690	621-7501-551.31-51	ULINE INC	VEH MAINTENANCE SUPPLY	$364.38	$364.38
234691	621-7501-551.30-35	UNIFIRST CORPORATION	CLOTHING & APPAREL	$85.02	$255.06
			CLOTHING & APPAREL	$85.02	
			CLOTHING & APPAREL	$85.02	
234701	621-7501-551.31-51	WENTWORTH TIRE SERVICE	VEH MAINTENANCE SUPPLY	$1,216.54	$1,549.88
			VEH MAINTENANCE SUPPLY	$333.34	
234702	621-7501-551.21-07	WICKSTROM FORD	EQUIPMENT MAINTENANCE	($59.95)	$179.85
			EQUIPMENT MAINTENANCE	$59.95	
			EQUIPMENT MAINTENANCE	$59.95	
			EQUIPMENT MAINTENANCE	$59.95	
			EQUIPMENT MAINTENANCE	$59.95	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234704	621-7501-551.21-07	WINDSHIELD PROS INC	EQUIPMENT MAINTENANCE	($429.00)	$429.00
			EQUIPMENT MAINTENANCE	$429.00	
			EQUIPMENT MAINTENANCE	$429.00	
				Division 1 Total	$33,408.35
				Department 75 Total	$33,408.35

WARRANT REGISTER - GM0002

Department: 90 Capital

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234438	505-9001-571.50-25	AECOM	SERVICE CONSULTING	$5,841.30	$5,841.30
234562	505-9001-571.50-25	IMEG CORP	SERVICE CONSULTING	$11,066.09	$11,066.09
				Division 1 Total	$16,907.39
				Department 90 Total	$16,907.39
TOTAL ALL FUNDS:					$2,288,527.57

Village Board
6/6/2022

Item: Report of the Committee of the Whole Meeting of June 6, 2022

Department: Village Managers Office

Report of the Committee of the Whole Meeting of June 6, 2022

Consideration of recommending to the Liquor Commissioner the issuance of a Class N(r) liquor license to Arlington Hotels, LLC dba Sonesta Select Arlington Heights North located at 3700 N. Wilke Road.

Village Board
6/6/2022

Item: Pumping Station #16 - Generator Replacement - Reject All Bids

Department: Public Works

The approved 2022 Capital Improvement Program (505-7201-561.50-15 EQ-99-02) includes funding for the replacement of the generator and corresponding motor control center (MCC) at Water Station #16. This project is part of an ongoing program to replace or rehabilitate the Village's aging electrical generator systems related to water and sewer services throughout the Village.

Pricing for the work associated with the replacement of the existing generator was received from qualified firms with extensive experience in this type of work. The scope of work includes; the replacement of the existing generator and associated switching hardware, building modifications, and the motor control center. The bid establishes a not-to-exceed cost based upon several unit prices.

The project was advertised and bids were publicly opened and read aloud. The bids were evaluated regarding each of the firm's understanding of the project and ability to perform the specified services. The following table summarizes the bids received:

BIDDER	BASE BID	ALT. BID 1	ALT. BID 2
Piper Electric	$1,543,700	$30,000.00	$50.04
Powerlink Electric	$1,918,980	$44,260.00	($9,820.00)

The project budget was $922,000. Since these bids far exceed the budgeted amount, staff believes the project should be re-budgeted once the impact from material shortages and pricing in this current economic climate come back in line with expected standard pricing. Staff is recommending the Village forego this project and recommend reprogramming it in a future year as part of future capital project planning efforts. If approved, the 5-year Capital sheet will be revised. Staff is developing a temporary solution to extend the life of the existing generator to enable it to remain in service until the replacement in the upcoming Capital Program year.

Staff is requesting that all bids be rejected for the Pumping Station #16 -

Generator Replacement.

RECOMMENDATION

It is recommended that the Village Board reject all bids for the Pumping Station #16 - Generator Replacement.

Village Board
6/6/2022

Item: Turnout Gear Replacement and Second Set Program

Department: Fire

The Fire Department seeks to place this purchase request on the Consent Agenda for the June 6, 2022 Village Board Meeting.

Firefighting turnout gear is used on a daily basis in many applications including structural firefighting, auto extrications, EMS calls, training, technical rescue calls, and etc. During use, the gear is exposed to many known cancer-causing chemicals. It is necessary to clean the turnout gear after exposure to these chemicals. The Fire Department can launder the gear but there is a need to outfit personnel during this process.

This turnout gear replacement and second set program will reduce the repeated exposure to carcinogens in two primary ways. First, by providing a second set, the firefighter has clean gear while the other is being laundered. Second, the new firefighting turnout gear will not contain the chemical per-and polyfluoroalkyl substances (PFAS), which are a group of chemicals used to make fluoropolymer coatings and products that resist heat, oil, stains, grease, and water. PFAS is a known cancer-causing chemical.

The Fire Department is working diligently toward protecting its members from exposure to cancer causing agents and this purchase will help the Fire Department accomplish this goal sooner than anticipated. Once fully implemented, the Turnout Gear Replacement and Second Set Program is an ongoing program designed to reduce exposure and to spread the costs out over time.

This purchase is made possible as a result of a budget transfer from the surplus funds of 2021 that were discussed at the March 21, 2022 Board Meeting. In addition to those funds, the Foreign Fire Insurance Tax Board is also providing funds to purchase 62 sets of gear. The price for a set of Firefighter turnout gear is $3,285, for a total of $203,670.

W.S Darley & CO is the current supplier of turnout gear for the Fire Department. W.S Darley & CO has the sole rights by Honeywell to sell to the Arlington

Heights Fire Department.

Funding for these improvements is available in the following Accounts:

Capital Projects Fund Account No. 401-3501-572.50-15 EQ9502 in the amount of $180,000

Foreign Fire Insurance Tax Fund Account No. 227-3701-512.50-15 in the amount of $23,670

RECOMMENDATION

It is recommended that the Village Board waive competitive bidding requirements and authorize the purchase of Honeywell Morning Pride turnout gear form W.S Darley & CO. This turnout gear meets the standards of NFPA for Firefighter turnout gear. W.S Darley has written a custom specification for the Arlington Heights Fire Department that meets all of our needs and standards. W.S Darley & CO has been a responsible vendor to the Village in the past.

Village Board
6/6/2022

Item: Cash Paid by Developers 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 develops under the Village's Land Dedication Ordinance. As of April 30, 2022 the following summarizes the amounts collected and the requests from the other governmental bodies including their proposed designation for the use of these monies:

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

Total collected to date and requested: $6,853.00

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

Total collected to date and requested: $2,824.10

Arlington Heights Park District - To help improve and/or add to existing parks.

Total collected to date and requested: $17,870.51

Arlington Heights Memorial Library - To fund Kids World renovations.

Total collected to date and requested: $1,435.41

RECOMMENDATION
It is recommended that the Village Board approve disbursement of contribution in lieu of land dedication to various local governments and approve the local governments' designation for use of the monies totaling $28,983.02.

ATTACHMENTS:

Description	Type
Land Dedication Requests	Correspondence

ARLINGTON HEIGHTS SCHOOL DISTRICT 25

THOMAS | GREENBRIER | IVY HILL | OLIVE | PATTON| SOUTH | DRYDEN | WESTGATE | WINDSOR

Together today to transform tomorrow

Stacey Mallek
Assistant Superintendent for Business/CSBO
Email: smallek@sd25.org

May 20, 2022

Ms. Maggie Mattio
Administrative Assistant, Finance Department
Deputy Village Clerk
Village of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, Illinois 60005

Dear Ms. Mattio:

We are in receipt of your notification regarding cash contributions in lieu of land dedication monies for the period November 1, 2021 through April 30, 2022.

Please be advised that we are requesting $6,853.00 in cash contributions, and that the monies will be used for improvements to our existing schools.

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

Respectfully,

Stacey Mallek

Stacey Mallek
Assistant Superintendent For Business/CSBO
Phone 847-228-2080 fax 847-758-4908

214 HIGH SCHOOL DISTRICT
Discover your future

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 23,2022

Ms. Maggie Mattio
Finance Department
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Dear Ms. Mattio:

The district is in receipt of your May 20, 2022 letter in which the Village of Arlington Heights indicates that $2,824.10 in cash contributions has been collected in lieu of land dedication for District 214 for the period of November 1, 2021 through April 30, 2022.

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

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

May 20, 2022

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

Dear Maggie,

The Arlington Heights Park District requests $17,870.51 in cash contributions in lieu of land dedication from November 1, 2021 through April 30, 2022. The contribution shall be considered for improvements and/or additions to the following parks:

Project	Date	Amount	Parks
710 N. Dunton Ave.	11/08/2021	$ 5,392.04	Arlington Ridge Center, Lake Arlington, Carriage Walk, Recreation, Hasbrook, Festival, North School Park and the Arlington Lakes Golf Club.
35 N. Beverly Ave.	12/14/2021	$ 4,159.49	Arlington Ridge Center, Lake Arlington, Carriage Walk, Recreation, Hasbrook, Evergreen, Berbecker, North School Park and the Arlington Lakes Golf Club.
31 N. Beverly Ave.	12/14/2021	$ 4,159.49	Arlington Ridge Center, Lake Arlington, Carriage Walk, Recreation, Hasbrook, Evergreen, Berbecker, North School Park and the Arlington Lakes Golf Club.
27 N. Beverly Ave.	12/14/2021	$ 4,159.49	Arlington Ridge Center, Lake Arlington, Carriage Walk, Recreation, Hasbrook, Evergreen, Berbecker, North School Park and the Arlington Lakes Golf Club.

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

Sincerely,

Ben Rea
Director of Parks and Planning

410 N. Arlington Heights Rd. | Arlington Heights, IL 60004 | Phone 847.577.3000 | Fax 847.577.3050 | WWW.AHPD.ORG

Arlington Heights Memorial LIBRARY

adding value in your life

May 23, 2022

Ms. Maggie Mattio
Finance Department
Village of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, Illinois 60005

Dear Ms. Mattio,

Thank you for your letter of May 20, 2022 notifying the library about the contribution fees collected for the Arlington Heights Memorial Library for the period November 1, 2021 through April 30, 2022 in the amount of $1,435.41.

This letter serves as the library's request to disburse those funds. The funds will be applied toward our upcoming Kids World renovation.

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 Board
6/6/2022

Item: Ordinance - Sign Variations - At Home - Southpoint Shopping Center

Department: Planning/Legal

At the May 16, 2022, Village Board meeting, a request by At Home, 750 West Rand Road, to allow variations from Sign Regulations of the Municipal Code, was discussed and approved. The Ordinance setting forth the provisions and conditions of the approval is attached.

ATTACHMENTS:

Description	Type
Sign Variations - At Home	Ordinance

THIS SPACE FOR RECORDERS USE ONLY

AN ORDINANCE GRANTING VARIATIONS FROM CHAPTER 30, SIGN REGULATIONS, OF THE ARLINGTON HEIGHTS MUNICIPAL CODE FOR THE PROPERTY AT 750 EAST RAND ROAD

ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF ARLINGTON
HEIGHTS THIS
6TH DAY OF JUNE, 2022.

Published in pamphlet form
by the authority of the
President and Board of Trustees
of the Village of Arlington Heights,
Cook County, Illinois this
6th day of June, 2022.

_____
Village Clerk

AN ORDINANCE GRANTING VARIATIONS FROM CHAPTER 30, SIGN REGULATIONS, OF THE ARLINGTON HEIGHTS MUNICIPAL CODE FOR THE PROPERTY AT 750 EAST RAND ROAD

WHEREAS, RPS Arlington, LLC, Applicant of that certain property located in the B- 3 General Service, Wholesale and Motor Vehicle District ("*B-3 District*"), commonly known as 750 E. Rand Road, and legally described in Exhibit A attached to and, by this reference, made a part of this Ordinance ("*Property*"); and

WHEREAS, the Property is improved with five single-story retail buildings and is utilized as a shopping center ("*Existing Buildings"*); and

WHEREAS, as part of planned improvements to the Property, the Applicant desires to install one ground sign facing Rand Road ("*Proposed Ground Sign*") as well as allow ground signs having less than the required minimum separation between signs ("*Proposed Separation between Signs*"); and

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

WHEREAS, pursuant to Section 30-302.a of the Sign Regulations, the maximum number of ground signs allowed on the Property is five with one additional ground sign granted by a variation in 1989, for a total of six ground signs; and

WHEREAS, pursuant to Section 30-302.a of the Sign Regulations, the minimum separation distance between multi-tenant ground signs is 800 feet of separation; and

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

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

WHEREAS, on April 12, 2022, the Design Commission conducted a public meeting to consider the Requested Variations, and voted to recommend that the Village Board approve the Requested Variations; and

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

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

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

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

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

A. A variation from Section 30-302.a, to allow an increase in the maximum number of ground signs on the Property from six ground signs to seven ground signs.

B. A variation from Section 30-302.a, to allow a reduction in the minimum separation between adjacent ground signs from 800 feet to 444 feet and 548 feet of separation between adjacent ground signs.

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

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

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

C. Base of the Sign. The stone for the base of the sign shall be selected to match as close as possible the stone used on the existing Southpoint multi-tenant signs.

D. State approval. Sign approval is contingent upon Illinois Department of Transportation (IDOT) and Village approvals for the new driveway.

E. 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.

SECTION 4. RECORDATION; BINDING EFFECT. A copy of this Ordinance will be recorded with the Cook County Clerk. This Ordinance and the privileges, obligations, and provisions contained herein inure solely to the benefit of, and are binding upon the Applicant and each of its heirs, representatives, successors, and assigns.

SECTION 5. FAILURE TO COMPLY WITH CONDITIONS. Upon the failure or refusal of the Applicant to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, as applicable, the approval granted in Section 2 of this Ordinance may, at the sole discretion of the Village President and Board of Trustees, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Village President and Board of Trustees may not so revoke the approval granted in Section 2 of this Ordinance unless they first provide the Applicant with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Village President and Board of Trustees. In the event of revocation, the development and use of the Property will be governed solely by the regulations of the B-3 General Service, Wholesale and Motor Vehicle District and the applicable provisions of the Sign Regulations and the Village Code, as the same may, from time to time, be amended. Further, in the event of such revocation, the Village Manager and Village Attorney are hereby authorized and directed to bring such enforcement action as may be appropriate under the circumstances.

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

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

SECTION 8. EFFECTIVE DATE.

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

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

2. The filing by the Applicant with the Village Clerk of an Unconditional Agreement and Consent, in the form of Exhibit C attached to and, by this reference, made a part of this Ordinance, to accept and abide by each and

3. all of the terms, conditions, and limitations set forth in this Ordinance and to indemnify the Village for any claims that may arise in connection with the approval of this Ordinance.

B. In the event the Applicant does not file fully executed copies of the Unconditional Agreement and Consent, as required by Section 8.A.2 of this Ordinance, within 30 days after the date of final passage of this Ordinance, the Village President and Board of Trustees will have the right, in their sole discretion, to declare this Ordinance null and void and of no force or effect.

AYES:

NAYS:

PASSED AND APPROVED this 6th day of June, 2022.

_____
Village President

ATTEST:

_____
Village Clerk

SignRegulationOrdinances:At Home – Southpoint Shopping Center

EXHIBIT A

Legal Description

PART OF LOTS 1, 2 AND 3 IN THE CUB ADDITION, BEING A SUBDIVISION IN THE NORTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN. ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1984 AS DOCUMENT NO. 27090321; ALSO PART OF LOTS 61 TO 65 INCLUSIVE IN C. A. GOELZ'S ARLINGTON HEIGHTS GARDENS. A SUBDIVISION IN THE NORTH EAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN REGISTERED MARCH 13, 1928 AS DOCUMENT NO, LR396997; ALSO PART OF VACATED PRAIRIE AVENUE (33 FEET WIDE) AND VACATED LILLIAN AVENUE (66 FEET WIDE) VACATED ACCORDING TO ORDINANCE RECORDED DECEMBER 13, 1988 AS DOCUMENT NO. 88576174, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID LOT 3 IN THE CUB ADDITION; THENCE NORTH 47 DEGREES 48 MINUTES 11 SECONDS WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 3, BEING ALSO THE NORTHEASTERLY LINE OF RAND ROAD, A DISTANCE OF 410.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SOUTHWESTERLY LINE OF LOT 3, NORTH 47 DEGREES 48 MINUTES 11 SECONDS WEST 190.40 FEET; THENCE NORTH 42 DEGREES 11 MINUTES 49 SECONDS EAST 120.00 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST 153.58 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 49 SECONDS EAST 45.07 FEET TO A POINT OF 1 CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE CONCA VE TO THE SOUTH WEST HAVING A RADIUS OF 57.50 FEET. AN ARC DISTANCE OF 57.16 FEET, THE CHORD OF SAID ARC HAVING A LENGTH OF 54.83 FEET, AND A BEARING OF SOUTH 61 DEGREES 32 MINUTES 37 SECONDS EAST; THENCE NORTH 89 DEGREES 58 MINUTES 49 SECONDS EAST 25.91 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 11 SECONDS WEST 46.57 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 49 SECONDS EAST 294.22 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST 20.28 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 12 SECONDS EAST 9.65 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST 10.15 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 12 SECONDS WEST 1.96 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST 152.09 FEET; THENCE SOUTH 45 DEGREES 01 MINUTES 48 SECONDS EAST 12.73 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST 7.00 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 12 SECONDS EAST 20.18 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST 3.08 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 12 SECONDS EAST 24.38 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST 21.40 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 12 SECONDS EAST 10.90 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST 349.03 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 12 SECONDS EAST 226.45 FEET; THENCE SOUTH 00 DEGREES O1 MINUTES 48 SECONDS EAST 44.97 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 12 SECONDS 20. 75 FEET TO A POINT ON THE EAST LINE OF LOT 65 IN SAID C. A. GOELZ'S ARLINGTON HEIGHTS GARDENS; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST ALONG THE EAST LINE AND THE EAST LINE EXTENDED OF SAID LOTS 61, 62, 63, 64 AND 65, A DISTANCE OF 492.59 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 12 SECONDS WEST 204.61 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST 0.33 OF A FOOT; THENCE SOUTH 89 DEGREES 58 MINUTES 12 SECONDS WEST 42.65 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST 94.86 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 12 SECONDS WEST 10.96 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST 39.80 FEET; THENCE SOUTH 59 DEGREES 58 MINUTES 12

SECONDS WEST 24.32 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST 3.08 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 12 SECONDS WEST 20.18 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST 7.00 FEET; THENCE SOUTH 44 DEGREES 58 MINUTES 12 SECONDS WEST 12.73 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST 121.74 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 12 SECONDS WEST 13.03 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST 22.80 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 12 SECONDS WEST 305.66 FEET; THENCE SOUTH 42 DEGREES 11 MINUTES 49 SECONDS WEST 62.50 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.

AND

PART OF LOTS 62 AND 63 IN C. A. GOELZ'S ARLINGTON HEIGHTS GARDENS, A SUBDIVISION IN THE NORTH EAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, REGISTERED MARCH 13, 1928 AS DOCUMENT NO. LR396997; ALSO PART OF VACATED PRAIRIE AVENUE (33 FEET WIDE AND VACATED LILLIAN A VENUE (66 FEET WIDE), VACATED ACCORDING TO ORDINANCE RECORDED DECEMBER 13. 1988 AS DOCUMENT NO. 8857B174. DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH WEST CORNER OF SAID LOT 63; THENCE SOUTH 89 DEGREES 42 MINUTES 11 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 63, A DISTANCE OF 32.74 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST 90.01 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 12 SECONDS WEST 10.90 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST 21.40 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 12 SECONDS WEST 24.38 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST 3.08 FEET; THENCE SOUTH 59 DEGREES 58 MINUTES 12 SECONDS WEST 20.18 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST 7.00 FEET; THENCE NORTH 45 DEGREES 01 MINUTES 48 SECONDS WEST 12.73 FEET; THENCE NORTH 00 DEGREES, 01 MINUTES, 48 SECONDS WEST 152.09 FEET; THENCE NORTH 89 DEGREES O1 MINUTES 12 SECONDS EAST 64.46 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST 53.60 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

AND:

PART OF LOTS 61 AND 62 IN C. A. GOELZ'S ARLINGTON HEIGHTS GARDENS, A SUBDIVISION IN THE NORTH EAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, REGISTERED MARCH 13, 1928 AS DOCUMENT NO. LR398997; ALSO PART OF VACATED PRAIRIE AVENUE (33 FEET WIDE VACATED ACCORDING TO ORDINANCE RECORDED DECEMBER 13. 1988 AS DOCUMENT NO. 88576174, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH WEST CORNER OF SAID LOT 61; THENCE SOUTH 89 DEGREES 41 MINUTES 51 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 61, A DISTANCE OF 32.71 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST 80.29 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 12 SECONDS WEST 64.46 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST 121.74 FEET; THENCE NORTH 44 DEGREES 58 MINUTES 12 SECONDS EAST 12.73 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST 7.00 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 12 SECONDS EAST 20.18 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST 3.08 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 12 SECONDS 24.32 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST 39.80

FEET; THENCE NORTH 89 DEGREES 58 MINUTES 12 SECONDS EAST 10.96 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST 14.57 FEET TO THE PLACE OF BEGINNING. IN COOK COUNTY. ILLINOIS.

Common Address: 750 East Rand Road, Arlington Heights, Illinois 60004

PIN(s): 03-20-201-011, -014; 03-20-203-013, -014, -015

EXHIBIT B

Site Plans

Please review all colors, text, sizes and fonts. *If color is important, please provide a* ***PANTONE number*** *for that color. Production of signage will not begin without client approval.*
Artwork will be produced as seen on this drawing, unless noted otherwise. *Artwork created by Signs By Tomorrow - Arlington Heights cannot be used, reproduced or shared without permission.*

272"(h) x 108"(w)
Including Brick Structure

188"(h) x 118"(w)

254"(h) x 144"(w)

54"(h) x 94"(w)

272"(h) x 108"(w)
Including Brick Structure

272"(h) x 108"(w)
Including
Brick Structure

SOUTHPOINT AREA GROUND SIGNS

SIGNAGE PROOF

Client / Project Name:
RPS Capital Investment

Estimate / Order Number:
WIP 35127

Specifications:
Internally Illuminated (LED)
Aluminum Cabinet on Stone Base (by others)

Date Sent To Client:
2/1/22

Current Revision:
Rev6 4/6/22 dp

CLIENT TO FILL OUT

○ **Approved:**

Signature / Date

○ **Approved As Noted:**

Signature / Date

○ **Requesting Revision**

SIGNS BY TOMORROW
SIGNS & GRAPHICS NATIONWIDE

1315 E. Davis St., Arlington Heights, IL 60005
847.255.0123 tel • 847.255.0183 fax
arlingtonheights@signsbytomorrow.com
www.sbtarlingtonheights.com

FOR INSTALLS PLEASE FILL IN INFORMATION

Site Address: 750 E. Rand Rd., Arlington Heights Rd

Site Contact: _____ | *Phone Numer:* _____

Please review all colors, text, sizes and fonts. *If color is important, please provide a* ***PANTONE number*** *for that color. Production of signage will not begin without client approval.*
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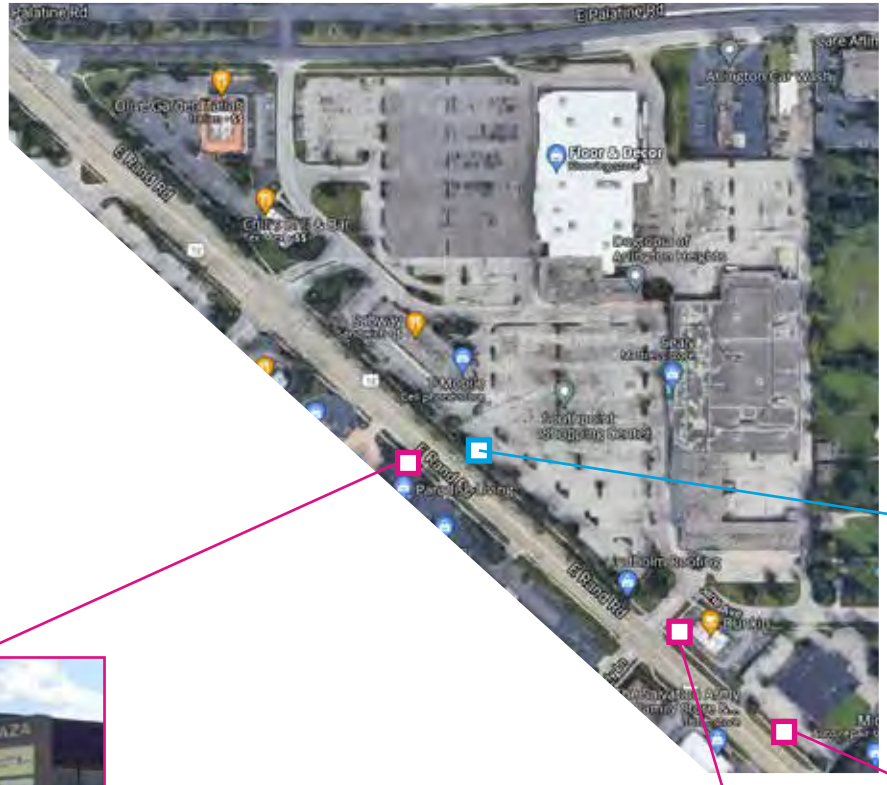
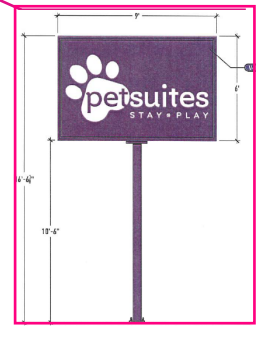
ADDITIONAL SURROUNDING AREA GROUND SIGNAGE





FOR INSTALLS PLEASE FILL IN INFORMATION

Site Address: 750 E. Rand Rd., Arlington Heights Rd

Site Contact: _____ | *Phone Numer:* _____

SIGNAGE PROOF

Client / Project Name:
RPS Capital Investment

Estimate / Order Number:
WIP 35127

Specifications:
Internally Illuminated (LED)
Aluminum Cabinet on Stone Base (by others)

Date Sent To Client:
2/1/22

Current Revision:
Rev6 4/6/22 dp

CLIENT TO FILL OUT

○ **Approved:**

_____
Signature / Date

○ **Approved As Noted:**

_____
Signature / Date

○ **Requesting Revision**

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ai164632867959_RPS Floor Decor Pylon Sign PROOF Rev4.pdf 7 3/3/2022 11:31:25 AM

**NOTE: ALL PAVING REMOVAL AND REPLACEMENT SHALL BE PERFORMED ACCORDING TO CURRENT IDOT STANDARD SPECIFICATIONS. TRAFFIC AND PEDESTRIAN CONTROL ACTIVITIES SHALL COMPLY WITH CURRENT IDOT STANDARD SPECIFICATIONS AS APPLICABLE.

PAVING LEGEND

BITUMINOUS PAVEMENT
2" HMA SURFACE COURSE – CLASS N-50
4" HMA BINDER COURSE – CLASS N-50
6" GRANULAR SUBBASE, TYPE B

PC CONCRETE SIDEWALK
5" P.C. CONCRETE
3" GRANULAR SUBBASE, TYPE B

PC CONCRETE BARRIER CURB CONCRETE ISLAND
8" P.C. CONCRETE
4" GRANULAR SUBBASE, TYPE B

COMMERCIAL DRIVEWAY ENTRANCE
8" P.C. CONCRETE
4" GRANULAR SUBBASE, TYPE B

SURFACE LEGEND

(A) COMBINATION CONCRETE CURB & GUTTER, TYPE B6.12 PER VILLAGE OF MORTON GROVE STANDARD

(B) 4" PULVERIZED TOPSOIL & CLASS 2A SEED w/ EROSION CONTROL BLANKET (DISTURBED PARKWAY LAWN)

(C) 4" TOPSOIL & SEED ON DISTURBED AREAS (ON-SITE)

(D) DETECTABLE WARNING PANEL

(E) COMBINATION CONCRETE CURB & GUTTER, TYPE B6.24 WITH 2-NO. 4 REBARS CONTINUOUS BETWEEN EXPANSION JOINTS

(F) TREE PROTECTION FENCE – TEMPORARY

PLANTING LEGEND

TREES

SKYLINE HONEYLOCUST TREE (HL)
(Gleditsia triacanthos f. inermis "Skycole")
4 TREES (Min. 2-1/2" cal.)

SHRUBS

COMPACT AMERICAN CRANBERRY (AC)
(Viburnum trilobum compacta)
7 shrubs @ 60" centers (Min. 36" ht.)

SUNJOY GOLD PILLAR BARBERRY (SJ)
(Berberis thunbergii 'Maria')
30 shrubs @ 36" centers (Min. 36" ht.)

NEW JERSEY TEA (NJ)
(Ceanothus americanus (NGN))
18 shrubs @ 36" centers (Min. 36" ht.)

CRANBERRY COTONEASTER (CC)
(Cotoneaster apiculata)
21 shrubs @ 48" centers (Min. 36" ht.)

FINISH PLANTING BEDS WITH 3" THICK HARDWOOD MULCH TO APPROXIMATE LIMITS SHOWN

0 5' 10'
SCALE : 1"= 10'
N

CALL JULIE TOLL FREE 811 or 1-800-892-0123 - CALL 48 HOURS BEFORE YOU DIG!

No.	DATE	REVISION
	09/15/21	REVISED GEOMETRICS
	11/22/21	ADDED TRUCK TURNING EXHIBITS & MISC. GEOMETRIC REVISIONS

NORMAN J. TOBERMAN & ASSOCIATES, LLC
CIVIL ENGINEERS & SURVEYORS
115 S. Wilke Road, Suite 301 , Arlington Heights, IL 60005
P. (847) 439-8225 F. (847) 749-4104
www.toberman.us
IL Design Firm: 184.006910
Expires: 4-30-2023

SITE & LANDSCAPE PLAN

PROPOSED RIGHT-IN RIGHT-OUT
750 E. RAND ROAD
ARLINGTON HEIGHTS, IL.

THIS SEAL IS VOID IF NON-PRINTED CHANGES APPEAR ON THESE PLANS

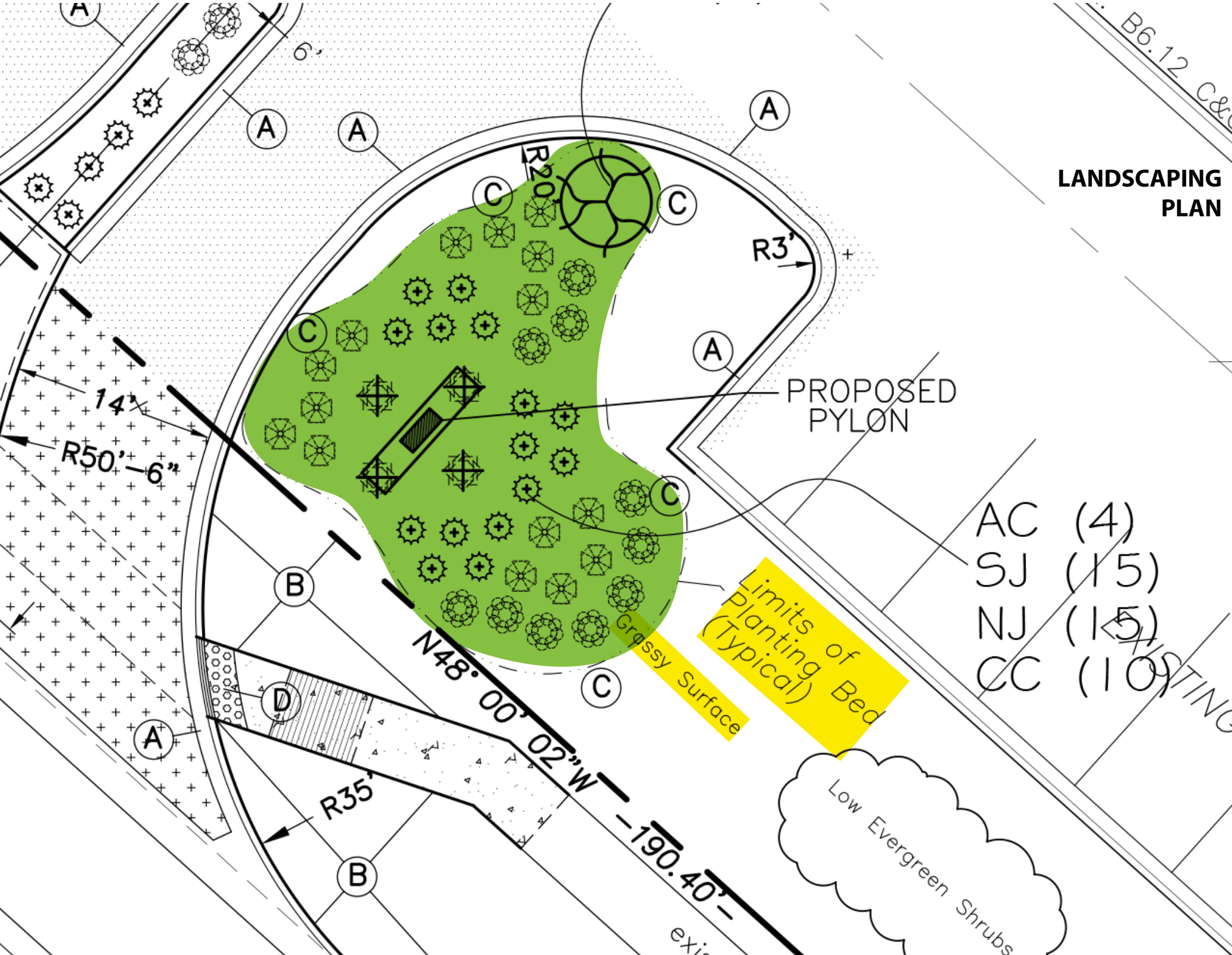
CLIFFORD J. TOBERMAN 050567 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS
EXPIRES: 11/30/21

DATE	11/18/21
DRAWN BY:	SF
DESIGN BY:	CJT
APPROVED BY:	CJT

Sheet No.
C-4

NJT Project No.
21-7259

EXISTING PARKING
exist. conc. walk
exist. B6.12 C&G
exist. bituminous pavement
Grassy Surface
existing concrete walk
exist. B6.24 C&G
Grassy Parkway
Exist. Light Pole
POLE
CAST IRON PIPE
N41° 59' 58"E - 120.00'
HL (1)
R20'
R10'
R14'
R35'
R50'
R3'
16"ø
8'
14'
5' FC-FC
4' FC-EP
105'
28'
12'
19'
R2'-6"
6'
APPROXIMATE LIMITS OF PAVEMENT REPLACEMENT
Limits of Planting Bed (Typical)
AC (3)
SJ (10)
NJ (3)
CC (8)
SJ (5)
CC (3)
AC (4)
SJ (15)
NJ (15)
CC (10)
PROPOSED PYLON
PROPOSED NEW DRIVEWAY - SUBJECT TO IDOT AND VILLAGE APPROVALS
54" Set Back from Property Line
IL 12 (Rand Road)
(asphalt roadway w/ c&g)
exist. B6.24 C&G
N45° 00' 02"W - 190.40'
Low Evergreen Shrubs
existing concrete walk
Grassy Parkway
Grassy Surface
exist. bituminous pavement
S41° 59' 58"W
62.50'
exist. B6.12 C&G
CUT CROSS
LT. POLE
(8) SPACES


LANDSCAPING PLAN
PROPOSED PYLON
AC (4)
SJ (15)
NJ (15)
CC (10)
Limits of Planting Bed (Typical)
Grassy Surface
Low Evergreen Shrubs
R20'
R3'
R50'-6"
14'
R35'
N48° 00' 02"W
190.40'
B6.12 C&G
EXISTING

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FACE VIEW

MANUFACTURE & INSTALL NEW
ILLUMINATED DOUBLE FACE SIGN.
STONE BASE BY OTHERS

* 26" DEEP .063 ALUMINUM CABINET.
* PAINTED - PMS 424c DARK GRAY.
* WHITE FLEX SUBSTRATE.
* DIGITALLY PRINTED FACE GRAPHICS:
  BACKGROUND = PMS 424C DARK GRAY.
  LOGO SHAPE = PMS 312 C BLUE.
  LETTERS = WHITE.
* ILLUMINATED w/ WHITE LED LIGHTING STRIPS:

SIGNAGE PROOF

Client / Project Name:
RPS Capital Investment

Estimate / Order Number:
WIP 35127

Specifications:
Internally Illuminated (LED)
Aluminum Cabinet on Stone Base (by others)

Date Sent To Client:
2/1/22

Current Revision:
Rev6 4/6/22 dp

CLIENT TO FILL OUT

○ **Approved:**

_____
Signature / Date

○ **Approved As Noted:**

_____
Signature / Date

○ **Requesting Revision**

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SIGNS & GRAPHICS NATIONWIDE

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arlingtonheights@signsbytomorrow.com
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FOR INSTALLS PLEASE FILL IN INFORMATION

Site Address: 750 E. Rand Rd., Arlington Heights Rd

Site Contact: _____ | *Phone Numer:* _____

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Approximate Location Rendering

SIGNAGE PROOF

Client / Project Name:
RPS Capital Investment

Estimate / Order Number:
WIP 35127

Specifications:
Internally Illuminated (LED)
Aluminum Cabinet on Stone Base (by others)

Date Sent To Client:
2/1/22

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Rev6 4/6/22 dp

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Signature / Date

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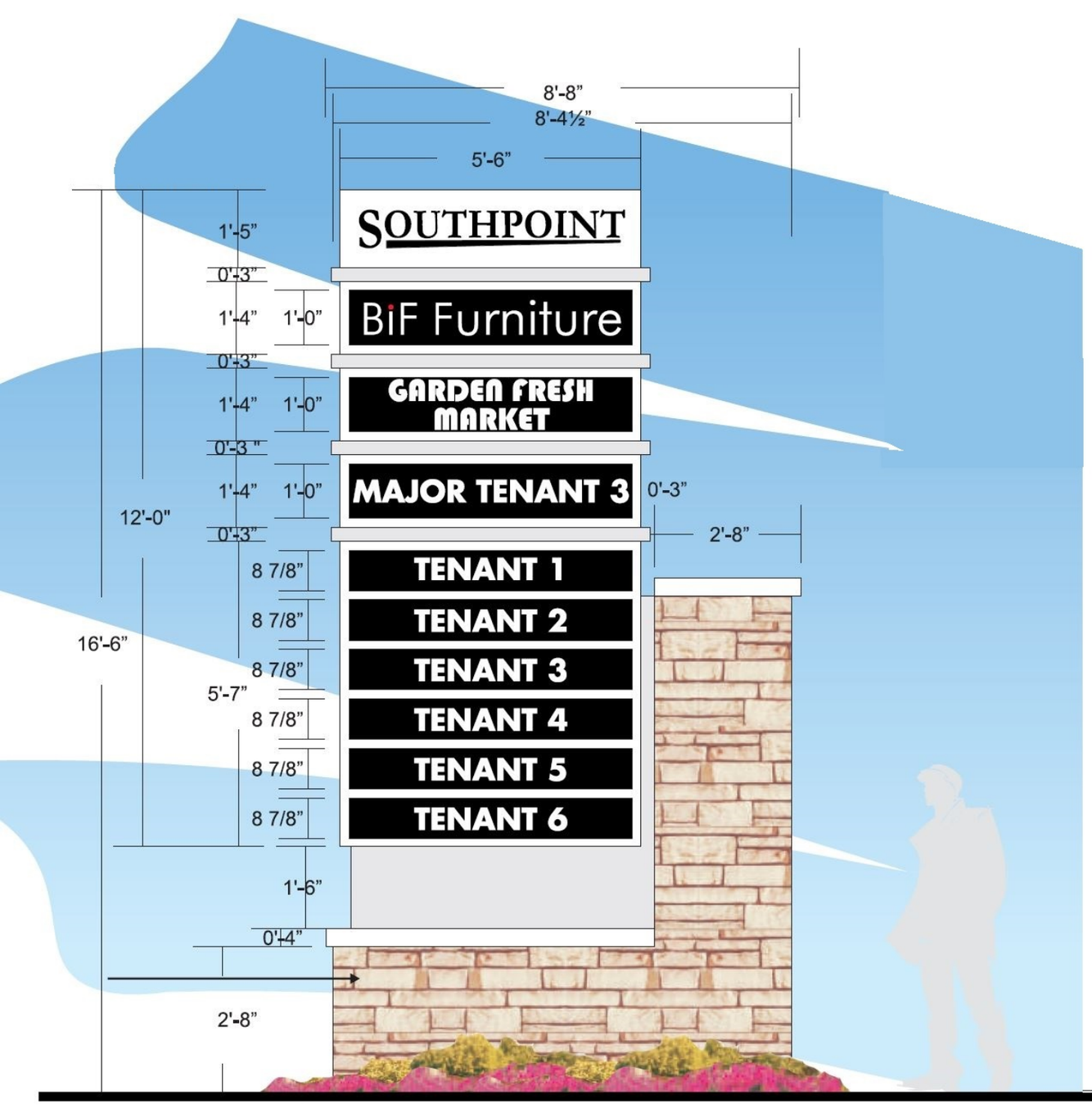
FOR INSTALLS PLEASE FILL IN INFORMATION

Site Address: 750 E. Rand Rd., Arlington Heights Rd

Site Contact: _____ | *Phone Numer:* _____



Existing Southpoint Multi-Tenant Signs

Proposed At Home Ground Sign

Please review all colors, text, sizes and fonts. *If color is important, please provide a* ***PANTONE number*** *for that color. Production of signage will not begin without client approval.*
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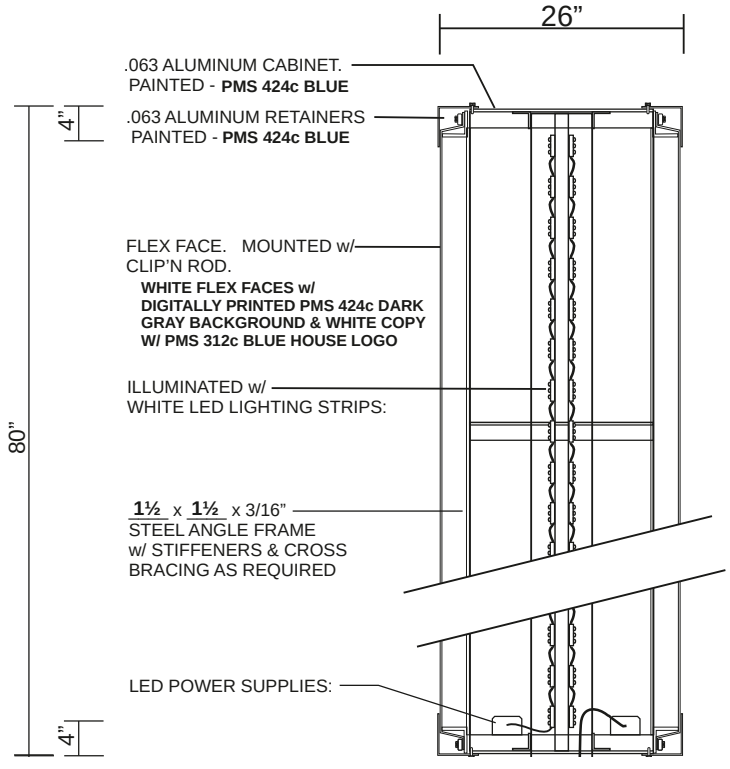

SIGNAGE PROOF

Client / Project Name:
RPS Capital Investment

Estimate / Order Number:
WIP 35127

Specifications:
Internally Illuminated (LED)
Aluminum Cabinet on Stone Base (by others)

Date Sent To Client:
2/1/22

Current Revision:
Rev6 4/6/22 dp

CLIENT TO FILL OUT

○ **Approved:**

Signature / Date

○ **Approved As Noted:**

Signature / Date

○ **Requesting Revision**

SIGNS BY TOMORROW
SIGNS & GRAPHICS NATIONWIDE

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847.255.0123 tel • 847.255.0183 fax
arlingtonheights@signsbytomorrow.com
www.sbtarlingtonheights.com

FOR INSTALLS PLEASE FILL IN INFORMATION

Site Address: 750 E. Rand Rd., Arlington Heights Rd

Site Contact: _____ | *Phone Numer:* _____

EXHIBIT C

UNCONDITIONAL AGREEMENT AND CONSENT

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

WHEREAS, RPS Arlington, LLC, Applicant, of that certain property located in the B- 3 General Service, Wholesale and Motor Vehicle District ("B-2 District'), commonly known as 750 E Rand Rd, and legally described in Exhibit A attached to and, by this reference, made a part of this Ordinance ("Property'); and

WHEREAS, Ordinance No. 2022-_____, adopted by the Village President and Board of Trustees on June 6, 2022 ('Ordinance'), grants variations to the Applicant from the Village's sign regulations for the installation of one ground sign on the Property; and

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

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

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

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

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

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

[SIGNATURES ON FOLLOWING PAGE]

Dated: May 26, 2022

ATTEST:

RPS ARLINGTON, LLC

Its Property Coordinator

Its Manager

Village Board
6/6/2022

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

Department: Manager/Legal

Sonesta International Select d/b/a Sonesta Select Arlington Heights, did not renew its Class "A" liquor license for 2022-2023. The attached ordinance amending Section 13-502, Fees and Number of Licenses, of the Municipal Code, is necessary to reflect this change by decreasing the number of authorized Class "A" liquor licenses to 30.

ATTACHMENTS:

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

AN ORDINANCE AMENDING CHAPTER 13 OF THE ARLINGTON HEIGHTS MUNICIPAL CODE

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

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

CLASS OF LICENSE	ANNUAL LICENSE FEE	NUMBER OF LICENSES AUTHORIZED
A	$3,800.00	30

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

AYES:

NAYS:

PASSED AND APPROVED this 6th day of June, 2022.

_____
Village President

ATTEST:

_____
Village Clerk

Village Board
6/6/2022

Item: Resolution - Agreement - Park District and Historical Society

Department: PW/Legal

The Village of Arlington Heights owns and maintains the land and five structures that make up the Historical Museum located on Fremont Avenue. A Partnership between the Village, Park District, and Historical Society make the Historical Museum an inviting and educational asset to the community.

The Partnership is defined by a Historical Museum agreement between the three partners. In essence, the Village is responsible for operation and maintenance of the properties, the Park District is responsible for the recreational activities and staffing, and the Historical Society is responsible for the collections and the Museum Volunteer Program.

The Agreement is reviewed and updated every ten years. The last agreement was approved on November 21st, 2011.

Updates to the Agreement include:

§ Formally establish Museum Advisory Committee (MAC), which has been a standing practice for the previous ten years; updated terms, and use of technology and more appropriately define the roles of each Partner.

The Museum Advisory Committee, comprising of one to two members of each organization, have been meeting over the last six months to review and refine the Agreement. The attached Agreement has been reviewed by Village Staff and Legal Counsel, and will be presented for adoption by the other Agencies, and is recommended for approval.

ATTACHMENTS:

Description	**Type**
Agreement - Historical Society	Resolution
Final Version	Resolution

A RESOLUTION APPROVING AN AGREEMENT WITH THE THE ARLINGTON HEIGHTS PARK DISTRICT AND THE ARLINGTON HEIGHTS HISTORICAL MUSEUM

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

SECTION ONE: A certain Agreement by and between the Village of Arlington Heights, Arlington Heights Park District and Arlington Heights Historical Society, related to the operation and maintenance of the Historical Society properties, a true and correct copy of which is attached hereto, be and the same is hereby approved.

SECTION TWO: The Village President is hereby authorized and directed to execute said Agreement on behalf of the Village of Arlington Heights.

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

AYES:

NAYS:

PASSED AND APPROVED this 6th day of June, 2022.

_____
Village President

ATTEST:

_____
Village Clerk

AGRRES:Resolution for Historical Society Agreement

Historical Museum Agreement
Edited copy May 2022

THIS AGREEMENT entered into by and between the Village of Arlington Heights, a municipal corporation of the County of Cook, State of Illinois ("Village"), the Arlington Heights Park District, a municipal corporation of the Counties of Cook and Lake, State of Illinois ("Park District"), and the Arlington Heights Historical Society ("Society");

WITNESSETH

WHEREAS, the boundaries of the Village are nearly coterminous with the Park District, and the Village and Park District attempt to keep the coterminous; and with nearly coterminous boundaries, the Village, and the Park District serve approximately the same taxpayers and citizens; and

WHEREAS, the Park District provides recreational facilities and programs for residents of the Village; and

WHEREAS, the Society, the U.S.C. 501(c)(3), owns, ~~and~~ collects and oversees various items of historical significance; and

WHEREAS, the Village is owner of certain buildings in the Village of Arlington Heights, Cook County, Illinois, as ~~legally~~ described in ~~Exhibit A attached hereto~~ Section 2.B; and

WHEREAS, the Park District and Society desire to use the buildings for operation as historical museums and attractions, and pursuant to 70 ILCS1290/1 et seq/ of the Illinois Statue, the Park District has the authority to levy taxes for museum purposes; and

WHEREAS, it is the purpose and intention of the parties to this Agreement to use the buildings described in Exhibit A for park and museum purposes, collection management purposes, programs and facilities; and

WHEREAS, the parties agree that the museum will be called the Arlington Heights Historical Museum; and

WHEREAS, the parties agree to establish a Museum Advisory Committee (MAC) which will meet a minimum of once each quarter, consisting of no more than 2 members from each partner agency. The role of the MAC shall be to coordinate strategic goals, long-range planning and governance to benefit the Historical Museum; and

WHEREAS, the parties agree to notify each partner agency of grant submittals to benefit the Historical Museum and its mission; and

WHEREAS, the parties agree the Museum will provide free tours to Illinois school children in grades K-12 when the school children are accompanied by a teacher and will offer a free admission option in accordance with the Illinois Park Code; and

WHEREAS, the parties agree that the mission of the Historical Museum is to search out, collect and preserve significant materials relating to the community and to study and share this history through educational and recreational activities that promote historical awareness and community pride,

NOW THEREFORE, it is expressly agreed that the parties acknowledge the sufficiency of the consideration and it is further agreed by and between the parties as follows:

SECTION ONE: All matters set forth in the preamble of this Agreement are expressly made a part of this agreement.

SECTION TWO: The Village, in consideration for this Agreement, hereby agrees as follows:

A. To cooperate with the Park District and Society in the operation of the Museum.
B. To provide the following buildings to be used by the Park District and the Society for historical and educational purposes.

Muller House	500 N. Vail
Banta House and Garage	514 N. Vail
Coach House	108 W. Fremont
Two-flat	110 and 112 W. Fremont
Log Cabin	500 N. Vail

C. To ensure adequate interior building conditions by providing heat, electricity, and water service.
D. To provide routine and usual maintenance and repair to the buildings and grounds, including providing regular custodial work, except that the Village is not responsible for any maintenance or repair of any plantings or beds installed on behalf of the Society or the Park District. To maintain the monthly security services for the fire and burglar alarms located on the property and provide the repairs when needed.
E. To the extent possible, to cooperate when scheduling maintenance and repairs so as not to interfere with Museum or Society operations and events.
F. To provide for the protection of the buildings by maintaining comprehensive insurance that includes, but is not limited to, protection against theft, fire and injury.
G. ~~To consult with Information Technology staff at the Park District to maximize the utility of the partners' technologies to enhance Museum operations.~~
H. To indemnify and hold harmless the Park District and the Society, their agents, employees, officers, commissioners and trustees, from and against all claims, damages, losses, and expenses, including attorneys' fees and costs, arising out of or resulting from any negligent acts or omissions of the Village, its agents, employees, officers, commissioners and trustees, arising out of or relating to this agreement.

SECTION THREE: The Park District, in consideration for this Agreement, hereby agrees as follows:
A. To cooperate with the Village and Society in the operation of the Museum.
B. To annually levy an amount of funds as determined by the Park Board, in accordance with and not to exceed the limits set forth by State statute, a museum tax for the purpose of providing for the operation of a comprehensive historical and Museum program.
C. To hire a Museum Administrator who will be responsible for the administration and daily operation of the Museum and other historical facilities. The Museum Administrator will oversee all museum staff ~~including any Historical Society funded positions, and will balance assignments to staff with the objectives of each partner in mind~~ and provide administrative and personnel support to Historical Society funded positions.

D. To hire a ~~part-time~~ Curator, as needed and necessary, pending the availability of financial funds. To assign the Museum Curator to manage the exhibit program, in collaboration with the Society. ~~at the Heritage Gallery (a changing exhibit space).~~ The Curator shall report to the Museum Administrator and adhere to the Collections Policy.
E. To hire part time programming and instructional staff as needed and necessary, pending the availability of financial funds.
F. To provide staffing for the Heritage Gallery ~~one day per weekend~~, pending the availability of personnel and/or fund.
G. To provide for the opening, closings, set-ups and take-downs of the facilities for Park District programs and rentals to 3rd parties.
H. To deposit all income from Museum special events coordinated by the Park District, and building rentals, in the Park District Museum Fund to be used to operate the Museum. ~~Income from admissions (house tours) and Society events or fundraisers shall belong to the Society.~~
~~I. By mutual agreement allow the Village and its assigns the right of reasonable ingress and egress to the properties for purposes of maintenance of all Village-owned facilities, which maintenance shall, except in an emergency, be scheduled by mutual agreement of the Village and Park District and Society so as to minimize any disruption of the recreational programs and facilities.~~
J. ~~To consult with Information Technology staff at the Village to maximize the utility of the partners' technologies to enhance Museum operations.~~
K. To comply with all applicable Village regulations, including the Zoning Ordinance, and all requirements for public hearings and plan review.
L. To prepare and distribute to the Village and Society an annual report on museum operations and to provide each party with a copy of the annual Park District audit, which includes the Museum operations.
M. To indemnify and hold harmless the Village and the Society, their agents, employees, officers, commissioners and trustees, from and against all claims, damages, losses, and expenses, including attorneys' fees and costs, arising out of or resulting from any negligent acts or omissions of the Park District, its agents, employees, officers, commissioners and trustees, arising out of or relating to this agreement.

SECTION FOUR: The Society, in consideration for this Agreement, hereby agrees as follows:

A. To cooperate with the Park District and Village in the operation of the Museum.
B. To provide its present and future collection of accessions for display and use in the Museum facilities.
C. To directly pay the costs listed in the Society's budget, including, but not limited to, the Society's employee(s), coordination and ~~printing~~ publication of the Dunton Post eNewsletter, postage, collection management and ~~the appropriate~~ insurance~~s~~.
D. To coordinate the Museum volunteer program, including recruitment and recognition of the volunteers, in cooperation with the Museum Administrator.
E. To comply with all applicable Village regulations, including Zoning Ordinance, follow Park District policies and procedures, and all requirements for public hearings and plan and review.
F. To provide funding for ~~Heritage Gallery~~ exhibits and exhibit furniture. For example, if the Society wishes to book an exhibit form an outside company/source, the costs associated with this exhibit would be funded by the Society.
G. ~~To provide staffing for the Heritage Gallery one day per weekend, pending the availability of personnel and/or funds.~~

H. To pay for the Facilities Attendant hourly costs associated with openings, closings, set-ups and take-downs of the facilities for Society programs and events, but not for regularly scheduled board meetings.
I. To fund all Shop operations and to operate the Heritage shop in accordance with all applicable federal, state and local laws and ordinances and generally accepted professional standards. Merchandise selection and financial operations of the shop shall be the responsibility of the Society. All income from the Shop operations shall belong to the Society.
J. To manage the membership program. All income from memberships shall belong to the Society.
K. ~~To deposit all income from Museum special events coordinated by the Park District, and building rentals, in the Park District Museum Fund to be used to operate the Museum.~~ Income from admissions (house tours), membership, Society events or fundraising shall belong to the Society.
L. To develop and implement ~~an ongoing~~ a publications program to the extent possible with available funding.
M. To organize annual fundraising activities, to sponsor ~~the exhibitions~~ exhibits and to support projects identified ~~in the Museum's long range plans~~ by the Museum Advisory Committee when possible. Fundraising efforts may also be used to assist in the cost of building maintenance and repair for the purpose of keeping the buildings historically accurate or to enhance collections and access to them.
N. To comply with all applicable statutes, rules and regulations necessary to maintain the Society's status as a tax exempt organization pursuant to 26 U.S.C. 501(c)(3).
O. To indemnify and hold harmless the Village and the Park District, their agents, employees, officers, commissioners and trustees, from and against all claims, damages, losses, and expenses, including attorneys' fees and costs, arising out of or resulting from any negligent acts or omissions of the Society, its agents, employees, officers, commissioners and trustees, arising out of or relating to this agreement.

SECTION FIVE: The parties agree to cooperate in keeping the buildings historically accurate in accordance with the standards set forth in the Secretary of Interior's Standards for ~~Rehabilitation~~ the treatment of Historic Properties to the extent possible and within the constraints of available funding.

SECTION SIX: The fiscal year ~~of each of the parties~~ of the Historical Museum shall be May 1st to April 30th each year. To note, the fiscal year of the Village of Arlington Heights is January 1st to December 31st each year. The fiscal year of the Arlington Heights Park District and the Historical Society is May 1st to April 30th each year.

SECTION SEVEN: This agreement shall take effect June 6, 2022 and run through June 6, 2032. The agreement shall automatically renew from year to year, effective May 1, unless one or more parties give notice to all other parties, in writing, of their desire to terminate the Agreement at least sixty (60) days prior to the end of the initial term or any renewal term. Any party may terminate the Agreement during the initial term of the Agreement by written notice to the other parties, not less than 180 days prior to the effective date of termination.

SECTION EIGHT: If any party wishes to amend the Agreement, the party shall give written notice to all other parties and all parties shall cooperate to schedule a meeting within sixty (60) days of receiving such notice and shall cooperate and consider, in good faith, any proposed amendment to the Agreement. The Agreement may only be amended by unanimous consent of all parties.

SECTION NINE: Although the Park District is responsible for operation and programming at the Museum and other properties used for historical purposes covered by this Agreement, the Village and the Society shall have the right to notify the Park District of dates and events the parties wish to schedule. Scheduling shall be done on a first come first served basis and as long as the event does not conflict with any event previously scheduled, the other party's event shall be permitted to proceed, in cooperation with the Museum Administrator.

SECTION TEN: The Agreement shall be binding upon and inure to the benefit of nay successor governmental entity which may assume and perform the duties of any party.

SECTION ELEVEN: The invalidity of any provision of this Agreement shall not impair the validity of any other provision. If any provision of this Agreement is determined by a court of competent jurisdiction to be unenforceable, that provision will be deemed severable and the AGreement may be enforced with that provision severed or modified by the court.

SECTION TWELVE: The Agreement sets forth the entire understanding of the parties and may only be amended or modified by a written instrument signed by the parties except as otherwise provided herein. It is understood that the partner agencies may enter into separate agreements between partner agencies which may be included as exhibits to this agreement.

SECTION THIRTEEN: The Agreement shall be interpreted and construed in accordance with the laws of the State of Illinois.

SECTION FOURTEEN: This Agreement may be executed in multiple counterparts, each of which shall be deemed to be and shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized officers.

Dated: June 6, 2022

ARLINGTON HEIGHTS PARK DISTRICT

_____
Board of Commissioners President

ATTEST:

_____
Secretary

VILLAGE OF ARLINGTON HEIGHTS

_____
Village President

ATTEST:

_____
Village Clerk

ARLINGTON HEIGHTS HISTORICAL SOCIETY

_____
President

ATTEST:

_____
Secretary

A RESOLUTION APPROVING AN AGREEMENT WITH THE THE ARLINGTON HEIGHTS PARK DISTRICT AND THE ARLINGTON HEIGHTS HISTORICAL MUSEUM

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

SECTION ONE: A certain Agreement by and between the Village of Arlington Heights, Arlington Heights Park District and Arlington Heights Historical Society, related to the operation and maintenance of the Historical Society properties, a true and correct copy of which is attached hereto, be and the same is hereby approved.

SECTION TWO: The Village President is hereby authorized and directed to execute said Agreement on behalf of the Village of Arlington Heights.

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

AYES:

NAYS:

PASSED AND APPROVED this 6th day of June, 2022.

_____
Village President

ATTEST:

_____
Village Clerk

AGRRES:Resolution for Historical Society Agreement

Historical Museum Agreement
Edited copy May 2022

THIS AGREEMENT entered into by and between the Village of Arlington Heights, a municipal corporation of the County of Cook, State of Illinois ("Village"), the Arlington Heights Park District, a municipal corporation of the Counties of Cook and Lake, State of Illinois ("Park District"), and the Arlington Heights Historical Society ("Society");

WITNESSETH

WHEREAS, the boundaries of the Village are nearly coterminous with the Park District, and the Village and Park District attempt to keep the coterminous; and with nearly coterminous boundaries, the Village, and the Park District serve approximately the same taxpayers and citizens; and

WHEREAS, the Park District provides recreational facilities and programs for residents of the Village; and

WHEREAS, the Society, the U.S.C. 501(c)(3), owns, collects and oversees various items of historical significance; and

WHEREAS, the Village is owner of certain buildings in the Village of Arlington Heights, Cook County, Illinois, as described in Section 2.B; and

WHEREAS, the Park District and Society desire to use the buildings for operation as historical museums and attractions, and pursuant to 70 ILCS1290/1 et seq/ of the Illinois Statue, the Park District has the authority to levy taxes for museum purposes; and

WHEREAS, it is the purpose and intention of the parties to this Agreement to use the buildings described in Exhibit A for park and museum purposes, collection management purposes, programs and facilities; and

WHEREAS, the parties agree that the museum will be called the Arlington Heights Historical Museum; and

WHEREAS, the parties agree to establish a Museum Advisory Committee (MAC) which will meet a minimum of once each quarter, consisting of no more than 2 members from each partner agency. The role of the MAC shall be to coordinate strategic goals, long-range planning and governance to benefit the Historical Museum; and

WHEREAS, the parties agree to notify each partner agency of grant submittals to benefit the Historical Museum and its mission; and

WHEREAS, the parties agree the Museum will provide free tours to Illinois school children in grades K-12 when the school children are accompanied by a teacher and will offer a free admission option in accordance with the Illinois Park Code; and

WHEREAS, the parties agree that the mission of the Historical Museum is to search out, collect and preserve significant materials relating to the community and to study and share this history through educational and recreational activities that promote historical awareness and community pride,

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Coach House	108 W. Fremont
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Log Cabin	500 N. Vail

C. To ensure adequate interior building conditions by providing heat, electricity, and water service.
D. To provide routine and usual maintenance and repair to the buildings and grounds, including providing regular custodial work, except that the Village is not responsible for any maintenance or repair of any plantings or beds installed on behalf of the Society or the Park District. To maintain the monthly security services for the fire and burglar alarms located on the property and provide the repairs when needed.
E. To the extent possible, to cooperate when scheduling maintenance and repairs so as not to interfere with Museum or Society operations and events.
F. To provide for the protection of the buildings by maintaining comprehensive insurance that includes, but is not limited to, protection against theft, fire and injury.
G. To indemnify and hold harmless the Park District and the Society, their agents, employees, officers, commissioners and trustees, from and against all claims, damages, losses, and expenses, including attorneys' fees and costs, arising out of or resulting from any negligent acts or omissions of the Village, its agents, employees, officers, commissioners and trustees, arising out of or relating to this agreement.

SECTION THREE: The Park District, in consideration for this Agreement, hereby agrees as follows:
A. To cooperate with the Village and Society in the operation of the Museum.
B. To annually levy an amount of funds as determined by the Park Board, in accordance with and not to exceed the limits set forth by State statute, a museum tax for the purpose of providing for the operation of a comprehensive historical and Museum program.
C. To hire a Museum Administrator who will be responsible for the administration and daily operation of the Museum and other historical facilities. The Museum Administrator will oversee all museum staff and provide administrative and personnel support to Historical Society funded positions.
D. To hire a Curator, as needed and necessary, pending the availability of financial funds. To assign the Museum Curator to manage the exhibit program, in collaboration with the

Society. The Curator shall report to the Museum Administrator and adhere to the Collections Policy.

E. To hire part time programming and instructional staff as needed and necessary, pending the availability of financial funds.

F. To provide staffing for the Heritage Gallery, pending the availability of personnel and/or fund.

G. To provide for the opening, closings, set-ups and take-downs of the facilities for Park District programs and rentals to 3rd parties.

H. To deposit all income from Museum special events coordinated by the Park District, and building rentals, in the Park District Museum Fund to be used to operate the Museum.

I. To comply with all applicable Village regulations, including the Zoning Ordinance, and all requirements for public hearings and plan review.

J. To prepare and distribute to the Village and Society an annual report on museum operations and to provide each party with a copy of the annual Park District audit, which includes the Museum operations.

K. To indemnify and hold harmless the Village and the Society, their agents, employees, officers, commissioners and trustees, from and against all claims, damages, losses, and expenses, including attorneys' fees and costs, arising out of or resulting from any negligent acts or omissions of the Park District, its agents, employees, officers, commissioners and trustees, arising out of or relating to this agreement.

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B. To provide its present and future collection of accessions for display and use in the Museum facilities.

C. To directly pay the costs listed in the Society's budget, including, but not limited to, the Society's employee(s), coordination and publication of the Dunton Post eNewsletter, postage, collection management and insurance.

D. To coordinate the Museum volunteer program, including recruitment and recognition of the volunteers, in cooperation with the Museum Administrator.

E. To comply with all applicable Village regulations, including Zoning Ordinance, follow Park District policies and procedures, and all requirements for public hearings and plan and review.

F. To provide funding for exhibits and exhibit furniture. For example, if the Society wishes to book an exhibit form an outside company/source, the costs associated with this exhibit would be funded by the Society.

G. To pay for the Facilities Attendant hourly costs associated with openings, closings, set-ups and take-downs of the facilities for Society programs and events, but not for regularly scheduled board meetings.

H. To fund all Shop operations and to operate the Heritage shop in accordance with all applicable federal, state and local laws and ordinances and generally accepted professional standards. Merchandise selection and financial operations of the shop shall be the responsibility of the Society. All income from the Shop operations shall belong to the Society.

I. To manage the membership program. All income from memberships shall belong to the Society.

J. Income from admissions (house tours), membership, Society events or fundraising shall belong to the Society.

K. To develop and implement a publication program to the extent possible with available funding.

L. To organize annual fundraising activities, to sponsor exhibits and to support projects identified by the Museum Advisory Committee when possible. Fundraising efforts may also be used to assist in the cost of building maintenance and repair for the purpose of keeping the buildings historically accurate or to enhance collections and access to them.
M. To comply with all applicable statutes, rules and regulations necessary to maintain the Society's status as a tax exempt organization pursuant to 26 U.S.C. 501(c)(3).
N. To indemnify and hold harmless the Village and the Park District, their agents, employees, officers, commissioners and trustees, from and against all claims, damages, losses, and expenses, including attorneys' fees and costs, arising out of or resulting from any negligent acts or omissions of the Society, its agents, employees, officers, commissioners and trustees, arising out of or relating to this agreement.

SECTION FIVE: The parties agree to cooperate in keeping the buildings historically accurate in accordance with the standards set forth in the Secretary of Interior's Standards for the treatment of Historic Properties to the extent possible and within the constraints of available funding.

SECTION SIX: The fiscal year of the Historical Museum shall be May 1st to April 30th each year. To note, the fiscal year of the Village of Arlington Heights is January 1st to December 31st each year. The fiscal year of the Arlington Heights Park District and the Historical Society is May 1st to April 30th each year.

SECTION SEVEN: This agreement shall take effect DATE and run through DATE. The agreement shall automatically renew from year to year, effective May 1, unless one or more parties give notice to all other parties, in writing, of their desire to terminate the Agreement at least sixty (60) days prior to the end of the initial term or any renewal term. Any party may terminate the Agreement during the initial term of the Agreement by written notice to the other parties, not less than 180 days prior to the effective date of termination.

SECTION EIGHT: If any party wishes to amend the Agreement, the party shall give written notice to all other parties and all parties shall cooperate to schedule a meeting within sixty (60) days of receiving such notice and shall cooperate and consider, in good faith, any proposed amendment to the Agreement. The Agreement may only be amended by unanimous consent of all parties.

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SECTION TEN: The Agreement shall be binding upon and inure to the benefit of nay successor governmental entity which may assume and perform the duties of any party.

SECTION ELEVEN: The invalidity of any provision of this Agreement shall not impair the validity of any other provision. If any provision of this Agreement is determined by a court of competent jurisdiction to be unenforceable, that provision will be deemed severable and the Agreement may be enforced with that provision severed or modified by the court.

SECTION TWELVE: The Agreement sets forth the entire understanding of the parties and may only be amended or modified by a written instrument signed by the parties except as otherwise

provided herein. It is understood that the partner agencies may enter into separate agreements between partner agencies which may be included as exhibits to this agreement.

SECTION THIRTEEN: The Agreement shall be interpreted and construed in accordance with the laws of the State of Illinois.

SECTION FOURTEEN: This Agreement may be executed in multiple counterparts, each of which shall be deemed to be and shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized officers.

Date: June 6, 2022

ARLINGTON HEIGHTS PARK DISTRICT

_____
Board of Commissioners President

ATTEST:

_____
Secretary

VILLAGE OF ARLINGTON HEIGHTS

_____
Village President

ATTEST:

_____
Village Clerk

ARLINGTON HEIGHTS HISTORICAL SOCIETY

_____
President

ATTEST:

_____
Secretary

Village Board
6/6/2022

Item: Bond Waiver - Arlington Heights Garden Club

Department: Building & Life Safety

Background
The Arlington Heights Garden Club is requesting a waiver of the bond requirement for the upcoming annual Garden Walk Fundraiser on June 26, 2022. Tickets will be sold at the Arlington Heights Historical Museum on June 26th from 10:00am to 3:30pm, with the winners being determined the same day at 3:30pm. The value of the prizes to be awarded is $1,000.

Recommendation
It is recommended that the Village Board waive the bond requirement as requested by the Arlington Heights Garden Club.

ATTACHMENTS:

Description	**Type**
Letter	Correspondence

Arlington Heights Garden Club

18 S Yale Ave

Arlington Heights, IL 60005

May 18, 2022

The Arlington Heights Garden Club is holding their annual Garden Walk fundraiser, with a related Unique Boutique of approximately 25 garden related vendors and a raffle of garden item prize baskets. The Unique Boutique and raffle are open to the public while the gardens on the Garden Walk are accessible to those who purchase Garden Walk tickets. The raffle prizes are mostly donated by community businesses with the remainder purchased with garden club funds. Attendees have the option to purchase $5 raffle tickets for a chance to win one of the prize baskets.

The proceeds from the Garden Walk, Unique Boutique vendor fees and raffle proceeds are used for scholarships, donations back to the community and for garden club operating expenses. In the past four years, the club has awarded $20,500 in scholarships and donated $24,700 back to the community. Recent examples include $1,000 to the village to help fund a project to be determined and $1,000 to the Park District to install a pollinator garden and trees at Recreation Park.

We therefore request that the Raffle License fee and fidelity bond requirement be waived as this would reduce the funds available for the above activities.

Sincerely,

Peter C Landwehr

Arlington Heights Garden Club Treasurer

Village Board
6/6/2022

Item: Ridgeline/Rohrman Development - 1100 & 1400 W. Dundee Rd. & 1510-1530 W. Dundee Rd. - PC#21-009

Department: Planning & Community Development

BACKGROUND

On September 20, 2021, the Village Board approved Ordinance #21-041 authorizing Preliminary Plat of Subdivision approval to subdivide the subject property into three lots. The petitioner has prepared a Final Plat of Subdivision, and the document has been reviewed by the Village. The Final Plat of Subdivision is substantially compliant with the preliminary approvals as outlined in Ordinance #21-041 and is now ready for approval by the Plan Commission.

RECOMMENDATION

A public meeting was held by the Plan Commission on May 11, 2022 where Commissioner Green moved and Commissioner Sigalos seconded:

A motion to recommend to the Village Board of Trustees approval of PC #21-009, approval of the Final Plat of Subdivision for the Ridgeline/Rohrman Development.

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

ATTACHMENTS:

Description	Type
Staff Memo	Memorandum
PC Minutes 5/11/22	Minutes
Final Plat of Subdivision	Exhibits
Round 1 Comments - Final Plat	Correspondence
Round 1 Comments - Final Plat - Petitioner Response	Correspondence
Round 2 Comments - Final Plat	Correspondence
Round 2 Comments - Final Plat -	Correspondence

Petitioner Response	
Round 3 Comments - Final Plat	Correspondence
Round 3 Comments - Final Plat - Petitioner Response	Correspondence

Memorandum

To: Chair Dawson and Members of the Plan Commission

CC: Randy Recklaus, Village Manager

All Department Heads

From: Sam Hubbard, Development Planner

Date: 5/6/2022

Re: PC #21-009: Ridgeline/Rohrman Redevelopment, Final Plat of Subdivision

---

On September 20, 2021, the Village Board approved Ordinance #21-041 authorizing Preliminary Plat of Subdivision approval to subdivide the subject property into three lots. The petitioner has prepared a Final Plat of Subdivision, and the document has been reviewed by the Village. The Final Plat of Subdivision is substantially compliant with the preliminary approvals as outlined in Ordinance #21-041 and is now ready for approval by the Plan Commission.

Ordinance #21-041 contained two conditions of approval relative to the Final Plat:

6. As part of the Final Plat of Subdivision approval, the following easements shall be established:
   a) Ridgeline/ Lexus Easement;
   b) Lexus/ Nissan Easement;
   c) Ridgeline/ Nissan Easement;
   d) Future Access Easement.

7. As part of the Final Plat of Subdivision approval, the Petitioner shall provide a code compliant Photometric Plan for the Rohrman lots. Should any of the onsite lighting exceed code requirements, revisions to the onsite lighting shall be required, or the Petitioner must seek a variation.

Relative to the first condition listed above, the petitioner has worked with the Village to finalize the four easement documents, which are now ready for signature by all parties. The petitioner is currently working on obtaining said signatures and will provide the documents to the Village for recording, which will occur at the same time that the Plat is recorded with Cook County. No building permit will be issued for the proposed site improvements necessary for the Ridgeline project until such time as the signed easement documents have been provided to the Village. The petitioner has acknowledged this understanding and will provide the easement documents as soon as they have been signed.

Relative to the second condition listed above, the Rohrman team has provided a code compliant photometric plan as part of the building permit process and the condition has therefore been met.

Prior to Village Board consideration of the Final Plat, the petitioner is required to pay all recording and benchmark fees, as well as provide the required maintenance bond/deposit and the public improvement bond/deposit.

Recommendation: The Staff Development Committee recommends APPROVAL of the Final Plat of Subdivision.

APPROVED

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

COMMISSION

RE: RIDGELINE/ROHRMAN DEVELOPMENT - 1100 & 1400 WEST DUNDEE ROAD & 1510-1530 WEST DUNDEE ROAD - PC #21-009
FINAL PLAT OF SUBDIVISION

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights, Illinois on the 11th day of May, 2022 at the hour of 7:30 p.m.

MEMBERS PRESENT:

SUSAN DAWSON, Chairperson
LYNN JENSEN
JOE LORENZINI
BRUCE GREEN
GEORGE DROST
TERRY ENNES
JOHN SIGALOS

ALSO PRESENT:

SAM HUBBARD, Development Planner

CHAIRPERSON DAWSON: Call to order. Pledge of allegiance, please.
(Pledge of Allegiance recited.)
CHAIRPERSON DAWSON: All right, approval of -- oh, roll call, sorry.
MR. HUBBARD: Yes.
Commissioner Cherwin.
(No response.)
MR. HUBBARD: Commissioner Drost.
COMMISSIONER DROST: Here.
MR. HUBBARD: Commissioner Ennes.
COMMISSIONER ENNES: Here.
MR. HUBBARD: Commissioner Green.
COMMISSIONER GREEN: Here.
MR. HUBBARD: Commissioner Jensen.
COMMISSIONER JENSEN: Here.
MR. HUBBARD: Commissioner Lorenzini.
COMMISSIONER LORENZINI: Here.
MR. HUBBARD: Commissioner Sigalos.
COMMISSIONER SIGALOS: Here.
MR. HUBBARD: Commissioner Warskow.
(No response.)
MR. HUBBARD: Chair Dawson.
CHAIRPERSON DAWSON: Here.
All right, now we can go on to approval of minutes for the March 9th, 2022 meeting.
COMMISSIONER GREEN: I'd like to make a motion for approval.
COMMISSIONER ENNES: I'll second that.
CHAIRPERSON DAWSON: All right, all in favor?
(Chorus of ayes.)
CHAIRPERSON DAWSON: I have to abstain; I was not present.
COMMISSIONER SIGALOS: I have to abstain also; I was not present.
CHAIRPERSON DAWSON: All right, then the first item on our agenda, the Ridgeline/Rohrman Development. Yes?
MR. HUBBARD: Yes, we do have the Petitioner, Mr. Ben Harris here from the Ridgeline Property Group. He's here to answer any questions. Typically, we don't have a presentation on a final plat, pretty administerial action this evening. Staff has reviewed the plat, all of the correct signatures have been obtained to this point, and it's ready to be signed and recorded if the Plan Commission moves forward with approval.
CHAIRPERSON DAWSON: Any questions from anyone?
COMMISSIONER ENNES: No.
COMMISSIONER SIGALOS: No.
COMMISSIONER GREEN: Having heard that, I'd like to make a motion.

A motion to recommend to the Village Board of Trustees <u>approval</u> of PC #21-009, approval of the Final Plat of Subdivision for the Ridgeline/Rohrman Development.

COMMISSIONER SIGALOS: I'll second that motion.

CHAIRPERSON DAWSON: Great. Do we need a roll call or do we need --
MR. HUBBARD: We'll do roll call.
Commissioner Drost.
COMMISSIONER DROST: Aye.
MR. HUBBARD: Commissioner Ennes.
COMMISSIONER ENNES: Yes.
MR. HUBBARD: Commissioner Jensen.
COMMISSIONER JENSEN: Yes.
MR. HUBBARD: Commissioner Lorenzini.
COMMISSIONER LORENZINI: Yes.
MR. HUBBARD: Commissioner, I'm sorry, Chair Dawson.
CHAIRPERSON DAWSON: Yes.
MR. HUBBARD: Commissioner Green.
COMMISSIONER GREEN: Yes.
MR. HUBBARD: Commissioner Sigalos.
COMMISSIONER SIGALOS: Yes.
MR. HUBBARD: All right, that's a unanimous vote for approval, and we'll be sending this to the Village Board I believe at their first meeting in June pending some easement documents, I'm sorry, some final signatures. That's it.
CHAIRPERSON DAWSON: All right, any other business?
MR. HUBBARD: No. I would mention that we are still working on having a training for the Plan Commission, likely or possibly the first meeting in June. We still have some logistics to work out and availability of agenda for that meeting, whether there are other projects I need to move forward, but that's still on our radar so we're still looking to get that scheduled and we're excited for it.
COMMISSIONER ENNES: Any of us that might not be able to make that because we're not here, will there be some way we can get the benefit of that?
MR. HUBBARD: Yes, I would assume that we would still have the court reporter doing the minutes. So, certainly those would be available.
COMMISSIONER ENNES: Okay.
COMMISSIONER DROST: Yes, and that's planned to be here?
MR. HUBBARD: Yes.
COMMISSIONER DROST: Okay.
CHAIRPERSON DAWSON: All right, do I have a motion?
COMMISSIONER ENNES: Or can we delay it or reschedule it?
MR. HUBBARD: Possibly. If there are specific questions maybe that you would have, I would ask anyone to submit me their questions. I fear in delaying it is that it may get pushed and pushed and pushed.
COMMISSIONER ENNES: And I don't want to do that, but I kind of asked the initial question that got it instigated.
MR. HUBBARD: Sure, and are you unavailable on the --
COMMISSIONER ENNES: I'm going to be out of the country until June 7th.
MR. HUBBARD: Well, maybe we can have a conversation, I can represent your interest if it does move forward on the --
COMMISSIONER ENNES: Okay, it will be fine. Okay.
COMMISSIONER SIGALOS: Are you saying that will be one at one of the

7th --

CHAIRPERSON DAWSON: Our first meeting would be June 8th.
COMMISSIONER SIGALOS: So, you would be back by then.
CHAIRPERSON DAWSON: Our first meeting is June 8th.
MR. HUBBARD: 8th, yes.
COMMISSIONER SIGALOS: Yes, so you would be here, Terry.
CHAIRPERSON DAWSON: You might be a little jet-lagged.
COMMISSIONER ENNES: Way to go. Sounds good.
MR. HUBBARD: I'm not. I can't guarantee it will happen that date, but that's what we're targeting. We still have to, there may be other projects that are going to push it further back, but we'll see.
COMMISSIONER ENNES: Good, okay.
CHAIRPERSON DAWSON: Do I have a motion to adjourn?
COMMISSIONER DROST: I'll make that motion to adjourn.
COMMISSIONER JENSEN: Second.
CHAIRPERSON DAWSON: All in favor?
(Chorus of ayes.)
CHAIRPERSON DAWSON: All right, we're adjourned.
(Whereupon, at 7:35 p.m., the public hearing on the above-mentioned petition was adjourned.)

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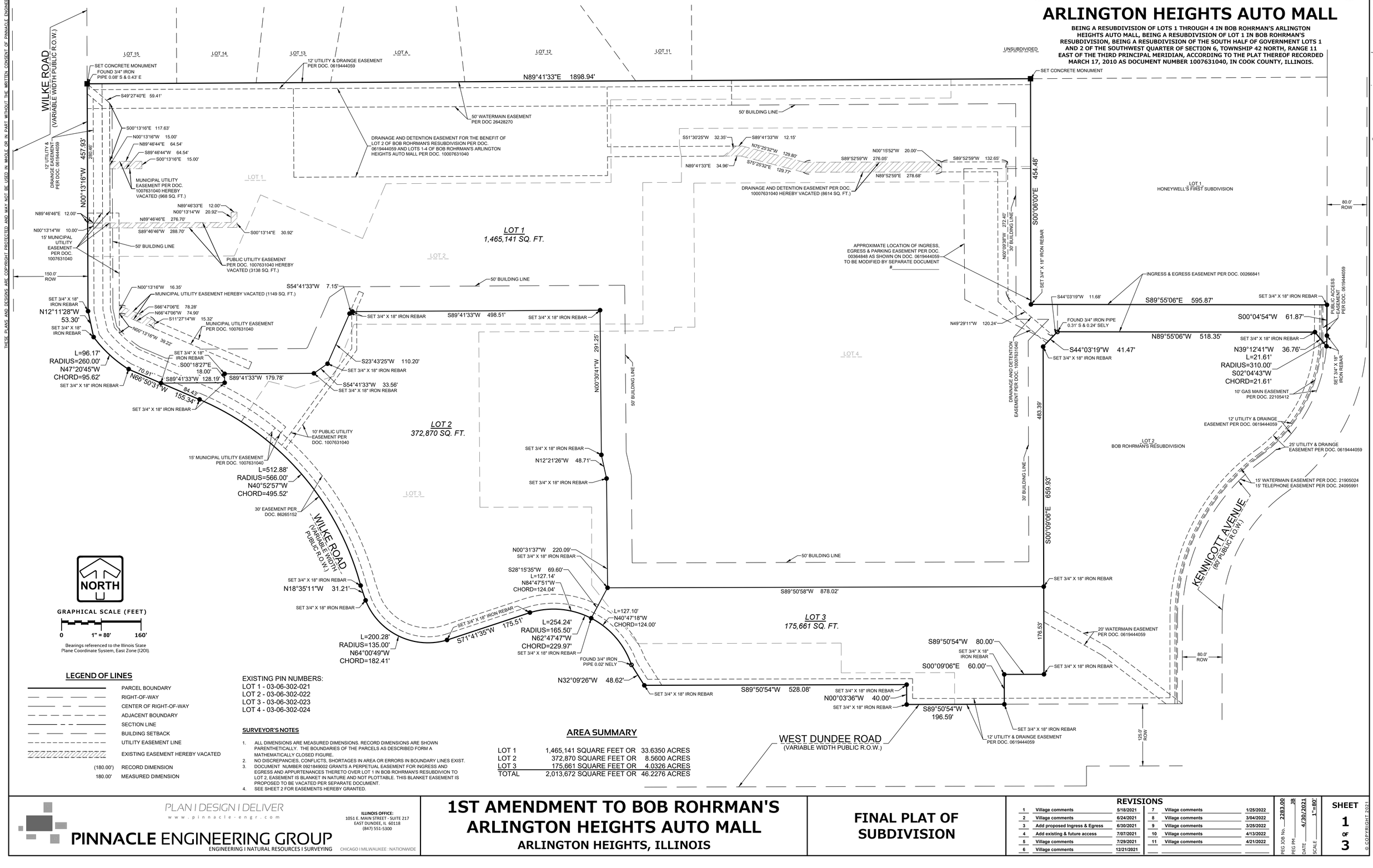
FINAL PLAT OF SUBDIVISION
1ST AMENDMENT TO BOB ROHRMAN'S ARLINGTON HEIGHTS AUTO MALL

BEING A RESUBDIVISION OF LOTS 1 THROUGH 4 IN BOB ROHRMAN'S ARLINGTON HEIGHTS AUTO MALL, BEING A RESUBDIVISION OF LOT 1 IN BOB ROHRMAN'S RESUBDIVISION, BEING A RESUBDIVISION OF THE SOUTH HALF OF GOVERNMENT LOTS 1 AND 2 OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 17, 2010 AS DOCUMENT NUMBER 1007631040, IN COOK COUNTY, ILLINOIS.



NORTH

GRAPHICAL SCALE (FEET)

0 1" = 80' 160'

Bearings referenced to the Illinois State Plane Coordinate System, East Zone (1201).

LEGEND OF LINES

- PARCEL BOUNDARY
- RIGHT-OF-WAY
- CENTER OF RIGHT-OF-WAY
- ADJACENT BOUNDARY
- SECTION LINE
- BUILDING SETBACK
- UTILITY EASEMENT LINE
- EXISTING EASEMENT HEREBY VACATED
- (180.00') RECORD DIMENSION
- 180.00' MEASURED DIMENSION

EXISTING PIN NUMBERS:
LOT 1 - 03-06-302-021
LOT 2 - 03-06-302-022
LOT 3 - 03-06-302-023
LOT 4 - 03-06-302-024

SURVEYOR'S NOTES

1. ALL DIMENSIONS ARE MEASURED DIMENSIONS. RECORD DIMENSIONS ARE SHOWN PARENTHETICALLY. THE BOUNDARIES OF THE PARCELS AS DESCRIBED FORM A MATHEMATICALLY CLOSED FIGURE.
2. NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA OR ERRORS IN BOUNDARY LINES EXIST.
3. DOCUMENT NUMBER 0921849002 GRANTS A PERPETUAL EASEMENT FOR INGRESS AND EGRESS AND APPURTENANCES THERETO OVER LOT 1 IN BOB ROHRMAN'S RESUBDIVION TO LOT 2, EASEMENT IS BLANKET IN NATURE AND NOT PLOTTABLE. THIS BLANKET EASEMENT IS PROPOSED TO BE VACATED PER SEPARATE DOCUMENT.
4. SEE SHEET 2 FOR EASEMENTS HEREBY GRANTED.

AREA SUMMARY

LOT 1	1,465,141 SQUARE FEET OR	33.6350 ACRES
LOT 2	372,870 SQUARE FEET OR	8.5600 ACRES
LOT 3	175,661 SQUARE FEET OR	4.0326 ACRES
TOTAL	2,013,672 SQUARE FEET OR	46.2276 ACRES

PLAN | DESIGN | DELIVER
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PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
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ILLINOIS OFFICE:
1051 E. MAIN STREET - SUITE 217
EAST DUNDEE, IL 60118
(847) 551-5300

1ST AMENDMENT TO BOB ROHRMAN'S ARLINGTON HEIGHTS AUTO MALL
ARLINGTON HEIGHTS, ILLINOIS

FINAL PLAT OF SUBDIVISION

REVISIONS

1	Village comments	5/18/2021	7	Village comments	1/25/2022
2	Village comments	6/24/2021	8	Village comments	3/04/2022
3	Add proposed Ingress & Egress	6/30/2021	9	Village comments	3/25/2022
4	Add existing & future access	7/07/2021	10	Village comments	4/13/2022
5	Village comments	7/29/2021	11	Village comments	4/21/2022
6	Village comments	12/21/2021			

PEG JOB No. 2283.00 | JB
PEG PM | DATE 4/30/2021
SCALE 1"=80'

SHEET 1 OF 3

SURVEY

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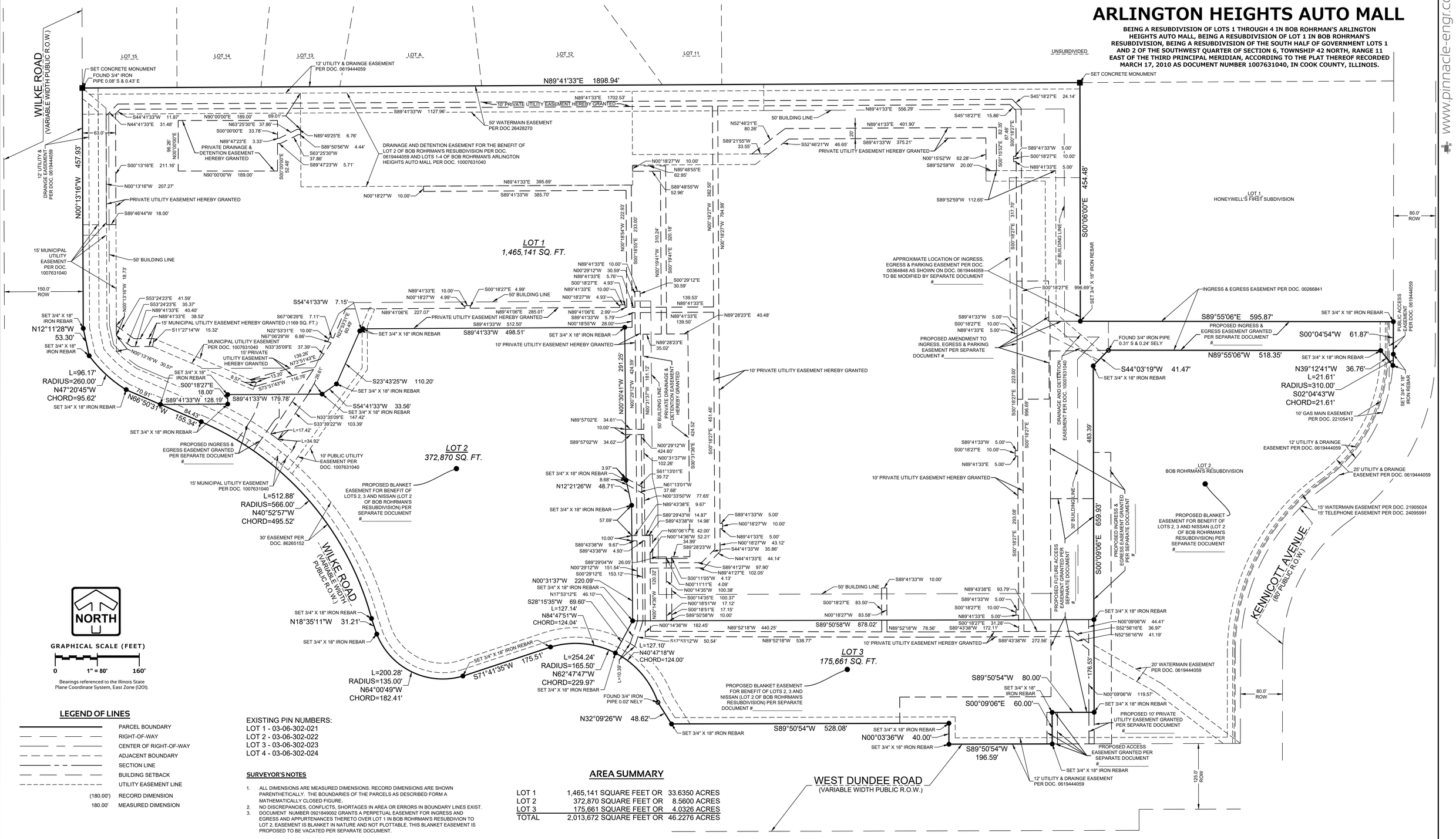
WILKE ROAD
(VARIABLE WIDTH PUBLIC R.O.W.)
WEST DUNDEE ROAD
(VARIABLE WIDTH PUBLIC R.O.W.)
KENNICOTT AVENUE
(80' PUBLIC R.O.W.)
LOT 1
1,465,141 SQ. FT.
LOT 2
372,870 SQ. FT.
LOT 3
175,661 SQ. FT.
LOT 15
LOT 14
LOT 13
LOT A
LOT 12
LOT 11
UNSUBDIVIDED
LOT 1
HONEYWELL'S FIRST SUBDIVISION
LOT 2
BOB ROHRMAN'S RESUBDIVISION
N89°41'33"E 1898.94'
S89°41'33"W 1127.96'
N89°41'33"E 1702.53'
S89°41'33"W 385.70'
N89°41'33"E 395.69'
N89°41'33"E 556.29'
N89°41'33"E 401.90'
S89°41'33"W 375.21'
S89°41'33"W 498.51'
S89°41'33"W 512.50'
S89°41'33"W 128.19'
S89°41'33"W 179.78'
S89°41'33"W 7.15'
S89°52'59"W 112.65'
S89°52'59"W 20.00'
S89°55'06"E 595.87'
N89°55'06"W 518.35'
S00°04'54"W 61.87'
S00°06'00"E 454.48'
S00°09'06"E 659.93'
N00°13'16"W 457.93'
N00°13'16"W 207.27'
S00°13'16"E 211.16'
N00°18'27"W 10.00'
S00°18'27"E 996.69'
S00°18'27"E 24.14'
S00°18'27"E 15.86'
S00°18'27"E 996.69'
S00°18'27"E 317.70'
S00°18'27"E 223.00'
S00°18'27"E 87.48'
S00°15'52"E 82.35'
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N00°18'27"W 382.59'
N00°18'54"W 222.93'
S00°16'55"E 233.00'
N00°19'41"W 310.24'
S00°19'41"E 320.18'
N00°30'41"W 291.25'
S00°31'37"E 424.52'
S00°18'27"E 451.46'
S00°29'12"E 30.59'
N89°28'23"E 40.48'
N89°28'23"E 35.02'
N89°28'23"E 139.50'
139.53'
S54°41'33"W 33.56'
S23°43'25"W 110.20'
N33°35'09"E 147.42'
S33°39'22"W 103.39'
N89°57'02"E 34.61'
S89°57'02"W 34.62'
N00°29'12"W 424.60'
N00°31'37"W 102.26'
N00°31'37"W 220.09'
N89°57'02"E 34.61'
S89°57'02"W 34.62'
N00°29'12"W 424.60'
N00°31'37"W 181.12'
S00°31'37"E 424.52'
S00°31'37"E 293.08'
S00°31'37"E 483.39'
S61°13'01"E 39.72'
N61°13'01"W 37.68'
N00°33'50"W 77.65'
N89°43'38"E 9.67'
S89°29'43"W 14.87'
S89°43'38"W 14.98'
N00°06'17"E 42.00'
N00°14'36"W 52.21'
S89°28'23"W 34.99'
S44°41'33"W 35.86'
N44°41'33"E 44.14'
S89°41'27"W 97.90'
N89°41'27"E 102.05'
S00°11'05"W 4.13'
N00°11'11"E 4.09'
N00°14'35"W 100.38'
S00°14'35"E 100.37'
N00°18'51"W 17.12'
S00°18'51"E 17.15'
S89°50'58"W 10.00'
N00°14'36"W 182.45'
S89°52'18"W 440.25'
S89°52'18"W 538.77'
S89°52'18"W 78.56'
S89°50'58"W 878.02'
S89°43'38"W 172.11'
S89°43'38"W 272.56'
S89°43'38"W 93.79'
N00°18'27"W 83.58'
S00°18'27"E 83.50'
S89°50'54"W 528.08'
S89°50'54"W 196.59'
S89°50'54"W 80.00'
N00°03'36"W 40.00'
N00°09'06"W 119.57'
S00°09'06"E 60.00'
N00°09'06"W 44.41'
S52°56'16"E 36.97'
N52°56'16"W 41.19'
N39°12'41"W 36.76'
L=21.61'
RADIUS=310.00'
S02°04'43"W
CHORD=21.61'
S44°03'19"W 41.47'
N12°11'28"W 53.30'
L=96.17'
RADIUS=260.00'
N47°20'45"W
CHORD=95.62'
N66°50'31"W 155.34'
L=512.88'
RADIUS=566.00'
N40°52'57"W
CHORD=495.52'
N18°35'11"W 31.21'
L=200.28'
RADIUS=135.00'
N64°00'49"W
CHORD=182.41'
S71°41'35"W 175.51'
L=254.24'
RADIUS=165.50'
N62°47'47"W
CHORD=229.97'
L=127.10'
N40°47'18"W
CHORD=124.00'
S28°15'35"W 69.60'
L=127.14'
N84°47'51"W
CHORD=124.04'
N12°21'26"W 48.71'
N32°09'26"W 48.62'
S54°41'33"W 7.15'
S67°06'29"W 7.11'
N67°06'29"W 6.86'
N22°53'31"E 10.00'
S11°27'14"W 15.32'
S53°24'23"E 41.59'
S53°24'23"E 35.37'
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N89°41'06"E 227.07'
N89°41'06"E 285.01'
N89°41'06"E 2.99'
N89°41'33"E 10.00'
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S00°18'27"E 4.93'
N89°41'33"E 10.00'
N89°41'33"E 5.79'
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S89°29'43"W 14.87'
S89°43'38"W 14.98'
N00°06'17"E 42.00'
N00°14'36"W 52.21'
S89°28'23"W 34.99'
S44°41'33"W 35.86'
N44°41'33"E 44.14'
S89°41'27"W 97.90'
N89°41'27"E 102.05'
S00°11'05"W 4.13'
N00°11'11"E 4.09'
N00°14'35"W 100.38'
S00°14'35"E 100.37'
N00°18'51"W 17.12'
S00°18'51"E 17.15'
S89°50'58"W 10.00'
N00°14'36"W 182.45'
S89°52'18"W 440.25'
S89°52'18"W 538.77'
S89°52'18"W 78.56'
S89°50'58"W 878.02'
S89°43'38"W 172.11'
S89°43'38"W 272.56'
S89°43'38"W 93.79'
N00°18'27"W 83.58'
S00°18'27"E 83.50'
S89°50'54"W 528.08'
S89°50'54"W 196.59'
S89°50'54"W 80.00'
N00°03'36"W 40.00'
N00°09'06"W 119.57'
S00°09'06"E 60.00'
N00°09'06"W 44.41'
S52°56'16"E 36.97'
N52°56'16"W 41.19'
N39°12'41"W 36.76'
L=21.61'
RADIUS=310.00'
S02°04'43"W
CHORD=21.61'
S44°03'19"W 41.47'
N12°11'28"W 53.30'
L=96.17'
RADIUS=260.00'
N47°20'45"W
CHORD=95.62'
N66°50'31"W 155.34'
L=512.88'
RADIUS=566.00'
N40°52'57"W
CHORD=495.52'
N18°35'11"W 31.21'
L=200.28'
RADIUS=135.00'
N64°00'49"W
CHORD=182.41'
S71°41'35"W 175.51'
L=254.24'
RADIUS=165.50'
N62°47'47"W
CHORD=229.97'
L=127.10'
N40°47'18"W
CHORD=124.00'
S28°15'35"W 69.60'
L=127.14'
N84°47'51"W
CHORD=124.04'
N12°21'26"W 48.71'
N32°09'26"W 48.62'
S54°41'33"W 7.15'
S67°06'29"W 7.11'
N67°06'29"W 6.86'
N22°53'31"E 10.00'
S11°27'14"W 15.32'
S53°24'23"E 41.59'
S53°24'23"E 35.37'
N89°41'33"E 40.40'
N89°41'33"E 38.52'
N00°13'16"W 18.73'
S44°41'33"W 11.87'
N44°41'33"E 31.48'
N90°00'00"E 189.00'
N90°00'00"W 189.00'
S00°00'00"E 33.78'
N63°25'30"E 37.86'
N89°47'23"E 3.33'
S89°50'56"W 4.44'
S63°25'30"W 37.86'
S89°47'23"W 5.71'
N89°49'25"E 6.76'
S00°00'00"E 52.48'
N89°41'06"E 227.07'
N89°41'06"E 285.01'
N89°41'06"E 2.99'
N89°41'33"E 10.00'
N00°29'12"W 30.59'
N89°41'33"E 5.76'
S00°18'27"E 4.93'
N89°41'33"E 10.00'
N89°41'33"E 5.79'
N00°18'55"W 28.00'
N89°41'33"E 10.00'
N00°18'27"W 4.99'
S00°18'27"E 4.99'
N89°41'33"E 10.00'
N00°18'27"W 4.93'
S89°41'33"W 5.00'
S00°18'27"E 10.00'
N89°41'33"E 5.00'
S89°41'33"W 5.00'
S00°18'27"E 10.00'
N89°41'33"E 5.00'
S89°41'33"W 5.00'
N00°18'27"W 10.00'
N89°41'33"E 5.00'
S89°41'33"W 5.00'
S00°18'27"E 10.00'
N89°41'33"E 5.00'
N89°48'55"E 62.95'
S89°48'55"W 52.96'
S89°41'33"W 1127.96'
S89°41'33"W 385.70'
S89°41'33"W 498.51'
S89°41'33"W 512.50'
S89°41'33"W 128.19'
S89°41'33"W 179.78'
S89°41'33"W 7.15'
S89°52'59"W 112.65'
S89°52'59"W 20.00'
S89°55'06"E 595.87'
N89°55'06"W 518.35'
S00°04'54"W 61.87'
S00°06'00"E 454.48'
S00°09'06"E 659.93'
N00°13'16"W 457.93'
N00°13'16"W 207.27'
S00°13'16"E 211.16'
N00°18'27"W 10.00'
S00°18'27"E 996.69'
S00°18'27"E 24.14'
S00°18'27"E 15.86'
S00°18'27"E 996.69'
S00°18'27"E 317.70'
S00°18'27"E 223.00'
S00°18'27"E 87.48'
S00°15'52"E 82.35'
N00°15'52"W 62.28'
N00°18'27"W 794.48'
N00°18'27"W 382.59'
N00°18'54"W 222.93'
S00°16'55"E 233.00'
N00°19'41"W 310.24'
S00°19'41"E 320.18'
N00°30'41"W 291.25'
S00°31'37"E 424.52'
S00°18'27"E 451.46'
S00°29'12"E 30.59'
N89°28'23"E 40.48'
N89°28'23"E 35.02'
N89°28'23"E 139.50'
139.53'
S54°41'33"W 33.56'
S23°43'25"W 110.20'
N33°35'09"E 147.42'
S33°39'22"W 103.39'
N89°57'02"E 34.61'
S89°57'02"W 34.62'
N00°29'12"W 424.60'
N00°31'37"W 102.26'
N00°31'37"W 220.09'
N89°57'02"E 34.61'
S89°57'02"W 34.62'
N00°29'12"W 424.60'
N00°31'37"W 181.12'
S00°31'37"E 424.52'
S00°31'37"E 293.08'
S00°31'37"E 483.39'
S61°13'01"E 39.72'
N61°13'01"W 37.68'
N00°33'50"W 77.65'
N89°43'38"E 9.67'
S89°29'43"W 14.87'
S89°43'38"W 14.98'
N00°06'17"E 42.00'
N00°14'36"W 52.21'
S89°28'23"W 34.99'
S44°41'33"W 35.86'
N44°41'33"E 44.14'
S89°41'27"W 97.90'
N89°41'27"E 102.05'
S00°11'05"W 4.13'
N00°11'11"E 4.09'
N00°14'35"W 100.38'
S00°14'35"E 100.37'
N00°18'51"W 17.12'
S00°18'51"E 17.15'
S89°50'58"W 10.00'
N00°14'36"W 182.45'
S89°52'18"W 440.25'
S89°52'18"W 538.77'
S89°52'18"W 78.56'
S89°50'58"W 878.02'
S89°43'38"W 172.11'
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S89°43'38"W 93.79'
N00°18'27"W 83.58'
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S89°50'54"W 528.08'
S89°50'54"W 196.59'
S89°50'54"W 80.00'
N00°03'36"W 40.00'
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S00°09'06"E 60.00'
N00°09'06"W 44.41'
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L=21.61'
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S44°03'19"W 41.47'
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CHORD=95.62'
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CHORD=182.41'
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RADIUS=165.50'
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CHORD=229.97'
L=127.10'
N40°47'18"W
CHORD=124.00'
S28°15'35"W 69.60'
L=127.14'
N84°47'51"W
CHORD=124.04'
N12°21'26"W 48.71'
N32°09'26"W 48.62'
SET CONCRETE MONUMENT
FOUND 3/4" IRON PIPE 0.08' S & 0.43' E
12' UTILITY & DRAINGE EASEMENT PER DOC. 0619444059
10' PRIVATE UTILITY EASEMENT HEREBY GRANTED
50' WATERMAIN EASEMENT PER DOC 26428270
DRAINAGE AND DETENTION EASEMENT FOR THE BENEFIT OF LOT 2 OF BOB ROHRMAN'S RESUBDIVISION PER DOC. 0619444059 AND LOTS 1-4 OF BOB ROHRMAN'S ARLINGTON HEIGHTS AUTO MALL PER DOC. 10007631040
12' UTILITY & DRAINGE EASEMENT PER DOC. 0619444059
PRIVATE DRAINAGE & DETENTION EASEMENT HEREBY GRANTED
PRIVATE UTILITY EASEMENT HEREBY GRANTED
15' MUNICIPAL UTILITY EASEMENT PER DOC. 1007631040
50' BUILDING LINE
150.0' ROW
SET 3/4" X 18" IRON REBAR
SET 3/4" X 18" IRON REBAR
SET 3/4" X 18" IRON REBAR
15' MUNICIPAL UTILITY EASEMENT HEREBY GRANTED (1169 SQ. FT.)
MUNICIPAL UTILITY EASEMENT PER DOC. 1007631040
15' PRIVATE UTILITY EASEMENT HEREBY GRANTED
PRIVATE UTILITY EASEMENT HEREBY GRANTED
10' PRIVATE UTILITY EASEMENT HEREBY GRANTED
50' BUILDING LINE
10' PRIVATE UTILITY EASEMENT HEREBY GRANTED
50' BUILDING LINE
PRIVATE DRAINAGE & DETENTION EASEMENT HEREBY GRANTED
10' PRIVATE UTILITY EASEMENT HEREBY GRANTED
10' PUBLIC UTILITY EASEMENT PER DOC. 1007631040
15' MUNICIPAL UTILITY EASEMENT PER DOC. 1007631040
30' EASEMENT PER DOC. 86265152
PROPOSED INGRESS & EGRESS EASEMENT GRANTED PER SEPARATE DOCUMENT #_____
PROPOSED BLANKET EASEMENT FOR BENEFIT OF LOTS 2, 3 AND NISSAN (LOT 2 OF BOB ROHRMAN'S RESUBDIVISION) PER SEPARATE DOCUMENT #_____
PROPOSED BLANKET EASEMENT FOR BENEFIT OF LOTS 2, 3 AND NISSAN (LOT 2 OF BOB ROHRMAN'S RESUBDIVISION) PER SEPARATE DOCUMENT #_____
APPROXIMATE LOCATION OF INGRESS, EGRESS & PARKING EASEMENT PER DOC. 00364848 AS SHOWN ON DOC. 0619444059 TO BE MODIFIED BY SEPARATE DOCUMENT #_____
PROPOSED AMENDMENT TO INGRESS, EGRESS & PARKING EASEMENT PER SEPARATE DOCUMENT #_____
SET 3/4" X 18" IRON REBAR
INGRESS & EGRESS EASEMENT PER DOC. 00266841
PROPOSED INGRESS & EGRESS EASEMENT GRANTED PER SEPARATE DOCUMENT #_____
FOUND 3/4" IRON PIPE 0.31' S & 0.24' SELY
SET 3/4" X 18" IRON REBAR
SET 3/4" X 18" IRON REBAR
PUBLIC ACCESS EASEMENT PER DOC. 0619444059
10' GAS MAIN EASEMENT PER DOC. 22105412
12' UTILITY & DRAINGE EASEMENT PER DOC. 0619444059
25' UTILITY & DRAINGE EASEMENT PER DOC. 0619444059
15' WATERMAIN EASEMENT PER DOC. 21905024
15' TELEPHONE EASEMENT PER DOC. 24095991
80.0' ROW
DRAINAGE AND DETENTION EASEMENT PER DOC. 1007631040
30' BUILDING LINE
PROPOSED INGRESS & EGRESS EASEMENT GRANTED PER SEPARATE DOCUMENT #_____
PROPOSED FUTURE ACCESS EASEMENT GRANTED PER SEPARATE DOCUMENT #_____
20' WATERMAIN EASEMENT PER DOC. 0619444059
80.0' ROW
SET 3/4" X 18" IRON REBAR
PROPOSED 10' PRIVATE UTILITY EASEMENT GRANTED PER SEPARATE DOCUMENT #_____
PROPOSED ACCESS EASEMENT GRANTED PER SEPARATE DOCUMENT #_____
SET 3/4" X 18" IRON REBAR
12' UTILITY & DRAINGE EASEMENT PER DOC. 0619444059
125.0' ROW
FOUND 3/4" IRON PIPE 0.02' NELY
SET 3/4" X 18" IRON REBAR
SET 3/4" X 18" IRON REBAR
SET 3/4" X 18" IRON REBAR

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

DEED OF DEDICATION

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

We, the undersigned, _____, _____ and _____, owners of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the within plat. This subdivision shall be known and designated as 1st Amendment to Bob Rohrman's Arlington Heights Auto Mall, an addition to the Village of Arlington Heights, Cook County. All streets and alleys and public open spaces shown and not heretofore dedicated are hereby dedicated to the public. Front and side yard building setback lines are established as shown on this plat, between which lines and the property lines of the streets, there shall be erected or maintained no building or structure. There are strips of ground, as shown on this plat and marked "Easement" reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon these strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities, and to the rights of the owners of other lots in this subdivision.

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

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

Also to the best of my knowledge, the lots that are hereby created by the annexed Plat are within the School Districts known as:

CONSOLIDATED COMMUNITY SCHOOL DISTRICT #25
TOWNSHIP HIGH SCHOOL DISTRICT #214
HARPER COMMUNITY COLLEGE DISTRICT #512

In witness where I (we) have hereunder set my (our) hand (s) of

Seal (s) this _____ day of _____, A.D., 20____.

_____President

_____Secretary

Seal (s) this _____ day of _____, A.D., 20____.

_____President

_____Secretary

Seal (s) this _____ day of _____, A.D., 20____.

_____President

_____Secretary

NOTARY CERTIFICATE

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

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that

_____, personally known to me to be the

_____ of _____corporation,

and _____ personally known to me to be the

_____ of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day in person and severally

acknowledged that as such _____ and

_____ signed and delivered the said instrument as

_____ and _____ of said corporation, and caused the Corporate Seal of said corporation to be affixed thereto, pursuant to the authority given by the Board of Directors of said corporation as their own free and voluntary act, and as the free and voluntary act and deed of said corporation, for uses and purposes therein set forth, Given under my hand and Notarial

Seal this _____ day of _____, A.D., 20_____.

_____ _____
Notary Public My Commission Expires

PLAN COMMISSION CERTIFICATE

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

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

APPROVED by the Plan Commission at a meeting held _____

_____
Chairman

_____
Secretary

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

_____
President

_____
Village Clerk

Approved by the Village Collector

_____

Approved by the Village Engineer

_____

COUNTY CLERK'S CERTIFICATE

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

I,_____, County Clerk in Cook County, Illinois do hereby certify that there are no delinquent general taxes, no unpaid current general taxes, no unpaid forfeited taxes, and no redeemable tax against any of the land included in the annexed plat.

I further certify that I have received all statutory fees in connection with the annexed plat.

Given under my hand and seal of the County at _____, Illinois,

this _____day of _____, 20___, A.D.

_____
Cook County Clerk

EXISTING OWNERS

LOT 1 IN BOB ROHRMAN'S ARLINGTON HEIGHTS AUTO MALL

P9 ARLINGTON NORTHWEST GATEWAY OWNER, LLC
C/O RIDGELINE PROPERTY CROUP
3715 NORTHSIDE PARKWAY, BUILDING 200, SUITE 610
ATLANTA, GA 30327

PART OF LOT 2 IN BOB ROHRMAN'S ARLINGTON HEIGHTS AUTO MALL
P9 ARLINGTON NORTHWEST GATEWAY OWNER, LLC
C/O RIDGELINE PROPERTY CROUP
3715 NORTHSIDE PARKWAY, BUILDING 200, SUITE 610
ATLANTA, GA 30327

PART OF LOT 2 IN BOB ROHRMAN'S ARLINGTON HEIGHTS AUTO MALL
ROHRMAN GENERAL LLC
1510 W DUNDEE RD
ARLINGTON HTS, IL 60004-1436

PART OF LOT 3 IN BOB ROHRMAN'S ARLINGTON HEIGHTS AUTO MALL
P9 ARLINGTON NORTHWEST GATEWAY OWNER, LLC
C/O RIDGELINE PROPERTY CROUP
3715 NORTHSIDE PARKWAY, BUILDING 200, SUITE 610
ATLANTA, GA 30327

PART OF LOT 3 IN BOB ROHRMAN'S ARLINGTON HEIGHTS AUTO MALL
ROHRMAN GENERAL LLC
1510 W DUNDEE RD
ARLINGTON HTS, IL 60004-1436

PART OF LOT 4 IN BOB ROHRMAN'S ARLINGTON HEIGHTS AUTO MALL
P9 ARLINGTON NORTHWEST GATEWAY OWNER, LLC
C/O RIDGELINE PROPERTY CROUP
3715 NORTHSIDE PARKWAY, BUILDING 200, SUITE 610
ATLANTA, GA 30327

PART OF LOT 4 IN BOB ROHRMAN'S ARLINGTON HEIGHTS AUTO MALL
ROHRMAN GENERAL LLC
3900 SOUTH ST
LAFAYETTE, IN 47905-4882

WASTEWATER LAND TREATMENT CERTIFICATE

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

I, _____, a Professional Engineer of the State of Illinois, do hereby certify that the wastewater land treatment facility servicing this subdivision has been designed in accordance with generally accepted engineering practices so as (1) to properly treat the wastewater from the service area under all conditions, (2) to prevent any groundwater contamination, (3) to prevent the movement of any effluent from the application site either as runoff or surface flow or as mist and (4) to prevent causing any condition of ill-being to any person.

_____
Registered Professional Engineer of Illinois

PUBLIC UTILITY CERTIFICATE

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

COMMONWEALTH EDISON COMPANY
EASEMENT APPROVED AND ACCEPTED

BY: _____
SIGNATURE

ITS: _____
TITLE

AMERITECH/SBC
EASEMENT APPROVED AND ACCEPTED

BY: _____
SIGNATURE

ITS: _____
TITLE

COMCAST CABLE
EASEMENT APPROVED AND ACCEPTED

BY: _____
SIGNATURE

ITS: _____
TITLE

NICOR GAS COMPANY
EASEMENT APPROVED AND ACCEPTED

BY: _____
SIGNATURE

ITS: _____
TITLE

WIDE OPEN WEST, LLC
EASEMENT APPROVED AND ACCEPTED

BY: _____
SIGNATURE

ITS: _____
TITLE

NEW LOT ADDRESSES

LOT 1 - 3625 N WILKE RD & 3600 N KENNICOTT AVE

LOT 2 - 1510 W DUNDEE RD

LOT 3 - 1300 W DUNDEE RD

RECORDER'S CERTIFICATE

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

This instrument filed for record in the Recorder's Office of Cook

County, Illinois, on this _____ day of

_____, 20____, A.D.,

at _____ o'clock____M. and recorded as Document number

_____
Cook County Recorder

SEND TAX BILL TO:

_____

_____

_____

FINAL PLAT OF SUBDIVISION
1ST AMENDMENT TO BOB ROHRMAN'S ARLINGTON HEIGHTS AUTO MALL

BEING A RESUBDIVISION OF LOTS 1 THROUGH 4 IN BOB ROHRMAN'S ARLINGTON HEIGHTS AUTO MALL, BEING A RESUBDIVISION OF LOT 1 IN BOB ROHRMAN'S RESUBDIVISION, BEING A RESUBDIVISION OF THE SOUTH HALF OF GOVERNMENT LOTS 1 AND 2 OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 17, 2010 AS DOCUMENT NUMBER 1007631040, IN COOK COUNTY, ILLINOIS.

PRIVATE DRAINAGE, UTILITY AND DETENTION EASEMENT PROVISIONS:

PROVISIONS COVERED UNDER AGREEMENT PER SEPARATE DOCUMENT.

PRIVATE UTILITY EASEMENT PROVISIONS:

PROVISIONS COVERED UNDER AGREEMENT PER SEPARATE DOCUMENT.

MUNICIPAL UTILITY EASEMENT PROVISIONS:

Non-exclusive Easements for serving the subdivision and other private property with domestic water, sanitary sewer and/or storm water drainage is hereby reserved for and granted to the Village of Arlington Heights, Illinois, their successors and assigns, to install, operate, maintain, relocate, renew and remove facilities used in connection with sewer and watermains, in, under, across, along, and upon the surface of the property shown on the plat within the areas marked as "Municipal Utility Easement" (M.U.E.) and those parts designated on the plat as dedicated for public street, together with the right to cut, trim, or remove trees, bushes, and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes.

Each individual entity or other party accepting title to all or any part of the Municipal Utility Easement (M.U.E.) shall conclusively be deemed to have covenanted and agreed, jointly and severally, to maintain the surface of that portion of the Municipal Utility Easement which is located on such party's property so that it is in good condition for its intended purpose as a Municipal Utility Easement (which maintenance shall include, but shall not be limited to, the regular seeding, watering and mowing of all lawns).

No titleholder of any part or portion of the Municipal Utility Easement (or any party acting on behalf of the titleholder) shall:

1) Install, construct, erect, place or plant any building, structures, improvements or vegetation (other than grass or minor plantings approved by the Village) upon the Municipal Utility Easement, including, but not limited to fences, walls, patios, sheds, posts, trees, plants or shrubbery, except as may be approved by the village, or

2) Alter, modify or change in any way the topography or elevations of the Municipal Utility Easement unless authorized by a separate approval from the Village.

Said easements may be used for driveways and parking. However, the grade of the property within the M.U.E. shall not be altered in any manner so as to interfere with the proper operation and maintenance thereof, or with the surface drainage thereon. The property owner and/or the property owner association are completely responsible for landscape and/or paving restoration, should maintenance or repair of the utility be required.

Only perpendicular crossings of the M.U.E. are permitted by other public utilities except as may be approved by the Village. The M.U.E.'s are exclusive of any blanket easement that might exist for other public utilities.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, PAUL A. KUBICEK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED, SUBDIVIDED AND PLATTED FOR THE OWNERS THEREOF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1 THROUGH 4 IN BOB ROHRMAN'S ARLINGTON HEIGHTS AUTO MALL, BEING A RE-SUBDIVISION OF LOT 1 IN BOB ROHRMAN'S RE-SUBDIVISION, BEING A SUBDIVISION OF THE SOUTH HALF OF GOVERNMENT LOTS 1 AND 2 OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 17, 2010 AS DOCUMENT NO. 1007631040, IN COOK COUNTY, ILLINOIS.

CONTAINING 2,013,672 SQUARE FEET OR 46.2276 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT IRON STAKES HAVE BEEN SET AT ALL LOT CORNERS, POINTS OF CURVATURE AND TANGENCY, EXCEPT WHERE CONCRETE MONUMENTS AND MAG NAILS ARE INDICATED, AND THAT THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT THE FOREGOING PROPERTY FALLS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ARLINGTON HEIGHTS, AND I FURTHER CERTIFY THAT PART OF SAID PROPERTY IS SITUATED WITHIN A FLOOD HAZARD AREA ZONE "AE", WITH THE REMAINDER SITUATED IN ZONE "X", AS PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, MAP NUMBER 17031C0063J & 17031C0044J, MAP REVISED AUGUST 19, 2009.

DATED AT EAST DUNDEE, ILLINOIS, THIS 21st DAY OF APRIL, 2022.

_____
PAUL A. KUBICEK, ILLINOIS PROFESSIONAL LAND SURVEYOR 035-003296
EXPIRES 11/30/2022
PINNACLE ENGINEERING GROUP, LLC #184006289-0010
EXPIRES 04/30/2023

PROFESSIONAL LAND SURVEYOR
PAUL A. KUBICEK
035-003296
OAK CREEK, WI
STATE OF ILLINOIS

www.pinnacle-engr.com

PLAN I DESIGN I DELIVER
www.pinnacle-engr.com
PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING
ILLINOIS OFFICE:
1051 E. MAIN STREET - SUITE 217
EAST DUNDEE, IL 60118
(847) 551-5300
CHICAGO I MILWAUKEE : NATIONWIDE

1ST AMENDMENT TO BOB ROHRMAN'S ARLINGTON HEIGHTS AUTO MALL
ARLINGTON HEIGHTS, ILLINOIS

FINAL PLAT OF SUBDIVISION

REVISIONS

1	Village comments	5/18/2021	7	Village comments	1/25/2022
2	Village comments	6/24/2021	8	Village comments	3/04/2022
3	Add proposed Ingress & Egress	6/30/2021	9	Village comments	3/25/2022
4	Add existing & future access	7/07/2021	10	Village comments	4/13/2022
5	Village comments	7/29/2021	11	Village comments	4/21/2022
6	Village comments	12/21/2021			

PEG JOB No. 2283.00 JB
PEG PM 4/30/2021
DATE
SCALE 1"=80'

SHEET 3 OF 3

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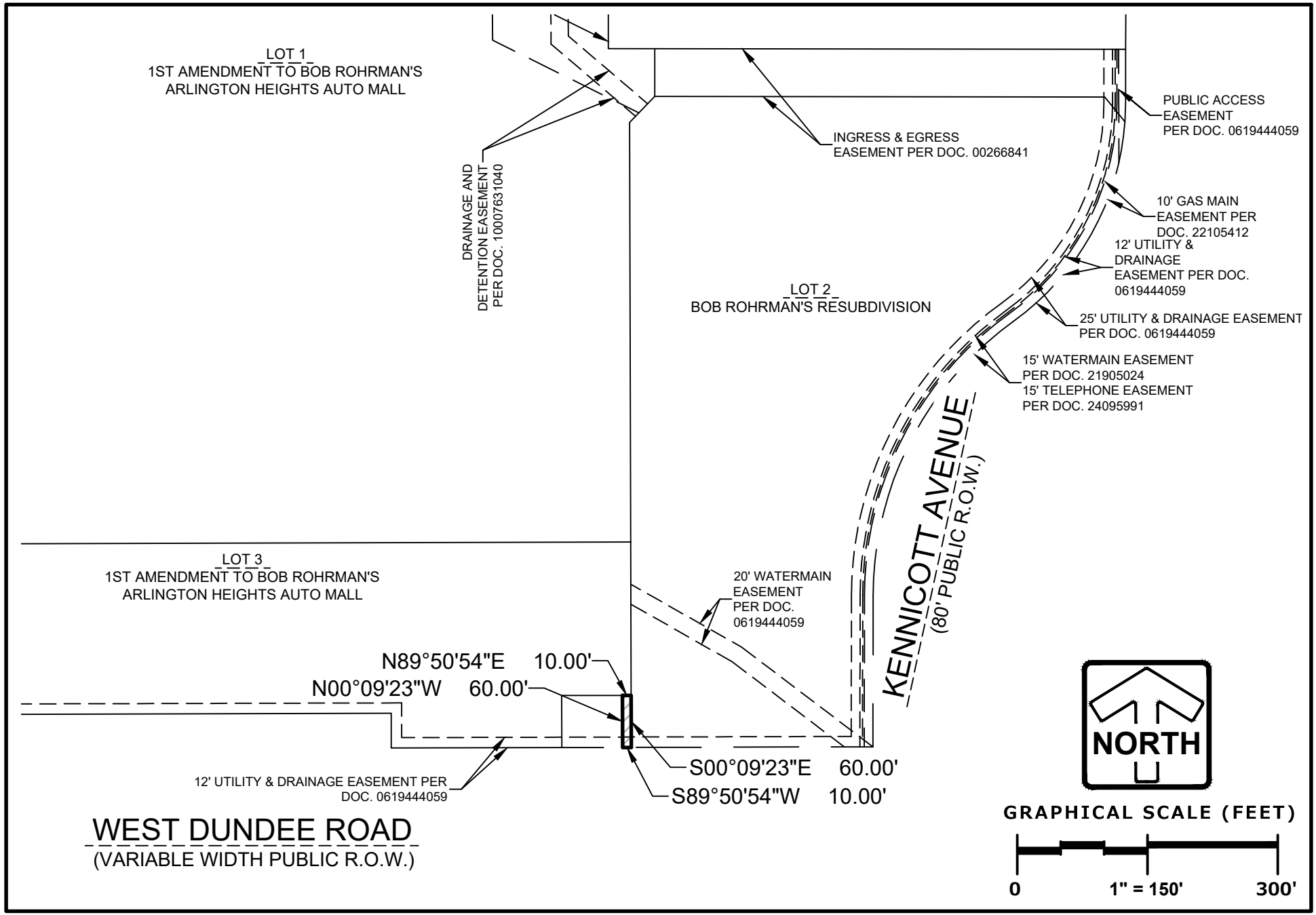
SURVEY



PROPOSED 10' PRIVATE UTILITY EASEMENT EXHIBIT

5/17/2022

PINNACLE ENGINEERING GROUP

1051 E. MAIN STREET | SUITE 217 | EAST DUNDEE, IL 60118

WWW.PINNACLE-ENGR.COM

PLAN | DESIGN | DELIVER

PEG JOB#2283.00

PRIVATE UTILITY EASEMENT PROVISIONS

A PERMANENT AND PERPETUAL EASEMENT IS HEREBY GRANTED TO, AND FOR THE BENEFIT AND USE OF, THE OWNER(S) OF LOT 1, LOT 2, AND LOT 3 WITHIN THIS SUBDIVISION, THEIR HEIRS, SUCCESSORS AND ASSIGNS, TO SURVEY, CONSTRUCT, RECONSTRUCT, USE, OPERATE, MAINTAIN, TEST, INSPECT, REPAIR, REPLACE, ALTER, REMOVE OR ABANDON IN PLACE SANITARY SEWER MAINS AND WATER MAINS TOGETHER WITH RELATED ATTACHMENTS, EQUIPMENT AND APPURTENANCES THERETO, IN, UPON, UNDER, ALONG AND ACROSS THE AREAS DESIGNATED ON THE PLAN AND MARKED “PRIVATE UTILITY EASEMENT,” TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES.

THE SANITARY SEWER MAINS, WATER MAINS AND RELATED ATTACHMENTS, EQUIPMENT AND APPURTENANCES THERETO, IN, UPON, UNDER, ALONG AND ACROSS THE “PRIVATE UTILITY EASEMENT” AREAS SHALL BE OWNED AND MAINTAINED BY THE OWNER(S) OF LOT 1, LOT 2, AND LOT 3. THE OWNERS OF PROPERTY SHOWN ON THIS PLAT OR ANY PART THEREOF HEREBY RESERVE THE RIGHT TO USE THE AREAS DESIGNATED “PRIVATE UTILITY EASEMENT” AND ADJACENT PROPERTY IN ANY MANNER THAT WILL NOT PREVENT OR INTERFERE WITH THE EXERCISE BY THE OWNER(S) OF LOT 1, LOT 2, AND LOT 3 OF THE RIGHTS HEREBY GRANTED.

IN ADDITION,
AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS CORPORATION, DOING BUSINESS AS NICOR GAS COMPANY, ITS SUCCESSORS AND ASSIGNGS (“NICOR”) TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRUBTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED “PRIVATE UTILTIY EASEMENT”, TOGETHER WITH REASONABLE RIGHT OF ACCESS THERETO, OR ON ADJACENT LOTS AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, TREES, BUSHES, ROOTS AND FENCES, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES, PROVIDED THAT IMMEDIATELY AFTER ANY CONSTRUCTION OR MAINTANENCE WORK IS PERFORMED ON THE AREA HEREIN DESCRIBED, NICOR, AT ITS SOLE COST AND EXPENSE, SHALL RESTORE THE SURFACE OF THE PROPERTY AND ALL TREES, SHRUBERRY, FENCING AND OTHER SUCH IMPROVEMENTS TO THEIR PREVIOUS CONDITION.. OBSTRUCTIONS SHALL NOT BE PLACED OVER NICOR FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT PRIOR WRITTEN CONSENT OF NICOR. AFTER INSTALLATION OF ANY SUCH FACITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

63. The Village is in receipt of the draft Onsite Utility Maintenance Agreement.

64. The proposed methodology from the Final Stormwater Management Report is acceptable.
    a) Section 3.5.1 of the Proposed Detention Basins introduction states that two additional detention/infiltration systems will be installed that will connect to the existing underground vault. The plans show three underground systems (west, east-north, and east-south).
    b) The west and east-south underground systems will be located underneath the pavement. Any system located under pavement must be designed to AASHTO HS-25 loading standard.
    c) The northwest portion of the existing Lexus parking lot drains to the north. Sections of the existing storm sewer are scheduled to be removed for Building No. 1, disconnecting this area from the overall system. Provide additional information on how the storm sewer will be reconnected. Verify that this area is included in the Stormwater Management Report and the calculations.

65. The east detention facility is controlled by the STM 66 outlet control structure, which is then connected to STM 67 which has no outlet. Provide additional information to show how the east detention facility will be routed to the existing vault.

66. Provide additional information for the 42" RCP from STM 37, east of Building No. 1, to show how the storm sewer will be connected to the existing system.

67. The following comments pertain to the utility crossings:
    a) The storm sewer shall be water main quality for all locations where the storm sewer is above the water main (crossings 1, 2, 5, 9, 11, 13, 14, 18, 19, 20, 23, 26, 28, 30, 33, and 34).
    b) Utility crossing 37 is incorrect (shown as storm/sanitary, crossing is storm/water).

68. The plans note that the existing vault top is to be replaced; however, the information is not shown on the plans. Provide additional information on the proposed vault top.

69. Provide a detail of the fence/guardrail proposed to be installed along the north side of the vault.

70. Provide a cross section of the overflow for the vault, showing the fence/guardrail and water main.

71. Provide the depths of the proposed water main along the north side of the property.

72. Provide additional information on how the buildings will be metered for water.

73. Provide an exhibit showing the turning path for the tower truck through the proposed cross access between Building 1 and the existing Lexus Dealership.

TRAFFIC

74. Provide an updated traffic report per the Round 4 comments.

EASEMENTS

75. Provide an exhibit for the Vacation of Easement.

76. Provide all other proposed ingress, egress and parking easement documents and the overall easement exhibit.

FINAL PLAT

77. The plat was reviewed against the attached Final Plat of Subdivision Checklist. Items m, n, o, s, t and u are incomplete.

78. Show the right-of-way for Kennicott Avenue, Dundee Road, and Wilke Road.

79. The interior private utility easements should not be on the Final Plat.

80. The Illinois Department of Transportation certificate can be removed.

81. Clarify the municipal, drainage, and public utility easement provisions shown on the plat.

1/7/22

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

Attachments:

Final Plat of Subdivision Checklist (3 pages)

Items for final engineering:

- OUMA
- Loading on existing detention vault
- Lighting
- Building 2 water vault
- Check the manhole diameter for the re-routed storm sewer north of Building 2
- Ingress/egress improvements off of Kennicott Ave to be addressed at final engineering
- Exhibit for cross access with Rohrman site
- Update traffic report

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

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

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

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

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

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

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

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

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

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

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

_____
Notary Public"

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

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

APPROVED by the Plan Commission at a meeting held _____

_____
Chairman

_____
Secretary

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

_____
President

_____
Village Clerk

APPROVED by the Village Collector

_____

APPROVED by the Village Engineer

_____"

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

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

_____
Signature

(SURVEYOR'S SEAL)

Illinois Land Surveyor
No. _____"

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

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

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

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

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

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

Arlington Heights Fire Department
Plan Review Sheet

P. C. Number _____

Project Name _____

Project Location _____

Planning Department Contact _____

General Comments

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW

Date _____ Reviewed By: _____

Planning & Community Development Dept. Review

January 13, 2022

FINAL PLAT REVIEW ROUND 1 (OVERALL ROUND 5)

Project: Ridgeline/Rohrman Redevelopment

Case Number: PC 21-009

General:

1) Ordinance #21-041 required the submission of a Covenants, Conditions, and Restrictions document that adequately establishes shared access and common maintenance. Separate documents for access have been provided under separate cover, which must be revised as requested in the email to Ben Harris from 12/12/21. These documents must be submitted during the next round of review and shall be incorporated into the Final Plat review process. Please also include the proposed easement vacation documents and the Stormwater Dedication Declaration. Are there any other common elements (underground utilities, signage, landscaping, etc.) that are shared/benefit all lots within the subdivision that need to be accommodated for within these documents?

2) Preliminary approval Ordinance #21-041 required the submission of a photometric plan for the Rohrman site improvements. The plan submitted was from 2012 and did not show the proposed improvements on Lot 2 and 3. Please provide a to-scale photometric plan for the Rohrman property. The plan shall also include cut sheets for the proposed lights, as well as information on the height (inclusive of any mounting base) of all proposed light poles.

Plat of Subdivision:

3) The proposed access easements on the plat do not match the documents most recently submitted. Please verify that all proposed access easements match (location, size) the easement documents that will be forthcoming within your next submittal.

4) The note at the southeast corner of proposed Lot 3 and at the southwest corner of Lot 2 in Bob Rohrmans Resubdivision references an existing easement granted under a separate document. Please verify if this is a proposed easement or an existing easement.

5) Please remove the text "Ingress & Egress Easement Hereby Granted to Lot 2 In Bob Rohrmans Resubdivision" from the callout above the easement established by doc. Lot 2 already has access to Kennicott and does not need access to this access drive.

6) The proposed blanket easements should be referred to as "Proposed Blanket Ingress & Egress Easement".

7) Surveyors note #3 should add a sentence at the end that reads: "This blanket easement is proposed to be vacated per separate document.

8) The certificates on the Plat must be revised to more closely follow the general outline as contained within the Subdivision Code (Chapter 29 of the Municipal Code). Please see Chapter 29, Section 29-209n, and o.

9) The Village Clerk certificate shall be removed. The certificates as outlined within Chapter 29 contain a signature line for the Clerk.

10) The Superintendent Certificate can be removed.

11) The Plat must contain all of the existing PIN numbers within the proposed subdivision.

12) The Public Utility Certificates reference the County of DuPage.

Engineering/Landscape:

13) The proposed demo work shown on C-6 and the utility work shown on sheet C-18 will cause the removal of landscaping on Lot 3. Please incorporate replacement plantings and shown them on the landscape plan.

14) Remove reference to Village of Wheeling project on Maintenance Plan.

15) Per Chapter 28, Section 6.15-3 landscaping is required along the perimeter of the detention basin in order to minimize the negative visual impact. Please provide a mix of trees, shrubs and perennials along the perimeter of the basin in order to address the code requirement.

Prepared by: _____

February 4, 2022

Sam Hubbard
Development Planner
Department of Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

RE: 1400-1500 W. Dundee Rd., Arlington Heights – Review Letter Response
Arlington Heights, Illinois (Cook County)
Plan Commission PC #21-009
PEG Job No.: 2283.00-IL

Dear Sam Hubbard,

Thank you for your comment letter dated January 13 , 2022. Please find the following documents are enclosed, for your review, along with responses to your comments.

- Five (5) Comment Response Letter
- Five (5) Final Civil Engineering Plans (5 full size)
- Five (5) Final Landscape Plans (5 full size, incorporated into the Final Civil Set)
- Five (5) Lexus Cross Access Fire Truck Turning Movement Exhibit (5 full size)
- Five (5) Final Plat of Subdivision (5 full size)
- Five (5) Traffic Impact Study Report
- Five (5) Easement and CCR documents
- Three (3) East Detention Basin Calculations to swap into the report, due to change back to underground system
- Four (4) IEPA Water/Sanitary Permit forms (original signature forms), for Village signatures
- One (1) MWRD permit forms, for Village signatures
- One (1) Jump drive with digital copies of the entire submittal

Round 5 (Final Plat Round 1)
Engineering

63) The Village is in receipt of the draft Onsite Utility Maintenance Agreement.
Response: Noted.

64) The proposed methodology from the Final Stormwater Management Report is acceptable
   a. Section 3.5.1 of the Proposed Detention Basins introduction states that two additional detention/infiltration systems will be installed that will connect to the existing underground vault. The plans show three underground systems (west, east-north, and east-south)
   b. The west and east-south underground systems will be located underneath the pavement. Any system located under pavement must be designed to AASHTO HS-25 loading standard.

c. The northwest portion of the Lexus parking lot drains to the north. Sections of the existing storm sewer are scheduled to be removed for Building No. 1, disconnecting this area from the overall system. Provide additional information on how the storm sewer will be reconnected. Verify that this area is included in the Stormwater Management Report and the calculations.

Response:

a. The plans have been revised to put the entire detention system back underground, similar to what was proposed during preliminary engineering and will only have the single eastern system. Therefore, the narrative is now correct.

b. This is understood and the information has been provided to the Contech staff and iMEG (structural engineer for the vault system.

c. This was discussed with the Village engineering staff on our call on 1/21/2022. The existing drainage will be directed into a 42" by-pass pipe that directs the flows to the existing on-site vault. Looking at the plans, the existing layer had the existing storm line shown demolished further than was required and has now been fixed on the plans to show it connecting to STM 33.

65) The east detention facility is controlled by the STM 66 outlet control structure, which is then connected to STM 67 which has not outlet. Provide additional information to show how the east detention facility will be routed to the existing vault.
Response: Similar to Item 64c, there was a drafting issue. STM 67 is actually a proposed storm structure proposed to be located on top of an existing 24" storm sewer line that currently is connected to the current underground vault. The cad issue has been resolved in this resubmittal.

66) Provide additional information for the 42" RCP from STM 37, east of Building No. 1, to show how the storm sewer will be connected to the existing system.
Response: The storm sewer running north from structure STM 37 will have a new hole cored into the existing vault to connect this 'by-pass' run into the vault. We have modified the callout for the invert to make that more clear.

67) The following comments pertain to the utility crossings:
a. The storm sewer shall be water main quality for all locations where the storm sewer is above the water main (crossings 1, 2, 5, 9, 11, 13, 14, 18, 19, 20, 23, 26, 28, 30, 33, and 34).
b. Utility crossing 37 is incorrect (shown as storm/sanitary, crossing is storm/water).
Response: The crossing table has been updated and the specific crossings called out.

68) The plans note that the existing vault top is to be replaced; however, the information is not shown on the plans. Provide additional information on the proposed vault top.
Response: The vault top structural plans are being designed by iMEG. These will be provided once available. I believe it was the intent to submit these with the architectural drawing submittal, which has not occurred as of yet.

69) Provide a detail of the fence/guardrail proposed to be installed along the north side of the vault.
Response: This detail is still being coordinated with the iMEG design team since it will be fixed to the vault. Additional information will be provided once received.

70) Provide a cross section of the overflow for the vault, showing the fence/guardrail and water main.
Response: This detail is still being worked out. Once available, we will add it to the plans. The intent is to keep the same overflow capacity and HWL of the current overflow from the vault that was designed in 2009 and have the new top of the vault maintain the existing opening.

71) Provide the depths of the proposed water main along the north side of the property.
Response: The proposed water main is noted to be a minimum depth of 5.5', as called out in the specification notes on sheet 2, under the Underground Utility section (note 14), unless it needs to be lowered for a crossing conflict, as noted on the utility crossings table located on the overall utility plan sheet.

72) Provide additional information on how the buildings will be metered for water.
Response: Per the owner, it is desired to be metered via a single meter per building. It is not intended to have sub-meters for the various tenants.

73) Provide an exhibit showing the turning path for the tower truck through the proposed cross access between Building 1 and the existing Lexus Dealership.
Response: The fire truck turning exhibit has been included in this resubmittal. The middle median has been revised to be a M3.12 curb and gutter so the fire truck can drive over that median, but still maintains the visual of a smaller driveway width to deter larger semi access.

Traffic

74) Provide an updated traffic report per the Round 4 comments.
Response: The updated traffic report is attached to this submittal.

Easements

75) Provide an exhibit for the Vacation Easement.
Response: Based on the call with Village staff on 1/21/2022, the Final Plat of Subdivision is being revised per that call.

76) Provide all other proposed ingress, egress and parking easement documents and the overall easement exhibit.
Response: The Final Plat of Subdivision has been revised based on the discussion with Village staff on 1/21/2022.

Final Plat

77) The plat was reviewed against the attached Final Plat of Subdivision Checklist. Items m, n, o, s, t, and u are incomplete.
Response: The plat has been updated.

78) Show the right-of-way for Kennicott Avenue, Dundee Road, and Wilke Road.
Response: The plat has been updated.

79) The interior private utility easement should not be on the Final Plat.
Response: The plat has been updated.

80) The Illinois Department of Transportation certificate can be removed.
Response: The plat has been updated.

81) Clarify the municipal, drainage, and public utility easement provisions shown on the plat.
Response: The plat has been updated.

Arlington Heights Fire Department

1) The Fire Department will work with the contractor about placement of additional Knox Boxes remote of the Knox Box at the main front entrance.
Response: Understood.

Planning & Community Development
General:

1) Ordinance #21-041 required the submission of a Covenants, Conditions, and Restrictions document that adequately establishes shared access and common maintenance. Separate documents for access have been provided under separate cover, which must be revised as requested in the email to Ben Harris from 12/12/21. These documents must be submitted during the next round of review and shall be incorporated into the Final Plat review process. Please also include the proposed easement vacation documents and the Stormwater Dedication Declaration. Are there any other common elements (underground utilities, signage, landscaping, etc.) that are shared/benefit all lots within the subdivision that need to be accommodated for within these documents?
Response by Ridgeline: Attached are the following documents for the Village's review and comment:
    1. **Vacation of Blanket Easement (# 0921849002)**
    2. **Vacation of Existing CC&Rs**
    3. **Declaration of new CC&Rs for Stormwater Detention**

    The attorney for the Rohrman Team, Frank Saviano, just sent Ridgeline comments via an email for the three documents. Ridgeline is including the email from Rohrman's legal counsel for Arlington Heights to reference as it reviews and comments the three documents. Ridgeline believes it would be beneficial to get comments from both Rohrman's legal counsel and Arlington Heights simultaneously as we move through this process."

2) Preliminary approval Ordinance #21-041 required the submission of a photometric plan for the Rohrman site improvements. The plan submitted was from 2012 and did not show the proposed improvements on Lot 2 and 3. Please provide a to-scale photometric plan for the Rohrman property. The plan shall also include cut sheets for the proposed lights, as well as information on the height (inclusive of any mounting base) of all proposed light poles.
Response: Per the Village staff, it sounds like Rohrman had made an initial submittal, but that submittal also did not include the required photometrics plan. Both the Village staff and Ridgeline Group will be reaching out to the Rohrman group to try to get this moving.

Plat of Subdivision:

3) The proposed access easements on the plat do not match the documents most recently submitted. Please verify that all proposed access easements match (location, size) the easement documents that will be forthcoming within your next submittal.
Response: The plat has been updated.

4) The note at the southeast corner of proposed Lot 3 and at the southwest corner of Lot 2 in Bob Rohrmans Resubdivision references an existing easement granted under a separate document. Please verify if this is a proposed easement or an existing easement.
Response: The plat has been updated.

5) Please remove the text "Ingress & Egress Easement Hereby Granted to Lot 2 in Bob Rohrmans Resubdivision" from the callout above the easement established by doc. Lot 2 already has access to Kennicott and does not need access to this access drive.
Response: The plat has been updated.

6) The proposed blanket easements should be referred to as "Proposed Blanket Ingress & Egress Easement".
Response: The plat has been updated.

7) Surveyors note #3 should add a sentence at the end that reads: "This blanket easement is proposed to be vacated per separate document."
Response: The plat has been updated.

8) The certificates on the Plat must be revised to more closely follow the general outline as contained within the Subdivision Code (Chapter 29 of the Municipal Code). Please see Chapter 29, Section 129-209n, and o.
Response: The plat has been updated.

9) The Village Clerk certificate shall be removed. The certificates as outlined within Chapter 29 contain a signature line for the Clerk.
Response: The plat has been updated.

10) The Superintendent Certificate can be removed.
Response: The plat has been updated.

11) The Plat must contain all of the existing PIN numbers within the proposed subdivision.
Response: The plat has been updated.

12) The Public Utility Certificates reference the County of DuPage.
Response: The plat has been updated.

Engineering/Landscape:

13) The proposed demo work shown on C-6 and the utility work shown on sheet C-18 will cause the removal of landscaping on Lot 3. Please incorporate replacement plantings and shown them on the landscape plan.
Response: The landscape plan has been updated.

14) Remove reference to Village of Wheeling project on Maintenance Plan.
Response: The project and Village callout have been corrected on the plan sheet.

15) Per Chapter 28, Section 6.15-3 landscaping is required along the perimeter of the detention basin in order to minimize the negative visual impact. Please provide a mix of trees, shrubs and perennials along the perimeter of the basin in order to address the code requirement.

Response: The detention basin has been removed from the project and we have gone back to a fully underground system, so this comment doesn't appear to apply any more.

We appreciate your time and assistance. If you have any questions or require additional information, please do not hesitate to contact me at (847) 551-5300 or *jbryant@pinnacle-engr.com*.

Best Regards,
PINNACLE ENGINEERING GROUP, LLC

Jana Bryant, PE, CFM
Senior Project Manager

PLAN COMMISSION PC #21-009
Ridgeline Distribution Center
1100, 1400 W. Dundee Rd. and 1500-1530 W. Dundee Rd
Round 6 (Final Plat Round 2)

82. The petitioner's response to comment nos. 63, 67, 71, 74, and 80 are acceptable.

83. The petitioner's response to comment no. 64 is noted.

a) The Stormwater Management Report shall be updated to reflect the revisions to the eastern system. The MWRD permit application will be executed by the Village once the updated report is received and the engineering plans are finalized.
b) The west and east-south underground systems will be located underneath the pavement. Any system located under pavement must be designed to AASHTO HS-25 loading standard. Provide design specs showing that this is achieved.
c) The revisions to the plans to connect to STM 33 addresses the west side of the Lexus parking lot; however, there are two existing storm sewer connections for the east side that drain to the north. CB 254 to STM 28 or STM 35, and a second catch basin further east that appears to be directed to STM 36. If work is required on the Lexus site, permission must be granted by the property owner. Easement provisions must be made for these sewers crossing property lines.

84. The petitioner's response to comment no. 65 is noted. STM 67 is shown to have a rim elevation of 719.50 on the revised grading plan. The Sheet C-17 of the utility plan shows a rim elevation of 711.04.

85. The petitioner's response to comment no. 66 is noted. The proposed connection to the existing vault by coring a new hole is shown only as a proposed invert. Provide a plan detail for the connection.

86. The petitioner's response to comment no. 68 is noted. Structural drawings on the proposed vault top shall be provided to ensure proposed surface elevations will not need modification.

87. The petitioner's response to comment no. 69 is noted. A detail of the fence/guardrail proposed to be installed along the north side of the vault shall be provided with the vault top drawings.

88. The petitioner's response to comment no. 70 is noted. A cross section of the overflow for the vault, showing the fence/guardrail and water main is to be provided.

89. The petitioner's response to comment no. 72 is noted. The proposed water main will all be privately maintained, as stipulated in Round 1 Comment #13 dated April 29, 2021, and will require master meters and meter pits at the point(s) of connection to the Village's main.

90. The petitioner's response to comment no. 73 is noted. The exhibit does not show the path of travel from all directions, and the exhibit shows a conflict at the curb. Update the exhibit to shall all directions of travel, and either widen the entrance or provide a mountable curb. Distinguish between wheel path and overhang extents using different line types.

91. The proposed parking lot lighting at the following locations are above or adjacent to utilities. Revise the plans to address potential conflicts:

a) Existing storm sewer from STM 67
b) Proposed storm sewer from STM 12
c) Existing water main near STM 40
d) Proposed storm sewer manhole STM 47

STORMWATER DETENTION DECLARATION

92. The Village is in receipt of the proposed Stormwater Detention Declaration. The existing detention facility services Lots 1 through 4 of the current subdivision, and the Nissan site located at 1100 W Dundee Road. The following items shall be addressed:

a) The property address on the cover page is shown as 1400-1500 W Dundee Road.
b) Exhibit A is shown as Lot 1 in 1st Amendment to Bob Rohrman's Arlington Heights Auto Mall (future Ridgeline); however, the address is listed as 1100 W Dundee Road which is the Nissan site (Lot 2 of Bob Rohrman's Resubdivision).
c) Exhibit B is shown as Lot 2 and 3 in 1st Amendment to Bob Rohrman's Arlington Heights Auto Mall and has an address of 1510 W Dundee Road (existing Lexus). Lot 3 will have a new address.

EASEMENTS

93. The petitioner's response to comment no. 75 and 76 is noted. As a reminder, Round 1 Comment #13 dated April 29, 2021 stated, "**The proposed detention facility and internal water, storm, and sanitary will be a private system and as such will not be the Village's responsibility to maintain.**" Subsequent reviews included private easements, but this latest plat reverted most of the easements to public easements. TO REITERATE: THE ON-SITE DETENTION SYSTEM/STORM SEWERS, SANITARY SEWERS, AND WATER MAINS WILL BE PRIVATELY MAINTAINED. ANY PROPOSED EASEMENTS FOR THOSE FACILITIES WILL BE PRIVATE EASEMENTS. The following comments shall be addressed:

a) The only new/revised public utility easement that should be included on the final plat is the rerouted sanitary sewer shown as SAN7-SAN 8.
b) The proposed easement for the existing sanitary service for the MHS 27 shall be private. All sanitary services are privately maintained.
c) The proposed water main extending north from pressure connection 3 shall be private. A new master meter and pit is required at that location. Intermittent valves are highly recommended to ensure continuous water supply to the buildings in case of an interruption anywhere along the main.
d) The final plat show portions of the easements previously recorded under Doc. 1007631040 are to be vacated. Provide legal descriptions for the portions that are to be vacated (dimensions, bearings, etc.).
e) Provide clarification using varied line types on the final plat between the existing and proposed easements
f) The final plat erroneously shows numerous municipal utility easements. The only easements that should be shown on the final plat are for utilities that service a different lot, such as the existing 20 ft water main easement (Doc 0619444059) across the Nissan site for the water main that serves the existing Lots 1-4. This water main easement stops at the easterly property line for Lot 4. Similarly, there is a private storm sewer easement across Lots 4 and 1 that

specifically services the Nissan site. Consideration should be given to the establishment of blanket utility easements where applicable.

g) The easement shown on the final plat for the east detention system needs to be revised to reflect the most current design instead of the previous design.

h) The Village is in receipt of the draft Vacation of Easement for the perpetual easement over the entire parcel (Doc 0921849002); however, the proposed ingress, egress and parking easements are no longer shown on the final plat. Provide Plats of Easement for the proposed ingress/egress and parking easements for the next submittal. These must be part of any approvals for the Final Plat of Subdivision.

FINAL PLAT

94. The petitioner's response to comment no. 77 is noted. The plat was reviewed against the attached Final Plat of Subdivision Checklist. Items m, n, o, s, t and u are incomplete. The final plat does not show parcel 03-06-302-021.

95. The petitioner's response to comment no. 78 is noted. The rights-of-way for Dundee Road and Wilke Road are not shown on the final plat.

96. The petitioner's response to comment no. 79 is noted. Please see comment no. 93.

97. The petitioner's response to comment no. 81 is noted. The municipal, drainage, and public utility easement provisions shown on the plat have not been changed, as discussed in our virtual meeting on January 21, 2021. It is recommended that a meeting be scheduled with the applicant to discuss again.

2/17/22

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

Planning & Community Development Dept. Review

February 16, 2022

FINAL PLAT REVIEW ROUND 2 (OVERALL ROUND 6)

Project: Ridgeline/Rohrman Redevelopment

Case Number: PC 21-009

General:

1) The responses to the following comments are acceptable: #4 - #7, #9 - #11, #14, and #15.

2) The response to comment #1 is not satisfactory. Please provide the 5 cross access easement documents, which shall be revised to reflect the review comments provided to Ben Harris via email on 12/12/21.

   Relative to the two easement vacation documents and the stormwater easement, the Planning Department does not take issue with the easements as drafted. We seek clarity on the statement that vacation of the CCR's "could result in the imposition of landscape and other requirements" on the owners of proposed Lots 2 and 3. What landscaping and "other" requirements would be necessary? Should modifications to these documents be proposed, staff would review any such proposal, however, we do not object to the three documents as drafted.

3) The response to comment #2 is noted. A photometric Plan has been received under separate cover and is being reviewed as part of the Lexus site improvement building permit.

4) The response to comment #3 is noted. However, please double check the easement sizes as the western most easement does not appear wide enough to cover both lanes of travel. The "Link" easement does not match the most recent revised easement document. Once all access easement documents have been finalized and submitted for review, all easement locations on the Plat will be verified.

5) The response to comment #8 is noted. Please see the attached mark-up. The plat must contain a revision date. The addresses listed on the Plat for Lot #1 shall be 3625 N. Wilke Road and 3600 N. Kennicott Avenue. Lot 3 has not yet been addressed.

6) The response to comment #13 is noted. Final modifications to the landscaping in this area can be finalized at time of building permit.

Prepared by: Sam Hubbard

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

TITLE THIS DEED OF DEDICATION

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

Also to the best of my knowledge, the lots that are hereby created by the annexed Plat are within the School Districts known as:

CONSOLIDATED COMMUNITY SCHOOL DISTRICT #25
TOWNSHIP HIGH SCHOOL DISTRICT #214
HARPER COMMUNITY COLLEGE DISTRICT #512

In witness where I (we) have hereunder set my (our) hand (s) of

Seal (s) this _____ day of _____, A.D., 20____.

_____President

_____Secretary

NOTARY CERTIFICATE

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

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that

_____, personally known to me to be the

_____ of _____corporation,

and _____ personally known to me to be the

_____ of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day in person and severally

acknowledged that as such _____ and

_____ signed and delivered the said instrument as

_____ and _____ of said corporation, and caused the Corporate Seal of said corporation to be affixed thereto, pursuant to the authority given by the Board of Directors of said corporation as their own free and voluntary act, and as the free and voluntary act and deed of said corporation, for uses and purposes therein set forth, Given under my hand and Notarial

Seal this _____ day of _____, A.D., 20_____.

_____ _____
Notary Public My Commission Expires

COUNTY CLERK'S CERTIFICATE

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

I,_____, County Clerk in Cook County, Illinois do hereby certify that there are no delinquent general taxes, no unpaid current general taxes, no unpaid forfeited taxes, and no redeemable tax against any of the land included in the annexed plat.

I further certify that I have received all statutory fees in connection with the annexed plat.

Given under my hand and seal of the County at _____, Illinois,

this _____day of _____, 20___, A.D.

_____
Cook County Clerk

EXISTING OWNERS PER COOK COUNTY GIS

LOT 1 IN BOB ROHRMAN'S ARLINGTON HEIGHTS AUTO MALL
ROBERT V ROHRMAN
1510 W DUNDEE RD
ARLINGTON HTS, IL 60004-1436

LOT 2 IN BOB ROHRMAN'S ARLINGTON HEIGHTS AUTO MALL
ROBERT V ROHRMAN
1510 W DUNDEE RD
ARLINGTON HTS, IL 60004-1436

LOT 3 IN BOB ROHRMAN'S ARLINGTON HEIGHTS AUTO MALL
ROBERT V ROHRMAN
1510 W DUNDEE RD
ARLINGTON HTS, IL 60004-1436

LOT 4 IN BOB ROHRMAN'S ARLINGTON HEIGHTS AUTO MALL
ROHRMAN GENERAL LLC
3900 SOUTH ST
LAFAYETTE, IN 47905-4882

DEED OF DEDICATION

TAKE THIS SECTION AND PUT IT IN LOCATION AS SHOWN BY ARROW. ADD DATE AS JANUARY 1, 2047.

the within plat. This subdivision shall be known and designated as 1st Amendment to Bob Rohrman Arlington Heights Auto Mall, in the City of Arlington Heights, Cook County, Illinois. The streets shown hereon are hereby dedicated to the public. Permanent easements are hereby established over the areas marked "Easement" for the installation and maintenance of public utilities for the installation and maintenance of wires, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon these strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities, and to the rights of the owners of other lots in this subdivision.

streets, there shall be erected or maintained no building or structure. There are strips of ground, as shown on the within plat marked "Easement" are reserved for the use of public

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

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

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

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

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

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

_____
Notary Public

DELETE THESE SECTIONS

PLANNING AND ZONING COMMISSION CERTIFICATE

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

I hereby certify that on _____ the annexed plat was presented to and duly approved by the Planning & Zoning Commission of the Village of Arlington Heights and that said plat conforms in all respects to the requirements of the Subdivision Control Ordinance of the Village of Arlington Heights, Illinois.

_____
Chairman, Planning and Zoning Commission

VILLAGE TREASURER CERTIFICATE

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

I, _____, Village Treasurer of the Village of Arlington Heights, Illinois, do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have been apportioned against the tract of land included in the Plat.

Dated at Arlington Heights, Cook County, Illinois,

this _____day of _____, 20___.

PLAN COMMISSION CERTIFICATE

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

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

APPROVED by the Plan Commission at a meeting held _____

_____
Chairman

_____
Secretary

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

_____
President

_____
Village Clerk

Approved by the Village Collector

_____

Approved by the Village Engineer

_____

SURFACE WATER DRAINAGE CERTIFICATE

I, _____, owner, and

I, _____, Licensed Engineer of the State of Illinois, do hereby certify that to the best of our knowledge and belief the drainage of surface waters will not be changed by the construction of this Subdivision or any part thereof, or that if such surface water drainage will be changed, reasonable provision has been made for collection and diversion of such surface waters into public areas, or drains which the subdivider has the right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood or damage to the adjoining property because of the construction of the Subdivision.

By: _____

Title: _____

Attest: _____

Title: _____

By: _____
Licensed Professional Engineer of Illinois

Name:_____

Address:_____

_____

WASTEWATER LAND TREATMENT CERTIFICATE

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

I, _____, a Professional Engineer of the State of Illinois, do hereby certify that the wastewater land treatment facility servicing this subdivision has been designed in accordance with generally accepted engineering practices so as (1) to properly treat the wastewater from the service area under all conditions, (2) to prevent any groundwater contamination, (3) to prevent the movement of any effluent from the application site either as runoff or surface flow or as mist and (4) to prevent causing any condition of ill-being to any person.

_____
Registered Professional Engineer of Illinois

PUBLIC UTILITY CERTIFICATE

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

VACATION OF THAT PART OF THE EASEMENT SHOWN AND DESCRIBED HEREON APPROVED AND ACCEPTED.

COMMONWEALTH EDISON COMPANY

BY: _____
SIGNATURE

ITS: _____
TITLE

AMERITECH/SBC

BY: _____
SIGNATURE

ITS: _____
TITLE

COMCAST CABLE

BY: _____
SIGNATURE

ITS: _____
TITLE

WIDE OPEN WEST, LLC

BY: _____
SIGNATURE

ITS: _____
TITLE

NEW LOT ADDRESSES

LOT 1 - 3625 N WILKE RD

LOT 2 - 1510 W DUNDEE RD

LOT 3 - 3600 N KENNICOTT AVE

RECORDER'S CERTIFICATE

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

This instrument filed for record in the Recorder's Office of Cook

County, Illinois, on this _____ day of

_____, 20____, A.D.,

at _____ o'clock____M. and recorded as Document number

_____
Cook County Recorder

DRAINAGE, UTILITY AND DETENTION EASEMENT PROVISIONS:

The individual lot owners shall be responsible for maintaining to satisfaction of the Village of Arlington Heights. All areas on said lot owners property designated as drainage and utility easement area. If lot owners do not maintain said areas, Village is authorized, in its discretion, to access said areas to maintain and/or repair said areas. Reimbursement of all Village expenses shall be the responsibility of said lot owners. In the event of nonpayment of any said expenses, the amount due shall act as a lien on the property of said lot owners. In addition, Village shall have right to all other rights afforded by law to recover its expenses, including attorney fees.

THESE NON-EXCLUSIVE EASEMENTS ARE HEREBY RESERVED AND GRANTED TO THE VILLAGE OF ARLINGTON HEIGHTS AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SUBDIVIDED HEREBY, OVER ALL PUBLIC UTILITY, DRAINAGE AND DETENTION EASEMENTS SHOWN HEREON FOR INGRESS, EGRESS AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING WATER MAIN, STORM AND SANITARY SEWER AND RELATED MAINTENANCE OPERATIONS, INCLUDING RELOCATION, RENEWAL, AND REMOVAL OF THESE FACILITIES.

MUNICIPAL UTILITY EASEMENT PROVISIONS:

Non-exclusive Easements for serving the subdivision and other private property with domestic water, sanitary sewer and/or storm water drainage is hereby reserved for and granted to the Village of Arlington Heights, Illinois, their successors and assigns, to install, operate, maintain, relocate, renew and remove facilities used in connection with sewer and watermains, in, under, across, along, and upon the surface of the property shown on the plat within the areas marked as "Municipal Utility Easement" (M.U.E.) and those parts designated on the plat as dedicated for public street, together with the right to cut, trim, or remove trees, bushes, and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes.

Each individual entity or other party accepting title to all or any part of the Municipal Utility Easement (M.U.E.) shall conclusively be deemed to have covenanted and agreed, jointly and severally, to maintain the surface of that portion of the Municipal Utility Easement which is located on such party's property so that it is in good condition for its intended purpose as a Municipal Utility Easement (which maintenance shall include, but shall not be limited to, the regular seeding, watering and mowing of all lawns).

No titleholder of any part or portion of the Municipal Utility Easement (or any party acting on behalf of the titleholder) shall:

1) Install, construct, erect, place or plant any building, structures, improvements or vegetation (other than grass or minor plantings approved by the Village) upon the Municipal Utility Easement, including, but not limited to fences, walls, patios, sheds, posts, trees, plants or shrubbery, except as may be approved by the village, or

2) Alter, modify or change in any way the topography or elevations of the Municipal Utility Easement unless authorized by a separate approval from the Village.

Said easements may be used for driveways and parking. However, the grade of the property within the M.U.E. shall not be altered in any manner so as to interfere with the proper operation and maintenance thereof, or with the surface drainage thereon. The property owner and/or the property owner association are completely responsible for landscape and/or paving restoration, should maintenance or repair of the utility be required.

Only perpendicular crossings of the M.U.E. are permitted by other public utilities except as may be approved by the Village. The M.U.E.'s are exclusive of any blanket easement that might exist for other public utilities.

SEND TAX BILL TO:

_____

_____

_____

FINAL PLAT OF SUBDIVISION

1ST AMENDMENT TO BOB ROHRMAN'S ARLINGTON HEIGHTS AUTO MALL

BEING A RESUBDIVISION OF LOTS 1 THROUGH 4 IN BOB ROHRMAN'S ARLINGTON HEIGHTS AUTO MALL, BEING A RESUBDIVISION OF LOT 1 IN BOB ROHRMAN'S RESUBDIVISION, BEING A SUBDIVISION OF THE SOUTH HALF OF GOVERNMENT LOTS 1 AND 2 OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 17, 2010 AS DOCUMENT NUMBER 1007631040, IN COOK COUNTY, ILLINOIS.

PUBLIC UTILITY EASEMENT PROVISIONS:

Commonwealth Edison Company, NICOR
and SBC/Ameritech Telephone Company,
Grantees and Cable Television
Company or Franchises,

their respective licensees, successors, and assigns, jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under , across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Easement", "Public Utility Easement", "P.U.E." (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "common area or areas", and the property designated on the plat for streets and alleys whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees' facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation) without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 765 IL.CS 605/2, as amended form time to time.

The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or as an apportionment to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as "outlots", "common elements", "open space", "open area", "common ground", "parking", and "common area". The term "common area or areas", and "Common Elements" include real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool, retention pond or mechanical equipment.

Relocation of facilities will be done by Grantees at cost of the Grantor/Lot Owner, upon written request.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, PAUL A. KUBICEK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED, SUBDIVIDED AND PLATTED FOR THE OWNERS THEREOF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1 THROUGH 4 IN BOB ROHRMAN'S ARLINGTON HEIGHTS AUTO MALL, BEING A RE-SUBDIVISION OF LOT 1 IN BOB ROHRMAN'S RE-SUBDIVISION, BEING A SUBDIVISION OF THE SOUTH HALF OF GOVERNMENT LOTS 1 AND 2 OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 17, 2010 AS DOCUMENT NO. 1007631040, IN COOK COUNTY, ILLINOIS.

CONTAINING 2,013,672 SQUARE FEET OR 46.2276 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT IRON STAKES HAVE BEEN SET AT ALL LOT CORNERS, POINTS OF CURVATURE AND TANGENCY, EXCEPT WHERE CONCRETE MONUMENTS AND MAG NAILS ARE INDICATED, AND THAT THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT THE FOREGOING PROPERTY FALLS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ARLINGTON HEIGHTS, AND I FURTHER CERTIFY THAT PART OF SAID PROPERTY IS SITUATED WITHIN A FLOOD HAZARD AREA ZONE "AE", WITH THE REMAINDER SITUATED IN ZONE "X", AS PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, MAP NUMBER 17031C0063J & 17031C0044J, MAP REVISED AUGUST 19, 2009.

DATED AT EAST DUNDEE, ILLINOIS, THIS 30th DAY OF APRIL, 2021.

FOR REVIEW

PAUL A. KUBICEK, ILLINOIS PROFESSIONAL LAND SURVEYOR 035-003296
EXPIRES 11/30/2022
PINNACLE ENGINEERING GROUP, LLC #184006289-0010
EXPIRES 04/30/2023

www.pinnacle-engr.com

PLAN I DESIGN I DELIVER
www.pinnacle-engr.com
PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING
CHICAGO I MILWAUKEE : NATIONWIDE
ILLINOIS OFFICE:
1051 E. MAIN STREET - SUITE 217
EAST DUNDEE, IL 60118
(847) 551-5300

REVISIONS

1	Village comments	5/18/2021	5	Village comments	7/29/2021
2	Village comments	6/24/2021	6	Village comments	12/16/2021
3	Add proposed Ingress & Egress	6/30/2021	7	Village comments	1/25/2022
4	Add existing & future access	7/07/2021			

PEG JOB No. 2283.00
PEG PM JB
DATE 4/30/2021
SCALE 1"=80'

SHEET 3 OF 3

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SURVEY

March 25, 2022

Sam Hubbard
Development Planner
Department of Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

RE: 3625 N. Wilke Rd. & 3600 N. Kennicott Ave, Arlington Heights – Review Letter Response (Final Engr/Plat Round 2)
(Previously referenced as 1400-1500 W. Dundee Rd.)
Arlington Heights, Illinois (Cook County)
Plan Commission PC #21-009
PEG Job No.: 2283.00-IL

Dear Sam Hubbard,

Thank you for your comment letter dated January 13, 2022. Please find the following documents are enclosed, for your review, along with responses to your comments.

- Five (5) Comment Response Letter
- Five (5) Final Civil Engineering Plans (24x36)
- Five (5) Final Landscape Plans (24x36, incorporated into the Final Civil Set above)
- Five (5) Lexus Cross Access Fire Truck Turning Movement Exhibit (24x36)
- Five (5) Updated Fire Truck Turning Movement Exhibit (24x36)
- Five (5) Final Plat of Subdivision (24x36)
- Five (5) Easement, CCR, and Stormwater Management Declaration documents, including an updated overall ingress & egress easement exhibit
- Five (5) iMEG Vault plans for the new vault top (structural)
- Three (3) Revised Stormwater Report
- Four (4) updated quantity sheet for IEPA Sanitary Permit forms
- One (1) MWRD permit forms (only the sanitary quantity sheet
- One (1) Letter to Nanci Julius, P.E. regarding additional final plat comments
- Three (3) Updated EOPCs
- One (1) Jump drive with digital copies of the entire submittal

Round 6 (Final Plat Round 2)
Engineering
82) The petitioner's response to comment nos. 63, 67, 71, 74, and 80 are acceptable.
Response: Noted.

83) The petitioner's response to comment no. 64 is noted.
    a. The Stormwater Management Report shall be updated to reflect the revisions to the eastern system. The MWRD permit application will be executed by the Village once the updated report is received and the engineering plans are finalized.
    b. The west and east-south underground systems will be located underneath the pavement. Any system located under pavement must be designed to AASHTO HS-25 loading standard. Provide design specs showing that this is achieved.
    c. The revisions to the plans to connect to STM 33 addresses the west side of the Lexus parking lot; however, there are two existing storm sewer connections for the east side that drain to the north. CB 254 to STM 28 or STM 35, and a second catch basin further east that appears to be directed to STM 36. If work is required on the Lexus site, permission must be granted by the property owner. Easement provisions must be made for these sewers crossing property lines.

    Response:
    a. Understood. We have submitted sheets for the permit forms that were previously submitted for the updated sanitary sewer quantities, due to some of the changes to the sanitary design revisions.
    b. Updated drawings from Contech have been included for both the east and west systems. The required loading has been designed into their designs.
    c. The plat of easement was updated for the storm sewer lines from the Lexus new parking lot area in order to access the underground storage facility.

84) The petitioner's response to comment no. 65 is noted. STM 67 is shown to have a rim elevation of 719.50 on the revised grading plan. The Sheet C-17 of the utility plan shows a rim elevation of 711.04.
    Response: The overall grading the site has been revised to site balancing and structural coordination for the vault, so this comment should have been addressed with the grading redesign.

85) The petitioner's response to comment no. 66 is noted. The proposed connection to the existing vault by coring a new hole is shown only as a proposed invert. Provide a plan detail for the connection.
    Response: The connection for the 42" bypass storm sewer has been redesigned to connect to the existing 42" connection on the south side of the vault. No new penetration into the vault will be proposed.

86) The petitioner's response to comment no. 68 is noted. Structural drawings on the proposed vault top shall be provided to ensure proposed surface elevations will not need modification.
    Response: The coordination between DuKane, iMEG, and PEG has been completed based on the structural calculations. There has been coordination for 3 rows of inlets in the new vault in order to meet the structural requirements for the topping depth (4-6") allowed to meet the structural calculations for the vault. Plans that have been provided to us from both DuKane and iMEG have been included in the resubmittal.

87) The petitioner's response to comment no. 69 is noted. A detail of the fence/guardrail proposed to be installed along the north side of the vault shall be provided with the vault top drawings.
    Response: The requested detail has been added to sheet C-4.

88) The petitioner's response to comment no. 70 is noted. A cross section of the overflow for the vault, showing the fence/guardrail and water main is to be provided.
Response: The requested detail/cross section has been added to sheet C-4.

89) The petitioner's response to comment no. 72 is noted. The proposed water main will all be privately maintained, as stipulated in Round 1 Comment #13 dated April 29, 2021, and will require master meters and meter pits at the point(s) of connection to the Village's main.
Response: Two master meters, as discussed with Village engineering staff have been added to the plans as requested. The detail for the master meter structure has also been added to the detail sheets.

90) The petitioner's response to comment no. 73 is noted. The exhibit does not show the path of travel from all directions, and the exhibit shows a conflict at the curb. Update the exhibit to shall all directions of travel, and either widen the entrance or provide a mountable curb. Distinguish between wheel path and overhang extents using different line types.
Response: The exhibit has been updated to show all directions of travel as requested. There are both the overhang path and the tire paths provided in different colors to help differentiate the two.

91) The proposed parking 1ot lighting at the following locations are above or adjacent to utilities. Revise the plans to address potential conflicts:
    a. Existing storm sewer from STM 67
    b. Proposed storm sewer from STM 12
    c. Existing water main near STM 40
    d. Proposed storm sewer manhole STM 47

Response: The plans have been revised and the proposed parking lot lighting poles that were previously noted on top of existing or proposed utilities have been shifted slighting to be offset from the utilities.

Stormwater Detention Declaration

92) The Village is in receipt of the proposed Stormwater Detention Declaration. The existing detention facility services Lots 1 through 4 of the current subdivision, and the Nissan site located at 1100 W Dundee Road. The following items shall be addressed:
    a. The property address on the cover page is shown as 1400-1500 W Dundee Road.
    b. Exhibit A is shown as Lot 1 in 1't Amendment to Bob Rohrman's Arlington Heights Auto Mall (future Ridgeline); however, the address is listed as 1100 W Dundee Road which is the Nissan site (Lot 2 of Bob Rohrman's Resubdivision).
    c. Exhibit B is shown as Lot 2 and 3 in 1" Amendment to Bob Rohrman's Arlington Heights Auto Mall and has an address of 1510 W Dundee Road (existing Lexus). Lot 3 will have a new address.

Response by Ridgeline: The Stormwater Management Declaration has been coordinated with Nanci and is attached to the submittal for review.

Easements

93) The petitioner's response to comment no. 75 and 76 is noted. As a reminder, Round 1 Comment #13 dated April 29, 2021 stated, "The proposed detention facility and internal water, storm, and sanitary will be a private system and as such will not be the Village's responsibility to maintain." Subsequent reviews included private easements, but this latest plat reverted most of the easements to public easements. TO REITERATE: THE ON-SITE DETENTION SYSTEM/STORM SEWERS,

SANITARY SEWERS, AND WATER MAINS WILL BE PRIVATELY MAINTAINED. ANY PROPOSED EASEMENTS FOR THOSE FACILITIES WILL BE PRIVATE EASEMENTS. The following comments shall be addressed.

a. The only new/revised public utility easement that should be included on the final plat is the rerouted sanitary sewer shown as SAN7-SAN 8.
b. The proposed easement for the existing sanitary service for the MHS 27 shall be private. All sanitary services are privately maintained.
c. The proposed water main extending north from pressure connection 3 shall be private. A new master meter and pit is required at that location. Intermittent valves are highly recommended to ensure continuous water supply to the buildings in case of an interruption anywhere along the main.
d. The final plat show portions of the easements previously recorded under Doc. 1007631040 are to be vacated. Provide legal descriptions for the portions that are to be vacated (dimensions, bearings, etc.).
e. Provide clarification using varied line types on the final plat between the existing and proposed easements
f. The final plat erroneously shows numerous municipal utility easements. The only easements that should be shown on the final plat are for utilities that service a different lot, such as the existing 20 ft water main easement (Doc 0619444059) across the Nissan site for the water main that serves the existing Lots 1-4. This water main easement stops at the easterly property line for Lot 4. Similarly, there is a private storm sewer easement across Lots 4 and 1 that specifically services the Nissan site. Consideration should be given to the establishment of blanket utility easements where applicable.
g. The easement shown on the final plat for the east detention system needs to be revised to reflect the most current design instead of the previous design.
h. The Village is in receipt of the draft Vacation of Easement for the perpetual easement over the entire parcel (Doc 0921849002); however, the proposed ingress, egress and parking easements are no longer shown on the final plat. Provide Plats of Easement for the proposed ingress/egress and parking easements for the next submittal. These must be part of any approvals for the Final Plat of Subdivision

Response:

a. The plat has been revised and the rerouted sanitary sewer easement between SAN 7-SAN 8, has been left as a public easement, as noted.
b. The easement for MHS 27 has been revised to be shown as private.
c. The easement for the watermain extending north from pressure connection 3 has been revised to be private.
d. As was discussed on the virtual meeting, the dimensions and directions have been added to sheet 1 of 3.
e. The existing easements have been updated on sheet 2 of 3 to have a lighter/half-tone shading. The proposed easements are a wider thickness.
f. The ownership prefers to maintain the individual easements in lieu of a blanket easement.
g. The easements for the detention have been updated for the current/updated detention system geometry.
h. The individual ingress/egress easements, along with the overall exhibit have been updated and are included in this resubmittal.

Final Plat

94) The petitioner's response to comment no. 77 is noted. The plat was reviewed against the attached Final Plat of Subdivision Checklist. Items m, n, o, s, t and u are incomplete. The final plat does not show parcel 03-06-302-021.
Response: Based on the virtual meeting with the engineering staff, the comment was intended to say they were complete. Therefore, no revisions were required for this comment.

95) The petitioner's response to comment no. 78 is noted. The rights-of-way for Dundee Road and Wilke Road are not shown on the final plat.
Response: The plat was updated to closer show the ROWs as they were previously shown on the previously recorded plat from the previous project on this property.

96) The petitioner's response to comment no. 79 is noted. Please see comment no. 93.
Response: Please refer to responses under comment 93.

97) The petitioner's response to comment no. 81 is noted. The municipal, drainage, and public utility easement provisions shown on the plat have not been changed, as discussed in our virtual meeting on January 21, 2021. It is recommended that a meeting be scheduled with the applicant to discuss again.
Response: The easements have been modified per discussion with Village engineering staff on our virtual meeting and a draft emailed to Village engineering staff for any additional comments prior to this resubmittal.

Planning & Community Development

General:

1) The responses to the following comments are acceptable: #4 - #7, #9 - #11, #14, and #15?
Response: Noted.

2) The response to comment #1 is not satisfactory. Please provide the 5 cross access easement documents, which shall be revised to reflect the review comments provided to Ben Harris via email on 12/12/21.

   Relative to the two easement vacation documents and the stormwater easement, the Planning Department does not take issue with the easements as drafted. We seek clarity on the statement that vacation of the CCR's "could result in the imposition of landscape and other requirements" on the owners of proposed Lots 2 and 3. What landscaping and "other" requirements would be necessary? Should modifications to these documents be proposed, staff would review any such proposal, however, we do not object to the three documents as drafted.
   Response by Ridgeline: The 5 cross access easements are included in the new submittal. All comments provided on 12/12/21 have been included. The comment regarding the CCR's by the Rohrman Team was resolved via conference call with Sam Hubbard.

3) The response to comment #2 is noted. A photometric Plan has been received under separate cover and is being reviewed as part of the Lexus site improvement building permit.
Response: Noted.

4) The response to comment #3 is noted. However, please double check the easement sizes as the western most easement does not appear wide enough to cover both lanes of travel. The "Link" easement does not match the most recent revised easement document. Once all access easement

documents have been finalized and submitted for review, all easement locations on the Plat will be verified.
Response: The easement was reviewed and revised to meet the width of the cross-access driveway for both the plat and the individual easement documents.

5) The response to comment #8 is noted. Please see the attached mark-up. The plat must contain a revision date. The addresses listed on the Plat for Lot #1 shall be 3625 N. Wilke Road and 3600 N. Kennicott Avenue. Lot 3 has not yet been addressed.
Response: The plat has a revision date for the current revision. The addresses have been updated on sheet 3 of 3, now that all the correct addresses are known.

6) The response to comment #13 is noted. Final modifications to the landscaping in this area can be finalized at time of building permit.
Response: The landscape plan has been updated for the current plan revisions. If additional revisions are required, they can be resubmitted with the building permit or civils depending on the timing.

We appreciate your time and assistance. If you have any questions or require additional information, please do not hesitate to contact me at (847) 551-5300 or *jbryant@pinnacle-engr.com*.

Best Regards,
PINNACLE ENGINEERING GROUP, LLC

Jana Bryant

Jana Bryant, PE, CFM
Senior Project Manager

PLAN COMMISSION PC #21-009
Ridgeline Distribution Center
1100, 1400 W. Dundee Rd. and 1500-1530 W. Dundee Rd
Round 7 (Final Plat Round 3)

98. The petitioner's response to comment nos. 82, 84, 85, 90, 91, 94, 95, 96 and 97 are acceptable.

99. The petitioner's response to comment no. 83, a) and c) is noted, and the petitioner's response to b) is acceptable.

a) Appendix I, Storm Sewer Tributary Area Exhibit, a portion of the existing Lexus parking lot drains to the north to the existing vault, and a portion of the lot drains east to the proposed east north detention facility. Verify that this area is included in the exhibit.
b) Appendix I, Autodesk Storm and Sanitary Analysis does not show the storm sewer line from STM 48 to STM 54.
c) The MWRD permit application will be executed by the Village once staff has approved the final engineering.
d) There are two existing storm sewer connections from the existing Lexus parking lot that drain to the north. It appears that connections will need to be made to STM 50 and STM 51. If work is required on the Lexus site, permission must be granted by the property owner.
e) A portion of the existing Lexus parking lot drains to the east and will need to be connected to the proposed east north detention facility. The existing storm sewer from the Lexus site is not shown on the bottom portion of sheet C-18, or the top portion of C-19.
f) The elevations for the outlet control structures STM 41A and STM 90 on the utility plans do not match the details shown on sheet C-25.

100. The petitioner's response to comment no. 86 is noted. The structural calculations shall be provided to verify a minimum AASHTO HS-25 loading for the proposed vault top.

101. The petitioner's response to comment no. 87 and 88 are noted.

a) The existing vault overflow and grate is notched into the vault top and is shown to be maintained in the demolition plan. Provide an overall detail of the overflow, with dimensions and elevations, including the existing and proposed water main.
b) The cross section should show existing and proposed water main, dimensions, and elevations.
c) Fire hydrant no. 3 appears that it will be behind the proposed fence. Verify the location and that the fire hydrant will be accessible.

102. The petitioner's response to comment no. 89 is noted.

a) The master meter pit for Building 2 must be located east of the proposed connection to the existing water main.
b) The master meter detail is outdated. Please contact Mike Gilles, Public Works Water Service Supervisor for an updated master meter detail.
c) Single swing check valves after the meters may be required to keep the meters from running backwards.
d) Two 10-inch meters would provide 6,500 GPM (13,000 GPM combined). Clarify the need for the 10-inch meters.

STORMWATER DETENTION DECLARATION

103. The petitioner's response to comment no. 92 is note. Exhibit C reflects the Nissan site located at 1100 W Dundee Road. Exhibit C is not mentioned in the Stormwater Management System Declaration.

FINAL PLAT & EASEMENTS

104. The petitioner's response to comment no. 93 a) through e), are acceptable. The following comments shall be addressed:

a) The petitioner's response to comment no. f) is noted. The proposed storm sewer system around the perimeter of Building No. 2 is not shown to be located in an easement. Confirm that this is the intent.
b) The petitioner's response to comment no. g) is noted. The storm sewer and detention system design for the east area has changed from the previous submittal, requiring changes to the easements on the final plat. Confirm that the storm sewer system, detention systems and Stormwater Management Report are substantially complete such that the easements on the final plat will not require further revisions.
c) The petitioner's response to comment no. h) is noted. The final plat references the proposed ingress, egress, and parking easements to be recorded under separate documents. The easement documents should be recorded at the same time as the final plat, and the document numbers written on the plat before recording.

4/6/22

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

Planning & Community Development Dept. Review

April 6, 2022

FINAL PLAT REVIEW ROUND 3 (OVERALL ROUND 7)

Project: Ridgeline/Rohrman Redevelopment

Case Number: PC 21-009

General:

7) The responses to the following comments are acceptable: #1, #3, #4, and #6.

8) The response to comment #2 is noted. Please see the attached for final modifications to the easement documents.

9) The response to comment #5 is noted. Please see below for final modifications needed to the Plat document.
   i) Please update the "Existing Owners" section on the Final Plat. The existing owners should match the owners as will be included on the Deed of Dedication. Since the existing owners do not align with the current platted lot boundaries, only their names and addresses need to be listed.
   ii) Please include a revision date on the revised Plat.

10) A detail for the proposed fence/guardrail to the north of Building 2 must be provided. This can be addressed at time of permit.

11) The evergreens along the north property line must be carefully sited in order to provide a more effective screen between the buildings to the north and the loading area. It appears that the placement of some of the landscaping along the north property line has shifted. This can be addressed at time of permit.

Prepared by:

April 22, 2022

Sam Hubbard
Development Planner
Department of Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

RE: 3625 N. Wilke Rd. & 3600 N. Kennicott Ave, Arlington Heights – Review Letter Response
(Final Engr/Plat Round 3)
(Previously referenced as 1400-1500 W. Dundee Rd.)
Arlington Heights, Illinois (Cook County)
Plan Commission PC #21-009
PEG Job No.: 2283.00-IL

Dear Sam Hubbard,

Thank you for your comment letter dated April 6, 2022. Please find the following documents are enclosed, for your review, along with responses to your comments.

- Five (5) Comment Response Letter
- Five (5) Final Civil Engineering Plans (24x36)
- Five (5) Final Landscape Plans (24x36, incorporated into the Final Civil Set above)
- Five (5) Final Plat of Subdivision (24x36)
- Five (5) Easement, CCR, and Stormwater Management Declaration documents, including an updated overall ingress & egress easement exhibit
- Three (3) DuKane structural calculations for the new vault double tee top (structural)
- Three (3) Lexus by-pass pipe HGL calculations and associated exhibit
- One (1) Jump drive with digital copies of the entire submittal

<u>Round 6 (Final Plat Round 3)</u>
Engineering

98) The petitioner's response to comment nos. 82, 84, 85, 90, 91, 94, 95, 96 and 97 are acceptable.
Response: Noted.

99) The petitioner's response to comment no. 83, a) and c) is noted, and the petitioner's response to b) is acceptable.
   a. Appendix I, Storm Sewer Tributary Area Exhibit, a portion of the existing Lexus parking lot drains to the north to the existing vault, and a portion of the lot drains east to the proposed east north detention facility. Verify that this area is included in the exhibit.
   b. Appendix I, Autodesk Storm and Sanitary Analysis does not show the storm sewer line from STM 48 to STM 54.

c. The MWRD permit application will be executed by the Village once staff has approved the final engineering.
d. There are two existing storm sewer connections from the existing Lexus parking lot that drain to the north. It appears that connections will need to be made to STM 50 and STM 51. If work is required on the Lexus site, permission must be granted by the property owner
e. A portion of the existing Lexus parking lot drains to the east and will need to be connected to the proposed east north detention facility. The existing storm sewer from the Lexus site is not shown on the bottom portion of sheet C-18, or the top portion of C-19
f. The elevations for the outlet control structures STM 41A and STM 90 on the utility plans do not match the details shown on sheet C-25.

Response:

a. The updated Storm Sewer Tributary Area Exhibit was emailed to Nanci Julius on April 15th. The same file is being included in this resubmittal.
b. This is the Lexus bypass pipe and the Autodesk SSA printouts were emailed to Nanci Julis on April 15th, but are also included in this resubmittal.
c. Understood.
d. The cad file was updated. The pipes are existing pipes that just needed to have the demolition extents modified to show on the drawing to the structure. This has been fixed in the updated plans.
e. The Lexus pipes layer was erroneously turned off. This layer has been turned back on in the updated plans.
f. The outlet control structures (OCS) are storm structures numbers 41A & 80. The information has been reviewed between the updated Contech design, the utility plan, and the detail and all match up now.

100) The petitioner's response to comment no. 86 is noted. The structural calculations shall be provided to verify a minimum AASHTO HS-25 loading for the proposed vault top.
Response: The structural calculations from DuKane, who is providing the double tee vault top, has provided their structural calculations and are also included in this submittal. They were previously emailed to Nanci after we received them.

101) The petitioner's response to comment no. 87 and 88 are noted.
a. The existing vault overflow and grate is notched into the vault top and is shown to be maintained in the demolition plan. Provide an overall detail of the overflow, with dimensions and elevations, including the existing and proposed water main.
b. The cross section should show existing and proposed water main, dimensions, and elevations.
c. Fire hydrant no. 3 appears that it will be behind the proposed fence. Verify the location and that the fire hydrant will be accessible.

Response:

a. The construction standard sheet (C-24) with the updated vault section now includes details for the existing vault overflow and grate from the original 2009 permit plan set with surveyed dimensions added for reference. We have also added elevations on the vault cross section, based on the recent topography that was picked up for this project for assistance with maintaining the existing weir structure.
b. The vault section provided on the construction standards sheets has been updated to provide the requested information. Based on available information on the existing 24" watermain, the only top of pipe information we could locate information on was near the northwest property corner, where the top of pipe is around 708.50 +/-. There is no other available information on that pipe as you go east. Grading wise, we designed the site to maintain the existing ground elevations at the existing main location so the cover issue

should not be an issue. A note was added to the utility plan near the northwest corner of the site to protect and maintain the existing 24" watermain.

c. The fence has been shortened since the grading works without the fence being in front of that specific fire hydrant.

102) The petitioner's response to comment no. 89 is noted.
   a. The master meter pit for Building 2 must be located east of the proposed connection to the existing water main.
   b. The master meter detail is outdated. Please contact Mike Gilles, Public Works Water Service Supervisor for an updated master meter detail.
   c. Single swing check valves after the meters may be required to keep the meters from running backwards.
   d. Two 10-inch meters would provide 6,500 GPM (13,000 GPM combined). Clarify the need for the 10-inch meters.

Response:

a. The master meter pit has been shifted to the east leg of the existing watermain.

b. Mike Gilles provided an updated detail and that information has been swapped on the construction standards page.

c. Understood.

d. Building 2 for meeting the fire suppression and domestic requirements of the building require a 10" water service to the building. However, building 1 only requires an 8" water service to serve the requirement. Therefore, the loop around the property was proposed to be a 10" watermain in order to properly service the buildings water demand needs.

Stormwater Detention Declaration

103) The petitioner's response to comment no. 92 is note. Exhibit C reflects the Nissan site located at 1100 W Dundee Road. Exhibit C is not mentioned in the Stormwater Management System Declaration.

Response: The declaration Whereas section has been updated to include the Nissan parcel, referencing exhibit C.

Final Plat & Easements

104) The petitioner's response to comment no. 93 a) through e), are acceptable. The following comments shall be addressed.
   a. The petitioner's response to comment no. I) is noted. The proposed storm sewer system around the perimeter of Building No. 2 is not shown to be located in an easement. Confirm that this is the intent.
   b. The petitioner's response to comment no. g) is noted. The storm sewer and detention system design for the east area has changed from the previous submittal, requiring changes to the easements on the final plat. Confirm that the storm sewer system, detention systems and Stormwater Management Report are substantially complete such that the easements on the final plat will not require further revisions.
   c. The petitioner's response to comment no. h) is noted. The final plat references the proposed ingress, egress, and parking easements to be recorded under separate documents. The easement documents should be recorded at the same time as the final plat, and the document numbers written on the plat before recording.

Response:

a. Yes, this is the intent.

b. The utility plan, Contech design, and plat have all been coordinated with the updated layout for the underground detention and volume control system.

c. Understood. The plat was updated to provide spaces for the document numbers to be added as they are being recorded, as requested by the Village.

Planning & Community Development

General:

7) The responses to the following comments are acceptable: #1, #3, #4, and #6.
Response: Noted.

8) The response to comment #2 is noted. Please see the attached for final modifications to the easement documents.
Response: The final modifications to the easement documents have been updated and the updated easement documents are attached to this resubmittal.

9) The response to comment #5 is noted. Please see below for final modifications needed to the Plat document.
   i. Please update the "Existing Owners" section on the Final Plat. The existing owners should match the owners as will be included on the Deed of Dedication. Since the existing owners do not align with the current platted lot boundaries, only their names and addresses need to be listed.
   ii. Please include a revision date on the revised Plat.

   Response:
   i. The "Existing Owners" were updated as requested.
   ii. The Plat has a revision date on the revised plat.

10) A detail for the proposed fence/guardrail to the north of Building 2 must be provided. This can be addressed at time of permit.
Response: There is no fence/guardrail proposed north of Building 2. North of Building 1, the Vault Cross section on Construction Standards sheet C-24, shows the proposed fence as part of that detail.

11) The evergreens along the north property line must be carefully sited in order to provide a more effective screen between the buildings to the north and the loading area. It appears that the placement of some of the landscaping along the north property line has shifted. This can be addressed at time of permit.
Response: Understood.

We appreciate your time and assistance. If you have any questions or require additional information, please do not hesitate to contact me at (847) 551-5300 or *jbryant@pinnacle-engr.com*.

Best Regards,
PINNACLE ENGINEERING GROUP, LLC

Jana Bryant

Jana Bryant, PE, CFM
Senior Project Manager

Village Board
6/6/2022

Item: Chapter 28 Text Amendments - Adult Use Cannabis Dispensaries - PC#22-005

Department: Planning & Community Development

Background

In August, 2020, the Village Board adopted an Ordinance establishing a pilot program to allow one adult use cannabis dispensary at Golf Road and Arlington Heights Road. The pilot program has twice been extended by the Board, with the current program expiring June 30, 2022.

On February 21, 2022 the Board discussed allowing adult use cannabis with restrictions on the total number and locations of future dispensaries. After significant discussion related to which zoning districts should allow for dispensaries, and whether there should be a maximum cap on number of dispensaries, the Board directed staff to develop a draft ordinance amending Chapter 28 Zoning, which is included in this packet. Minutes of the Board's meeting are attached.

On May 11, 2022, the Ordinance Review Committee reviewed the proposed Ordinance and recommended approval to the Plan Commission as reflected in the attached meeting minutes.

Recommendation

A public meeting was held by the Plan Commission on May 25, 2022 where Commissioner Lorenzini moved and Commissioner Green seconded:

A motion to recommend to the Village Board of Trustees, approval of PC#22-005, Text Amendment to Chapter 28 related to adult use cannabis dispensaries.

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

ATTACHMENTS:

Description	Type
Staff Memo	Memorandum
PC Minutes 5/25/22 - DRAFT	Minutes
Draft Ordinance	Ordinance
ORC Minutes - 5/11/22	Minutes
VB Minutes - 2/21/22	Minutes
Cannabis Parking Survey - June 2020	Exhibits
KLOA Verilife Dispensary Parking Study - 12/1/21	Exhibits

Memorandum

To: *Chair Dawson and Members of the Plan Commission*

From: *Bill Enright, Assistant Director Planning and Community Development*

Date: *May 18, 2022*

Re: *Chapter 28: Zoning Text Amendment – Adult Use Cannabis Dispensaries*

Plan Commission Public Hearing: May 25, 2022 7:30 pm

Background

In August, 2020, the Village Board adopted an Ordinance establishing a pilot program to allow one adult use cannabis dispensary at Golf Road and Arlington Heights Road. The pilot program has twice been extended by the Board, with the current program expiring June 30, 2022.

On February 21, 2022 the Board discussed allowing adult use cannabis with restrictions on the total number and locations of future dispensaries. After significant discussion related to which zoning districts should allow for dispensaries, and whether there should be a maximum cap on number of dispensaries, the Board directed staff to develop a draft ordinance amending Chapter 28 Zoning, which is included in this packet. Minutes of the Board's meeting are attached.

On May 11, 2022, the Ordinance Review Committee reviewed the proposed Ordinance and recommended approval to the Plan Commission as reflected in the attached meeting minutes.

Proposed Ordinance

The proposed ordinance would permit adult use cannabis dispensaries in the B-2 and B-3 zoning districts, which include most of the commercial zoning districts in the municipality. The Board did provide direction to limit the number of dispensaries by area of the Village. Thus the proposed Ordinance, drafted by the Village attorney, would allow just one dispensary in each of three geographic areas of the Village as described below:

Maximum number of three dispensaries, with one dispensary in each of three "zones" in the Village as follows:

1. North of Hintz Road
2. Hintz Road to Central Road
3. South of Central Road

The permitted use table would be amended to indicate where dispensaries would be allowed as permitted in B-2 and B-3. They would not be permitted elsewhere.

Also addressed in the Ordinance is to add a parking requirement for dispensaries at a ratio of 1:200. This is based on parking analysis of other dispensaries researched by staff (see attached). In addition, Verilife

(existing cannabis dispensary) conducted several parking studies at their existing location at Golf and Arlington Heights Road (see Exhibit A) and found no parking nor traffic issues at this shopping center. The surveys conducted by staff found that parking issues arose in towns that allowed dispensaries in industrial zoning where parking is typically limited. Where dispensaries were located in commercial centers, parking did not cause issues. Staff does recommend a 1:200 ratio which is the same as medical uses, versus 1:300 for general retail, as smaller centers with less parking could cause issues.

The Village's police Department reported that there were no issues with the Verilife dispensary since it opened.

Recommendation

Approval of the text amendment to Chapter 28 related to adult use cannabis dispensaries pursuant to the attached Ordinance.

PLAN
COMMISSION

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

RE: CHAPTER 28 TEXT AMENDMENTS - ADULT USE CANNABIS DISPENSARIES - PC #22-005

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights, Illinois on the 25th day of May, 2022 at the hour of 7:30 p.m.

MEMBERS PRESENT:

MARY JO WARSKOW, Acting Chairperson
JOE LORENZINI
BRUCE GREEN
TERRY ENNES
JOHN SIGALOS
JAY CHERWIN
GEORGE DROST

ALSO PRESENT:

BILL ENRIGHT, Deputy Director
HART PASSMAN, Village Attorney

DRAFT

ACTING CHAIRPERSON WARSKOW: All right, I'd like to call the Plan Commission to order. If we could all stand and say the Pledge of Allegiance?

(Pledge of Allegiance recited.)

ACTING CHAIRPERSON WARSKOW: Great.

Bill, if you can call roll?

MR. ENRIGHT: Sure.

Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. ENRIGHT: Commissioner Drost.

(No response.)

MR. ENRIGHT: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MR. ENRIGHT: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. ENRIGHT: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. ENRIGHT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. ENRIGHT: Chair Warskow.

ACTING CHAIRPERSON WARSKOW: Here.

All right, our first business is to approve the minutes from the May 11th Plan Commission hearing. Do I have a motion?

COMMISSIONER ENNES: I'll make that motion.

COMMISSIONER SIGALOS: I'll second it.

ACTING CHAIRPERSON WARSKOW: Okay, all say aye if you're in favor.

(Chorus of ayes.)

COMMISSIONER CHERWIN: I abstain, it's Jay. I wasn't here.

ACTING CHAIRPERSON WARSKOW: Okay, and we have only one petition on the agenda today, George Drost just walked in, and that is the Text Amendment.

So, I believe you are the Petitioner?

MR. ENRIGHT: Yes, the Village of Arlington Heights is the Petitioner. I'm Bill Enright, Assistant Director of Planning, and Hart Passman is the Village Attorney consultant who drafted the ordinance. So, he is well versed in the law and this particular ordinance.

This ordinance went in front of the Ordinance Review Committee a couple of weeks ago on May 11th and received unanimous support and recommendation to the Plan Commission for public hearing tonight. What the Plan Commission is reviewing is a text amendment to Chapter 28 zoning to add definitions related to adult use cannabis dispensaries, as well as amending the permitted use table to allow adult use cannabis dispensaries in the B-2 and B-3 Zoning Districts and none others. There's also a line item for the parking section to add a parking ratio requirement for adult use cannabis dispensaries. Also, there is an addition to Chapter 28 limiting the number of dispensaries in the Village to three total maximum, one in each of three geographic areas which I'll get into in a second.

This ordinance, that was discussed by the Village Attorney, the Village Manager, and the Director of Planning and myself, reflects the Village Board's discussion on this issue on February 21sth of 2022 where the Board was looking at codifying adult use cannabis dispensaries in town. It's not allowed in our zoning right now; however, it is allowed via

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a pilot program ordinance that was adopted a couple of years ago by the Village Board to allow Verilife at the south end of town at Arlington Heights Road and Golf to operate on a pilot program. They extended it a couple of times, that pilot program expires the end of June. So, the Board directed Staff and the Village Attorney to draft an ordinance that would address the issue from a zoning perspective for adult use cannabis dispensaries in town.

So, what you have before you is what we believe, at the administration level, reflects what the Board had discussed in February. This would obviously, this is the public hearing tonight to consider these text amendments, and the Plan Commission can certainly make whatever recommendations you see fit. What you have, as I mentioned earlier, there's two zoning districts that we'd be looking at allowing this as of right, the B-2 and the B-3. Now, the B-2 and B-3 are most of our larger or small shopping centers, so pretty much anything on major arterial that's a shopping center is either B-2 or B-3. The B-5 District downtown we're not recommending allowing these here. There was some discussion by the Board on that, and I think the will of the Board was to not have them in the downtown because of the mix of uses downtown and potentially parking issues. But however, we don't see any major issues since cannabis dispensaries tend to be relatively small.

We've done some parking studies of other towns regarding parking. The main issues that other towns had regarding parking is when they allow dispensaries in their industrial parks. As you all know, typically the industrial parks don't have a significant amount of parking in terms of their development. So, when you bring in uses that are more intense along the lines of either medical office or retail, industrial wouldn't typical have much parking to meet those needs.

So, in some of the towns that we've researched, they did have parking issues in industrial areas. However, we're not recommending that these go in industrial areas. Towns that allow them in commercial zoning districts is because the centers typically, especially the larger ones, have a lot of parking and usually have ample parking, maybe once in a while you'll see, maybe during the holidays, they get crowded. But for the most part, the larger shopping centers, commercial districts don't have parking issues and we don't think that adult use cannabis would cause parking issues in larger centers. Some of the smaller centers that they might go into, you know, you may, that's why we're recommending one space for every 200 square feet which is more aligned with medical office versus retail.

Verilife did a very comprehensive parking and traffic study of their existing site at Golf and Arlington Heights Road which it presented to you in a packet and found that there weren't any major parking issues or traffic issues with their use of that location. Also, the Police Department has not had any significant issues at the Verilife site.

So, the three areas that we're looking at allowing these, you know, there would be one per geographic zone, one area being north of Hintz up to Lake Cook Road which is the Village's northern limits, and then the second area would be from Hintz Road all the way south to Central Road. So, that would encompass a lot of that Rand Road corridor where we have five large shopping centers as well as some, you know, some smaller ones. Most of those are zoned B-2, B-3.

There are some limits with the state with respect to proximity to schools, and I believe it's 1,000 feet?

MR. PASSMAN: Yes, I believe that's right.

MR. ENRIGHT: Yes. So, you know, none of these can go within 1,000 feet of a school and I believe daycares as well. So, the southern border of this middle zone would be

Central Street as I mentioned, or Central Road rather, and then the southern portion or area would be south of Central all the way to I-90 which is the Village's southern limits. So, you would probably see something in the, you know, Golf Road-Arlington Heights Road corridor in terms of the larger centers down there. But it could go into, you know, along Algonquin.

So, you know, when we ever get three, hard to say, there's already quite a few out in this area, we already have one in south end of town, you know, we may or may not. We may get none, zero, in other areas in town. It remains to be seen. It will be regulated by the business license process. So, as long as there is only one in each of these areas, we would only approve one business license for adult use cannabis in, one in each of these three geographic regions if we get that many.

So, that's pretty much Staff's presentation. We're looking for, you know, feedback from the Plan Commission in amending Chapter 28 to allow adult use cannabis dispensaries in the B-2 and B-3 Zoning Districts as permitted, as of right, one in each of these three areas of town as defined in the ordinance that's proposed, as well as the permitted use table being updated, and the parking ratio for this type of uses at 100 to 200.

So, at that point, unless, Hart, did you have anything else you wanted to add?

MR. PASSMAN: Just some if I may clarifications as well. It's nice to see you all in person. When we see you it's on Zoom, so you're all more than floating heads and I appreciate that. I hope you're not surprised that as I am as well.

Correction though, there is a 1,000-foot regulation for advertising from schools, but the only distance requirement in state law is that two dispensaries cannot be within 1,500 feet of each other. That's the only, well, medical cannabis dispensaries have a totally different set of rules, and right now the Verilife dispensary has operated within those because it's a dual dispensary. But any new dispensaries that come in, presuming they will not be medical because that's a whole separate law, their only requirement will be 1,500 feet from one other. That includes an entity from ones that may be located in adjacent communities as well.

MR. ENRIGHT: Thank you for that clarification, that's important. You know, to that end, because we're only going to allow one in each of three geographic areas as proposed, it would be unlikely that we would, you know, we would be able to get the two within, you know, 1,500 feet, or if they were 1,500 feet away you wouldn't be able to have two because we're relegating it to one in each zone. You know, these zones are divided, so the likelihood of getting, you know, an abutting area with a commercial so you'd have one in one side of the street and one in the other like Hintz or Central is very unlikely.

So, I think these things would be spread out geographically, and that's kind of why we did it this way. They're not equidistant in terms of land areas, certainly the middle area is quite a bit larger than the north and the south. But our thinking was, you know, if there's one in the north, it would be up on, you know, probably Dundee. If there's one in the middle, it would be in that Rand Road corridor, and if there's one at the south, it would likely be on Golf or Algonquin. So, that would conclude Staff's presentation.

ACTING CHAIRPERSON WARSKOW: Okay, quick question. Was there public notices related to this? If so, were they given?

MR. ENRIGHT: Yes, public notices via an advertisement in the Daily Herald 15 days in advance of the meeting.

ACTING CHAIRPERSON WARSKOW: Do we have a motion to admit the

Staff report into the minutes?

COMMISSIONER DROST: I'll make that motion.

COMMISSIONER CHERWIN: I'll second.

ACTING CHAIRPERSON WARSKOW: Voice vote. All in favor?

(Chorus of ayes.)

ACTING CHAIRPERSON WARSKOW: So, do either one of our guests here this evening from the public want to speak to this matter?

(No response.)

ACTING CHAIRPERSON WARSKOW: No, all right.

So, let's start with our Commissioners. Jay, if you want to start us off?

COMMISSIONER CHERWIN: Yes, I have a couple of questions, thanks, Chair Warskow.

A couple of things. Bill, thanks for your presentation. Can you, so we have these regions, and I read the minutes and it touched on a little bit of what was proposed, but this seems a bit odd that this would be, I mean, I don't know anything else that we have like that in our ordinance or maybe I'm wrong but, where we have a geographical breakdown that we limit. Is there a precedent for that, or that is --

MR. ENRIGHT: Not in Arlington Heights, no.

COMMISSIONER CHERWIN: Is that something that other municipalities with this issue are doing?

MR. ENRIGHT: I don't know if Hart Passman has any insight on that. I am not aware of how other communities, if they've been broken into zones, but Hart drafted the ordinance and, well, I'll let him give his opinion on the, you know, legal issues.

MR. PASSMAN: Commissioner Cherwin, what we're finding for communities that are approving adult use cannabis locations is that they're doing it one of two ways: either they're doing it by special use permit or they're doing something similar to this where they will allow them as permitted but restrict with some kind of registration program or geographic limitations. The statute does permit a limit on the number of dispensaries.

COMMISSIONER CHERWIN: And what's driving the, like municipalities to say, so one of the -- yes, I'm sorry, I'm all over the place, but I was surprised to see it permitted and not as a special use. So, my first thought would be, well, I'd probably like to see this as a special use because, very much like, I mean, when you ask for a drive-in even if it's Portillo's expanding their drive-in, right, that's like a special use permit, and to me, you know, you want to look at the dynamics of that particular area that it's mixed in. This would seem to me to be similar to that.

So, I guess one of my questions would be what are municipalities, how are they, why are they saying, well, we need to spread this out? Is there a reason for that?

MR. PASSMAN: I don't want to speak for any particular community. I think the logic behind the system is similar to this, if I can surmise a little bit based on my experience, is that the community has already decided that as a general rule it's going to be okay and just did not want it to go through special use hearings. Finding ways to limit location based on the specifics of the community zoning and development, and to that end limiting it, in our case the proposal is B-2 and B-3, so the concept --

COMMISSIONER CHERWIN: Yes.

MR. PASSMAN: -- using Arlington Heights as an example only, the concept

is we know the zones to be generally like this. If there's one in the north and one in the south and one in the middle, these are the kind of zones where this use is allowed and that's sufficient along with the other operational requirements that they're required to abide by under state law.

COMMISSIONER CHERWIN: Yes, and I guess, and Hart, I appreciate that. I think for me it's probably less of a legal question and more of a policy question. I mean, if this is fine and everybody is okay with it and his could be a permitted use, why are we limiting the number of it? All that does is drive scarcity, and scarcity essentially creates a more expensive product and reduces competition. I think to myself, well, you know, we're not here to set policy of whether bringing this into the community is a smart thing. I mean, it seems to me that the Board has decided all of this is going to happen, if people are going to get high or buy weed, then we might as well make money off of it, that's kind of the position. So, I don't think from a policy perspective, we have, you know, that's not what we're addressing. But my thought is, well, if it's a good idea, if it's such a good idea, then why limit it? All we do then is just create a scarcity issue, it's not going to change how we address that. It will create some issues.

Bill, you had said something before about parking, well, not parking, but in the downtown you said, well, we wouldn't do this in the downtown for the mixed use of businesses there really driving it, and maybe there's parking issues in the downtown but I think you said really it's more primarily we wouldn't do it downtown because of the business mixes. I'm not sure if you can kind of elaborate on that for us.

MR. ENRIGHT: Well, that's not what I said. What I said is the mixed-use nature of downtown because of residential on top of a commercial, so I think from our opinion, this is not necessarily reflecting the Board, the Board has been pretty clear about not wanting it downtown for multiple reasons, parking and so forth. But from a land use standpoint, you know, I think that because you have residential right on top of commercial, it's different than living near a shopping center that's down the street. If you had a cannabis store, 4,500 square feet going into a 3,000 square-foot shopping center and you lived behind that shopping center, I think that's a lot different than living right above it. I think there's, you know, potentially concerns with that as well because you have the residential right on top of the commercial spaces.

COMMISSIONER CHERWIN: Well, yes, that's my issue is like I can see it from a parking perspective, and I live by the, you know, I live in the south end, it doesn't really bother me having it go in there. They seem to be doing a good use of parking. My wife can't stand it because she sees the security guards out there, the windows are blacked out, you know, all these people going for it. She doesn't even go to Jewel anymore. But for me, it's not a huge issue though, but I guess my thought is if it's not, you know, if it's not parking and it's not good enough to have the residences downtown being nearby, you know, you've got Jewel Center, we've got this right next door and right behind it, are there deleterious effects? You know, from this it sounds like if not, we haven't been, there's no reported increased crime in the south end of Arlington, that's what I'm understanding.

MR. ENRIGHT: Correct. I think it's perception, a lot of it.

COMMISSIONER CHERWIN: Yes. So, none of the neighbors or anything there have to say anything about it?

MR. ENRIGHT: No, I haven't heard of any complaints.

COMMISSIONER CHERWIN: Yes, I mean, that to me just seems, I would probably, and this is nothing against Hart, because I think the ordinance was really well drafted based on, I think the corrections you received, I just, I would probably see it as more of a special use permit rather than that.

ACTING CHAIRPERSON WARSKOW: Okay, thank you, Commissioner Cherwin. Sorry, didn't mean to refer to you just by your first name.

COMMISSIONER CHERWIN: Oh, no, I actually prefer being referred to by my first name.

ACTING CHAIRPERSON WARSKOW: Commissioner Sigalos?

COMMISSIONER SIGALOS: I don't really have any other comments. I sat in on that Ordinance Review Committee, so I heard a lot of this discussion at that meeting and I really don't have anything further to add to it at this point in time.

COMMISSIONER ENNES: I also participated in the Ordinance Review Committee meeting, and I don't have a lot of questions. But Bill, you brought up one point this evening, that there hasn't been a major police activity in regard to the existing which for most of its time has been medical marijuana, right?

MR. ENRIGHT: Well, it's recently for, I think over, you know --

COMMISSIONER ENNES: Year and a half?

MR. ENRIGHT: A year, it's been adult use on a pilot program and there haven't been any issues with crime or theft or anything like that.

COMMISSIONER ENNES: Nothing, no raised complaints or anything?

MR. ENRIGHT: Correct.

COMMISSIONER ENNES: Okay, and then since this, any business that wants to come in to town and get approved, they're going to come through the permitting process, have to get a license. If they close their shop, the permit doesn't go with that, somebody new has to come in and reapply, correct?

MR. ENRIGHT: Well, I mean, they have to get a state license in order to operate, and then, so they get a conditional state license, and then apply for a business license from us. At that point, they have to have a location secured before they get their final state license. They have to be actually, you know, built out, the space that they're going in. If they close, they close. I mean, I'm pretty certain they're not transferable, so someone would have to, you know, have to have a new license and start from scratch.

COMMISSIONER ENNES: Okay, that's all I have.

COMMISSIONER DROST: Yes, I'm sort of along the line of Commissioner Cherwin, Jay.

ACTING CHAIRPERSON WARSKOW: Okay.

COMMISSIONER DROST: Sort of from just an intuitive sense, this really follows more of a pattern of liquor stores, you know, the regulation of these three zones. A special use permit seems to me to be the right, the better way to approach it in the sense that when you have an operator, you know, who's gone through some of the layers, and there's no federal regulation in this, is there?

MR. PASSMAN: No. In fact, federal law still technically prohibits all of this which is an operational issue for dispensaries, but --

COMMISSIONER DROST: Yes, it's all --

MR. PASSMAN: -- it's not, there's no federal zoning.

COMMISSIONER DROST: All state, the state layered licensing, you know, basically you've got to, I guess finger printing and all the other steps that you would with a liquor license. So, I'm having, you know, sort of a, trying to look at this and separate it. Well, how is it still different than a liquor license? We probably spent more time on the puppy mills, you know, in trying to define what a puppy mill is and what not a puppy mill is. You've got these three zones,

it's almost like casino franchising. It's not, you know, the marketplace, you know, if they're doing a good job they're selling it, and they don't have any complaints, you know, the more revenue to the community the better and not to restrict it to these areas.

I think in the B-5, in the downtown area, I think that made some sense, you know, as far as the kind of restriction that you allow there. But why not all over? I mean, that's really the basic question and, more sort of a practical one, it gets away from a lot of the, sort of the farious rules to you could only have one in this location or one in this and then it can't be closer than 1,500 feet from each other. You know, it's bringing out the tape measure as opposed to using some common sense.

MR. ENRIGHT: Well, keep in mind, the state is only allowing a certain number of these dispensaries, period.

COMMISSIONER DROST: Yes.

MR. ENRIGHT: So, it isn't like any other use. It's heavily regulated and it's limited. So, what, you know, we're doing here, you know, we feel the direction that the Board gave us was pretty clear is that, you know, we want to limit it in town. We don't want, you know, an abundance of these. Having said that, I don't think you're going to get a bunch of these even if you didn't have zones because it's limited and there's already some around us that could close or more that could open. But even if we didn't have zones, I don't think, you know, you'd end up with the quantities, you know, just going to Arlington Heights anyway.

I think that the Board, as the elected representatives, want to just limit these and spread them out. Quite frankly, you know, I don't even know if we'll get three ever. So, we might but, you know, we'll see.

COMMISSIONER DROST: Yes, and it will be the operator who'll, you know, make it look like a candy store as opposed to some of the, you know, bad, brooding, dark Gotham City look. But it's just sort of wrangling with it and, you know, getting some of our constituents' or citizens' input and, you know, just some practical expense. Hart mentioned they're mostly experienced in communities that had started fast throughout the block and, you know, to what extent is this all to the whole fabric of the community to make these, not as strange, you know, it's like you've got Kryptonite you've got to put in a corner. That's the way I feel about this stuff, you know, rather than having this as a special use process.

Anyway, those are comments, you know, and I appreciate what you guys have done, you know, well, a heck of a lot more than, you know, myself. So, I'll just leave it at that, but that's the comment.

ACTING CHAIRPERSON WARSKOW: Commissioner Lorenzini, any comments?

COMMISSIONER LORENZINI: Yes, thank you.

On the same topic, I can see the logic behind spreading them out. I mean, I think at least will be palatable to some people in the community that have, you know, three schools that are only about 300 feet apart.

One thing I would say about Hintz Road, it's pretty far north, and say you've got something in the center, you've got something in the south end and you've got something in the center, and then somebody is looking for something at the north end, then it kind of limits their choice, you know, where they could go. I'm just afraid that you could potentially lose a third shot because the area they have to choose from is limited, but I mean, that's just my opinion. I think the overall concept of spreading them out is fine.

A couple of questions. I probably should know this, but adult use is

restricted to the home I assume?

MR. PASSMAN: Yes, under state law, and that's true of medical cannabis as well, state law does not authorize the public consumption of cannabis except in, you can have cannabis lounges, they're not operational in Illinois yet, so the law kind of lets that, but other than that, no.

COMMISSIONER LORENZINI: So as far as Illinois, a smoking room like they have with cigars is just --

MR. PASSMAN: At this time, no. That may be coming but it will be in designated areas.

COMMISSIONER LORENZINI: I also understand that there's different strengths of cannabis, is that an issue for the Village? Because a friend of mine works for the Illinois IRS and they're in charge of collecting taxes and there's more taxes on the higher strength cannabis than the lower strength cannabis and, you know, I'm just wondering if that's an issue for one store who only sell the higher strength stuff or whatever.

MR. ENRIGHT: I would assume it's a mix and, you know, medical sales, people with medical cards, I don't believe pay as much tax, you know, either. But that in and of itself is more of a state issue in how they regulate that versus a zoning issue for us.

COMMISSIONER LORENZINI: That's all I have, thank you.

ACTING CHAIRPERSON WARSKOW: Commissioner Green?

COMMISSIONER GREEN: Well, just to set your mind at ease, Joe, I'm north of Hintz and I'm just going to open one in my garage. Anyway --

MR. ENRIGHT: That would not be permitted.

COMMISSIONER GREEN: I suppose not, shucks, there you go. But I did, when I was cutting the grass in front of my house, I did clean up the trash that collects in the culvert and one of them was cannabis, little gummy bear things, an empty wrapper, so I have --

COMMISSIONER ENNES: Cutting the what?

COMMISSIONER GREEN: The grass. Ah!

COMMISSIONER DROST: The lawn.

COMMISSIONER GREEN: So, anyway, I guess there's a lot of products out there, but I was at the Ordinance Review and I think it's fine to limit this to the areas there. When we originally talked about this, I was a little bit concerned about competitions, and the more I think about it, you know, three zones, three shops, I'm good with that.

ACTING CHAIRPERSON WARSKOW: So, just a couple of quick questions. I know you said there hasn't been any, you know, police activity with the Verilife. How did the other shopping properties, you know, businesses, do they have any comments on having Verilife in the center with them?

MR. ENRIGHT: You know, I'm not aware of any complaints from adjoining businesses there. It's possible but not that I'm not that I'm aware of any.

ACTING CHAIRPERSON WARSKOW: Okay, and I can see, you know, both sides in this that we should probably let the market decide. You know, if there's a great demand in Arlington Heights, well, then, you know, there should be plenty of places to choose from. But I do understand that, like geographically, we're not creating a pocket in Arlington Heights so that the residents feel like they are in the cannabis section of town. So, like I said, I can see both sides to the issue. But overall, you know, I think it's fine to have the geographic areas.

Any other additional comments? Does anyone want to make a

motion then?

COMMISSIONER LORENZINI: I'll make a motion.

A motion to recommend to the Village Board of Trustees approval of PC #22-005, Text Amendment to Chapter 28 related to adult use cannabis dispensaries.

COMMISSIONER GREEN: I'll second that.
ACTING CHAIRPERSON WARSKOW: All right, can we have a roll call?
MR. ENRIGHT: Certainly.
Commissioner Lorenzini.
COMMISSIONER LORENZINI: Yes.
MR. ENRIGHT: Commissioner Green.
COMMISSIONER GREEN: Yes.
MR. ENRIGHT: Commissioner Drost.
COMMISSIONER DROST: Aye, with comment.
MR. ENRIGHT: Commissioner Ennes.
COMMISSIONER ENNES: Yes.
MR. ENRIGHT: Commissioner Sigalos.
COMMISSIONER SIGALOS: Yes.
MR. ENRIGHT: Commissioner Cherwin.
COMMISSIONER CHERWIN: No.
MR. ENRIGHT: And Chairman Warskow.
ACTING CHAIRPERSON WARSKOW: Yes.
Okay, you had a comment?
COMMISSIONER DROST: Yes, and it is basically conceptually you can live with it. It's not a 100 percent versus a zero, to treat this as evolutionary and then to review it from time to time to see how the marketplace is really responding and whether there are other communities or comparisons that you can make to best serve all the parties that might be affected by these new establishments.
ACTING CHAIRPERSON WARSKOW: All right then, is this slated for a particular Board meeting?
MR. ENRIGHT: Yes, scheduled for June 6th.
COMMISSIONER DROST: D-Day.
ACTING CHAIRPERSON WARSKOW: I'm sure that's why it was chosen.
COMMISSIONER DROST: Yes.
ACTING CHAIRPERSON WARSKOW: I don't think there's any other business before us tonight?
MR. ENRIGHT: There isn't.
ACTING CHAIRPERSON WARSKOW: So --
COMMISSIONER ENNES: Has a date been firmed up for the training session?
MR. ENRIGHT: No, we're still working on that unless you've --
MR. PASSMAN: I'm prepared to be here on the 8th, so unless --
MR. ENRIGHT: The 8th.
MR. PASSMAN: Yes.
MR. ENRIGHT: Wednesday the 8th.

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MR. PASSMAN: Yes. I don't know if it's firm-firm, but I'm getting ready for it.
COMMISSIONER CHERWIN: What training was it?
COMMISSIONER ENNES: Commissioner training.
MR. PASSMAN: Commission training, both from, Staff from kind of a regulatory and then obviously some procedural and some new concepts.
ACTING CHAIRPERSON WARSKOW: Excellent.
MR. PASSMAN: Looking forward to it.
ACTING CHAIRPERSON WARSKOW: All right, do I have a motion to adjourn now?
COMMISSIONER DROST: I'll make that motion.
COMMISSIONER GREEN: I'll second.
ACTING CHAIRPERSON WARSKOW: All right, meeting is adjourned --
MR. PASSMAN: You need a vote.
ACTING CHAIRPERSON WARSKOW: Oh, voice vote. All in favor say aye?

(Chorus of ayes.)

ACTING CHAIRPERSON WARSKOW: All right, meeting adjourned.

(Whereupon, at 8:01 p.m., the above-mentioned petition meeting was adjourned.)

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STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

I, RONALD LeGRAND, JR., depose and say that I am a digital court reporter doing business in the State of Illinois; that I reported verbatim the foregoing proceedings and that the foregoing is a true and correct transcript to the best of my knowledge and ability.

_____
RONALD LeGRAND, JR.

SUBSCRIBED AND SWORN TO

BEFORE ME THIS _____ DAY OF

_____, A.D. 2022.

_____
NOTARY PUBLIC

DRAFT

AN ORDINANCE AMENDING "THE 2002 COMPREHENSIVE AMENDMENT OF THE ZONING ORDINANCE OF THE VILLAGE OF ARLINGTON HEIGHTS," AS AMENDED, REGARDING ADULT USE CANNABIS DISPENSARIES

WHEREAS, on June 25, 2019, the Governor of the State of Illinois signed into law Public Act 101-0027, establishing the Cannabis Regulation and Tax Act (***"Act"***); and

WHEREAS, the Act legalizes the possession and use of cannabis for recreational purposes by adults over the age of 21, authorizes the sale of recreational cannabis at dispensaries, permits the expansion of cultivation centers previously only authorized to supply medical cannabis sales, and authorizes new types of cannabis businesses such as craft growers, infusers, and processors; and

WHEREAS, "The 2002 Comprehensive Amendment of the Zoning Ordinance of the Village of Arlington Heights," as amended (***"Zoning Ordinance"***), establishes, among other things, zoning districts and permitted land uses within those zoning districts; and

WHEREAS, pursuant to Section 5.5 of the Zoning Ordinance, any uses not specifically listed as either permitted or as a special use is deemed prohibited; and

WHEREAS, the Act provides that municipalities may enact reasonable zoning regulations concerning the cannabis businesses described above, including, without limitation, the prohibition of any cannabis businesses described above; and

WHEREAS, on _____, 2019, the Village Board of Trustees adopted Ordinance No. _____, amending the Village Code to prohibit all land uses associated with adult use cannabis (collectively, "***Adult Use Cannabis Business Establishments***"); and,

WHEREAS, on May 11, 2022, the Village Ordinance Review Committee met to further consider the land use impacts of Adult Use Cannabis Business Establishments, and reached consensus to direct the Village Plan Commission to conduct a public hearing to consider amendments to the Zoning Ordinance to authorize Adult Use Cannabis dispensaries in specified zoning districts as a permitted use (**"*Proposed Amendments"***); and

WHEREAS, a public hearing by the Plan Commission to consider the Proposed Amendments to the Zoning Ordinance was duly advertised in the _____ on _____, 2022, and held on May 25, 2022, and findings of fact in support of the Proposed Amendments were approved by the Plan Commission on May 25, 2022 (Public Hearing No. _____), in accordance with and pursuant to Section _____ of the Zoning Ordinance; and

WHEREAS, the Village President and Board of Trustees have considered the Proposed Amendments and the recommendation of the Plan Commission, and have determined that adoption of the Proposed Amendments, as set forth in this Ordinance, will serve and be in the best interest of the Village and its residents;

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

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

SECTION 2. DEFINITIONS. Section 28-3, titled "Definitions," of the Zoning Ordinance is hereby amended further to add the following definitions:

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

* * *

ADULT USE CANNABIS BUSINESS ESTABLISHMENTS: Adult use cannabis businesses, including, but not limited to: adult use cannabis cultivation centers, adult use cannabis dispensaries, cannabis craft growers, cannabis infusers, and cannabis processors.

ADULT USE CANNABIS CULTIVATION CENTERS: A facility operated by an organization or business that is licensed by the Department of Agriculture to cultivate, process, transport, and perform other necessary activities to provide cannabis and cannabis-infused products to adult use cannabis business establishments.

ADULT USE CANNABIS DISPENSARY: A facility operated by an organization or business that is registered by the Illinois Department of Financial and Professional Regulation to acquire cannabis from a cannabis cultivation center, cannabis craft grower, cannabis processor, or another cannabis dispensary for the purpose of selling or dispensing cannabis, cannabis-infused products, cannabis seeds, paraphernalia, or related supplies for recreational, non-medicinal purposes to purchasers other than registered qualifying patients under the Illinois Compassionate Use of Medical Cannabis Program Act (410 ILCS 130/1 *et seq.*).

* * *

CANNABIS: "Cannabis" has the meaning set forth in the Illinois Cannabis Regulation and Tax Act.

* * *

CANNABIS CRAFT GROWER: A facility operated by an organization or business that is licensed by the Department of Agriculture to cultivate, dry, cure, and package small quantities of cannabis and perform other necessary activities to make small quantities of cannabis available for sale at an adult use or medicinal cannabis dispensary or use at a cannabis processor or infuser.

CANNABIS INFUSER: A facility operated by an organization or business that is licensed by the Department of Agriculture to directly incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis-infused product.

CANNABIS PROCESSOR: A facility operated by an organization or business that is licensed by the Department of Agriculture to either extract constituent chemicals or compounds to produce cannabis concentrate or incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis product.

CANNABIS TRANSPORTER: An organization or business that is licensed by the Department of Agriculture to transport cannabis on behalf of a cannabis business establishment or a community college licensed under the Community College Cannabis Vocational Training Pilot Program.

* * *

COMPASSIONATE USE OF MEDICAL CANNABIS PROGRAM ACT: The Illinois Compassionate Use of Medical Cannabis Program Act, 410 ILCS 130/1 *et seq*.

*** * ***

CULTIVATION CENTER: "Cultivation Center" has the meaning set forth in the Compassionate Use of Medical Cannabis Program Act.

*** * ***

DEBILITATING MEDICAL CONDITION: "Debilitating Medical Condition" has the meaning set forth in the Compassionate Use of Medical Cannabis Program Act

DISPENSING ORGANIZATION: "Dispensing Organization" has the meaning set forth in the Compassionate Use of Medical Cannabis Program Act

DISPENSING ORGANIZATION AGENT: "Dispensing Organization Agent" has the meaning set forth in the Compassionate Use of Medical Cannabis Program Act.

*** * ***

MEDICAL CANNABIS INFUSED PRODUCT: "Medical Cannabis Infused Product" has the meaning set forth in the Compassionate Use of Medical Cannabis Program Act.

*** * ***

QUALIFYING PATIENT: "Qualifying Patient" has the meaning set forth in the Compassionate Use of Medical Cannabis Program Act."

SECTION 3. ADDITIONAL REGULATIONS FOR ADULT USE CANNABIS DISPENSARIES. Section 28-6, titled "General Provisions," of the Zoning Ordinance is hereby amended to add a new Section 6.1-18, which Section 6.1-18 will hereafter read as follows:

"**Sec. 6.1-18 Location Restrictions for Adult Use Cannabis Dispensaries.**

Not more than one adult use cannabis dispensary may be located at any time within each of the following areas of the Village:

(A) Between the northern boundary of the Village to the north and Hintz Road to the south;

(B) Between Hintz Road to the north and Central Road to the south; and

(C) Between Central Road to the north and the southern boundary of the Village to the south."

SECTION 4. PERMITTED USE TABLE. The "Permitted Use Table," as set forth in Section 5.5, titled "Permitted Uses," of the Zoning Ordinance is hereby amended further to add the following entries:

"PERMITTED USE TABLE

* * *

Commercial Uses	B1	B2	B3	B4	B5	OT	PL	M1	M2
Adult Use Cannabis Business Establishments other than Adult Use Cannabis Dispensaries									
Adult Use Cannabis Dispensary (see Section 6.1-18)		**p**	**p**						

* * *"

SECTION 5. PARKING. Section 10.4-2 of the Zoning Ordinance is hereby amended to further add the following entry:

"**10.4-2 RETAIL - COMMERCIAL AND SERVICES USES**

USE	**REQUIREMENTS**
Adult Use Cannabis Dispensary	**One space for each 200 square feet of floor area**"

SECTION 6. SEVERABILITY. If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance are to remain in full force and effect, and are to be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

SECTION 7. EFFECTIVE DATE. This Ordinance will be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

[SIGNATURE PAGE FOLLOWS]

AYES:

NAYS:

PASSED AND APPROVED THIS ___ day of _____, 2022.

_____
Village President

ATTEST:

_____
Village Clerk

REPORT OF THE PROCEEDINGS OF

The ORDINANCE REVIEW COMMITTEE

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

HELD AT VILLAGE HALL ON: **May 11, 2022**

Project Title: Adult Use Cannabis Dispensaries

Amendments to Chapter 28

Petitioner: Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, Il

Requested Action:

Chapter 28 Text Amendment: To permit Adult Use Cannabis Dispensaries with a maximum cap of one per each of three geographic areas of the Village.

Attendees: Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
Terry Ennes, Plan Commissioner
Bill Enright, Assistant Director Planning and Community Development

Background

In August, 2020, the Village Board adopted an Ordinance establishing a pilot program to allow one adult use cannabis dispensary at Golf Road and Arlington Heights Road. The pilot program has twice been extended by the Board, with the current program expiring June 30, 2022.

On February 21, 2022 the Board discussed allowing adult use cannabis with restrictions on the total number and locations of future dispensaries. After significant discussion related to which zoning districts should allow for dispensaries, and whether there should be a maximum cap on number of dispensaries, the Board directed staff to develop a draft ordinance amending Chapter 28 Zoning.

Meeting Discussion:

B. Enright called the Roll Call: Commissioners Green, Jensen and Ennes confirmed their attendance and 3 of 5 members of the Committee are present so there is a quorum.

B. Enright provided a brief background on the adult use cannabis pilot program which has been in place for a couple years. The program is specific to Verilife at Golf and Arlington Heights Roads. The pilot program allows adult use cannabis sales at this one location. Prior to that, Verilife operated as a medical cannabis dispensary which operated as of right as a pharmacy. In 2019 the Board adopted an ordinance to not allow adult use dispensaries when the State enacted legislation to allow adult use cannabis sales. Verilife approached the Village requesting the ability to expand to allow for adult use cannabis sales. The Board agreed to the pilot program, however after a couple extensions, this pilot program ends June 30th of this year.

The Village Board met this February to discuss a code amendment to allow adult use cannabis dispensaries. The consensus of the Board was to permit on a limited basis. Therefore as a result of the February meeting, the Village Manager, Director of Planning, Village Attorney and myself met to discuss developing an Ordinance reflecting the Board's discussion.

The proposed Ordinance is presented tonight to the Committee and would permit adult use cannabis dispensaries in the B2 and B-3 zoning districts, but only allow a total of three, one in each of three geographic areas of the Village. These areas are defined as Hintz Road north the the municipal limits at Lake Cook Road. The middle area from Hintz to Central Road and the third area from Central Road south to the municipal limits. These would be permitted in the B-2 and B-3 zoning districts only. The downtown B-5 district is not included given the mixed uses nature of downtown and parking concerns. One dispensary would be allowed in each of three areas. The map I handed out indicates the three areas of town.

The B-2 and B-3 zoning districts constitute most of the commercial zoning in the community. The State also has spacing regulations as dispensaries can not be closer than 1,000 feet from schools and day cares. The Village would regulate dispensaries through issuance of a business license. An operator would need to provide proof of a State license and have a location secured in order to obtain a business license. The Village would issue only one license in each if the three areas.

Regarding parking, Verilife hired KLOA to conduct a parking study of their location in the Village at Golf and Arlington Heights Roads. Staff conducted a study of other communities who have dispensaries as well. The KLOA study showed no issues with parking at the Verilife site as demonstrated in the study provided. Staff did see that in other municipalities where they allowed dispensaries in industrial parks, there were often times parking issues as on site parking was inadequate. However in commercial areas parking has not been an issue. Staff does recommend a ratio of 1 space per 200 square feet of floor area similar to medical uses as parking should be fine in larger centers but in smaller centers the 1:200 ratio is appropriate.

The proposed ordinance includes various definitions which out Attorney has included to provide clarity so there is no confusion as to what's permitted. Also the amendment includes adding adult use cannabis dispensaries to the B-2 and B-3 zoning districts in the Permitted Use Table of Chapter 28, and also adding the geographic locations dividing the Village into three areas. Also the parking section would be amended to include the 1:200 ratio.

Staff has scheduled and notified for the May 25th Plan Commission public hearing to discuss this proposed amendment.

Commissioner Jensen had no questions and stated that the bulk of this amendment is the definitions and this amendment looks straight forward.

Commissioner Ennes asked if the State limits the number of locations within a community?

B. Enright stated no they dont, but they do have a limit on licenses issued in the State. The

dispensaries tend to be spaced out so that they don't poach each other. The Village does collect a 3% sales tax from dispensary sales.

Commissioner Ennes asked if Verilife was both recreational and medical sales?

B. Enright said yes they are but most dispensaries are now adult use so they can sell to those of age and to those who have a medial card, who pay lower sales taxes.

Commissioner Ennes sated that this proposed ordinance would limit the number to three, but can that change?

B. Enright said yes this ordinance limits the total to three and additional dispensaries would require an amendment to allow more.

Commissioner Green didn't have any questions but stated that maybe this could be left to open competition rather than a maximum but he is fine with this ordinance as written although he diesnt see the need for these.

Commissioner Jensen asked if under Federal law cannabis sales are still illegal and does this cause issues for handling of monies?

B. Enright indicated that Federal law has not changed but that States have the right to allow for cannabis sales so that has not been an issue at a local level.

Commissioner Ennes made a motion to approve the proposed Ordinance. Seconded by Commissioner Jensen. Per voice vote all were in favor. Motion passed 3-0.

Commissioner Jensen made a motion to adjourn. Commissioner Ennes seconded. Voice vote all in favor. Motion passed 3-0

Meeting adjourned at 6:18 pm.

Bruce Green, Acting Chairman
Ordinance Review Committee
Bill Enright, Recorder

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

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

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

Also present were: Randy Recklaus, Hart Passman, Diana Mikula, Bill Enright, Cris Papierniak, Nick Pecora and Becky Hume.

IV. APPROVAL OF MINUTES

A. Village Board 02/07/2022 Approved

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

Absent: Baldino, Schwingbeck

B. Committee of the Whole Meeting 2-7-22 Approved

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

land owner. The goal is to have a decorative crosswalk. Ms. Holowell explained the third drive-thru lane is a bypass.

Trustee Scaletta said he would like to see upgraded crosswalks, but at a minimum the crosswalks should be striped. He asked if IDOT will review the timing at the lights. Mr. Enright said according to the traffic study, even with additional traffic, the current cycle will clear the cars out and they won't have to change the cycling. We will need to wait and see the demand. IDOT has the lights interconnected, but if there is an issue, we could approach it.

Trustee Nicolle Grasse moved to Concur with the Plan Commission's recommendation to approve an amendment to the Planned Unit Development Ordinance 90-014 to allow modifications to the Southpoint PUD to enable construction of a bank building, and a Special Use Permit for a 3,460 square foot bank with a drive-through with the following conditions: 1. No Village building permit will be issued for the site until the MWRD and Village permits are issued for the work needed on the existing detention basin as required under PC #21-018 and 2. The petitioner shall comply with all Federal, State, and Village Codes, Regulations and Policies.. Trustee Mary Beth Canty Seconded the Motion.
The Motion: Passed
Ayes: Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Tinaglia

Absent: Baldino, Schwingbeck

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

A. Discussion of Adult Use Cannabis Pilot Program

Mr. Recklaus said staff is looking for direction on the future and next steps of the Cannabis Pilot Program. An adult-use cannabis dispensary was approved on August, 2020 and extended to March, 2022. During this time, parking studies were conducted every six months.

The sales tax revenues generated by Verilife are close to those of a big box retail store. Parking studies found no substantial difference in peak parking demand compared to when the location was solely a medical dispensary. There has been no increase in police activity attributable to the adult use dispensary. A surplus of parking exists at the current location based on the 1-parking-space-per-200-square-feet-of-floor-space standard. If we are going to allow dispensaries in other locations, we could continue to use this ratio. Neighboring communities are trending towards requiring 1/200 versus the 1/300 standard used for non-medical sites.

Other considerations are to limit the proximity to schools, parks, public swimming pools, athletic fields, pedestrian and bicycle paths, or wilderness

areas. The ordinance could limit the proximity to not-within 1,000 feet of the intersection of Dundee and Arlington Heights Roads. There could be a limit on the number of locations or allow any location that met certain criteria. Another option would be to limit the number of dispensaries in each region of the Village; north, middle, south.

Mr. Recklaus asked the Board to consider the following:
1. Should we allow adult use cannabis dispensary be allowed only at the current location?
2. Should they be allowed at any location that meets village criteria?
3. Should they be Allowed with a capped number of dispensaries in certain zones?
4. Should there be other limitations?
5. Should there be parking restrictions?

President Hayes said he was glad to hear there have not been parking problems and police activity. He is still opposed to the sale of recreational cannabis in the Village and said he understands he is in the minority.

Trustee Scaletta said he is in favor of adult use cannabis stores. He said there is a high turnover of vehicles at the current location. He said the Board would have to define regions and set boundaries and asked where sites could be in the central area. Mr. Recklaus said there are sites along Rand, Northwest Highway and Arlington Heights Road that might be suitable. Trustee Scaletta talked about possible regions being established and south of Thomas/north of Central could work. He said he believes the site on the south side of Arlington Heights is close enough to the Downtown. He is not interested in having many cannabis dispensaries and expressed his uncertainty of which approach was better; limiting the number of outlets based on zones or just limiting the number. He said he was not in favor of a Downtown location and also did not want them on top of one another.

Trustee Tinaglia said currently there are shops just over the borders of the Village. Those sites are getting tax dollars that should go to us. Having three is a decent number. He liked the idea of one middle, one north and one south. To him, the Downtown = Central Business District. There are sites on Northwest Highway that would be okay, but he wouldn't want one in the Alfresco zone.

Trustee Canty said she agreed with her colleagues. She said she was less concerned on where they go and the number of stores, as the State limits the number of licenses. She believes there is a natural limitation to how many we will see. There are already a lot of limitations on locations. If the Board is concerned, she is willing to compromise to limiting numbers by zones. She said she wants to allow the program to continue to expand as the tax dollars are leaving Arlington Heights and she would like to keep the Village's dollars in the Village.

Trustee Grasse said she is in favor of adult use cannabis dispensaries and

would rather allow the operators find their best location than have the Board dictate them.

Trustee LaBedz said she was originally opposed but compromised to allow the pilot program. After seeing there have not been issues with parking or police, she is in favor of moving forward to allow the sale of adult use cannabis on a permanent basis. She sees tax dollars going elsewhere, and there are no particular problems in the surrounding communities either. She liked the limit of 3 or so locations. She also did not want them in Downtown and said the Zone B-5 or another determination could be used. She said she was initially leaning toward 3 zones but that specificity may not be necessary, the number of locations is more important to her.

Trustee Bertucci said yes to #1, it's a very professional store and the current location is great. He agreed with capping the number to 2-3. He did not want to pigeon hole locations other than define where we don't want them. He said to keep the 1,000-foot rule, and did not want the shops in the Alfresco/Downtown area. He agreed that the dollars should stay in the Village. He said he wanted the new operators to be held to the same standard as Verilife.

Trustee Tinaglia said if we apply the higher parking standard of 1/200, he would not want a project to get stuck or be denied if it is a few stalls short.

Trustee Scaletta noted that parking at Rolling Meadows dispensary site is a disaster, but he also didn't want to kill a project if its just a few stalls short.

President Hayes said he didn't understand why recreational sales are not okay Downtown, but are okay along Rand Road or other places. Trustee Canty shared that question. President Hayes said it seems inconsistent.

Trustee LaBedz said potentially parking would be an issue, so that is a concern.

Trustee Scaletta said there is sufficient parking at the current location, but it is still challenging. The dispensary sites have come-and-go traffic and would not be conducive to the Downtown where we want people to come and stay. If a site is north of Central, but not Downtown, like where Cardinal Liquors is, that would be okay. Spreading the locations out within town makes sense.

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

XVII. ADJOURNMENT

Trustee Robin LaBedz moved to adjourn at 9:11. Trustee Nicolle Grasse Seconded the Motion.

Recreational Cannabis Survey

Parking Impact on Local Communities

June 2020

The Village of
Arlington Heights
Illinois
Planning & Community Development

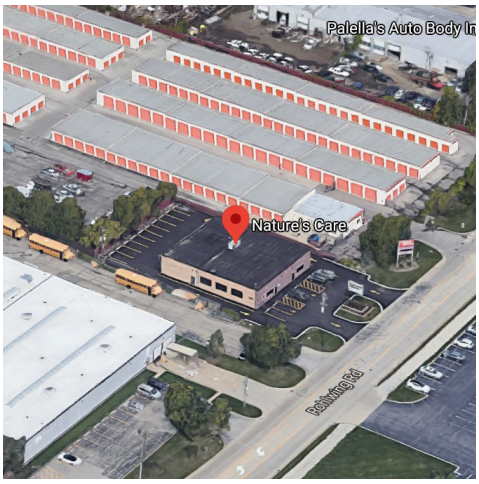
Introduction

In order to determine the potential impact on available parking by recreational cannabis dispensaries, seven area communities were surveyed on their experiences so far with their respective dispensaries. These communities were Rolling Meadows (Nature's Care Dispensary), Niles (RISE Dispensaries), Evanston (Med Men), Elmwood Park (Sunnyside Cannabis), Addison (Earth Med Dispensary), Mundelein (Rise Dispensaries), and North Aurora (Verilife Dispensary). Of these seven, four have indicated no persistent parking problems following the initial high demand in January (the time of recreational cannabis legalization). However, three have indicated that their community has experienced persistent parking issues from these facilities, with patrons illegally parking, parking in adjacent neighborhoods, and blocking adjacent driveways.

This report will contain a summary the experiences of each of the above referenced communities, as well as a conclusion with key findings and recommendations for parking policy, should the Village revisit the stance on recreational cannabis sales. A summary chart with relevant information will also be provided at the end of this report for quick reference and comparison, in addition an exhibit on code-required parking for the existing medicinal cannabis dispensary in Arlington Heights (Verilife - 1816 S. Arlington Heights Road).

Rolling Meadows

Nature's Care Dispensary



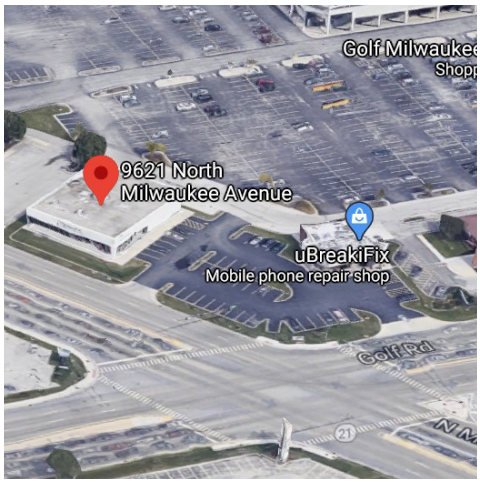
Rolling Meadows is one of the three communities that has experienced persistent parking issues with their dispensary. Nature's Care, located at 975 Rohlwing Road, occupies a 5,600 square-foot freestanding industrial building in a predominantly industrial area.

The dispensary has 17 on-site parking spaces, with no code-required parking assigned to this use. Rolling Meadows has stated that patrons of Nature's Care regularly park 1 to 3 blocks away from the facility, and walk to the dispensary in the road, as the area does not have sidewalks. Neighboring properties have also been blocking off their driveways when not in use to discourage use of their parking lots by patrons of the dispensary. Peak times tend to be around noon, as well as between the hours of 5 PM and 6 PM, with Thursdays and Fridays being the busiest days.

From this experience, Rolling Meadows would recommend a parking ratio of 5 to 6 spaces per 1,000 square feet, which is close to the Village's current required parking ratio for medical office spaces (1 space for every 200 square-feet).

Niles

RISE Dispensaries



Niles has indicated that they have not experienced persistent parking issues with their dispensary. RISE Dispensary, located at 9621 N. Milwaukee Avenue, occupies a 8,000 square-foot freestanding retail building in a predominantly commercial area. The dispensary building is located on an outlot, sharing parking with another freestanding retail building. Overflow parking is available immediately to the east of the outlot, within a shopping center.

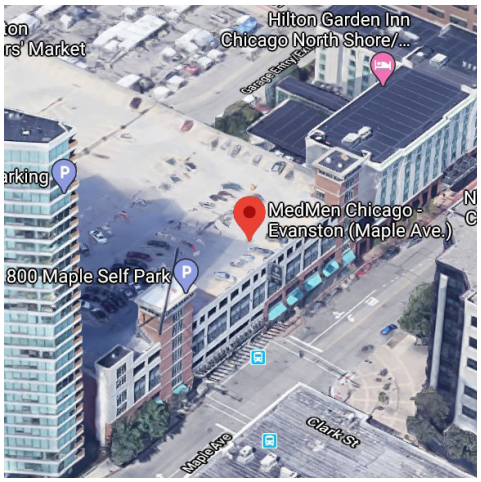
The dispensary has 45 shared on-site parking spaces, not counting the aforementioned overflow parking. Niles has required parking for this facility set at

3 spaces for every 1,000 square feet of floor area, for a total of 24 required spaces. So far, Niles believes that this is adequate, as no parking issues have been reported. Peak utilization times are unknown.

From this experience, Niles would recommend a parking ratio of 3 spaces per 1,000 square feet of floor area, which is close to the Village's current required parking ratio for retail (1 space for every 300 square-feet of floor area).

Evanston

Med Men Dispensary



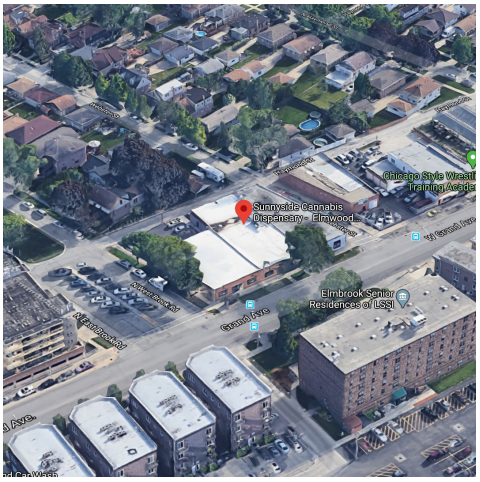
Evanston has also indicated that they have not experienced any parking issues with their dispensary. Med Men, located at 1804 Maple Avenue, occupies a 2,400 square-foot street-front tenant space within a public parking garage. The dispensary is in a dense, mixed-use area in Downtown Evanston.

The dispensary has no dedicated parking spaces, with no code-required parking. However, as mentioned above the location is within a public parking garage, which provides 1,400 paid parking spaces for patrons of the dispensary.

Evanston believes this arrangement is adequate with respect to parking, and did not provide any recommendations with respect to required parking ratios.

Elmwood Park

Sunnyside Cannabis



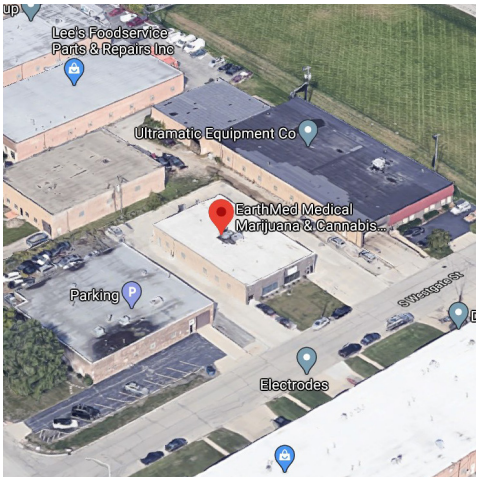
Elmwood Park has stated they have not experienced any parking issues with their dispensary. Sunnyside Cannabis, located at 7955 W. Grand Avenue, occupies a 5,000 square-foot street-front tenant space. The dispensary is in a mixed use commercial area.

Per information provided by Elmwood Park, the dispensary has immediate access to 15 parking spaces, and as part of their approval purchased a 20 space off-site parking area, located approximately 2 blocks from their location. There is no code-required parking for this use within Elmwood Park's code, though as mentioned the City required the purchase of the off-site parking facility as part of their approval.

Elmwood Park believes this arrangement is adequate with respect to parking, and did not provide any recommendations with respect to required parking ratios. Peak demand appears to occur between 2 PM and 3 PM on week-ends, and around 6 PM on weekdays.

Addison

Earth Med Dispensary



Addison is one of the three communities that has been experiencing continual parking issues with their dispensary. Earth Med, located at 852 S. Westgate Street, occupies a 6,000 square-foot freestanding industrial building within a predominantly industrial area.

The dispensary appears to have 13 on-site parking spaces based upon aerial imagery, with an assigned code required parking ratio of 1 space per 180 square feet (Addison's required parking ratio for general retail). Applying this to the gross square-footage of the building, this results in a code requirement of 33 spaces. Addison did not clarify if Earth Med received a parking variation, or if the ratio was applied only to the retail sales area instead of gross floor area.

Parking issues include patrons of the dispensary illegally parking, parking in neighboring areas, and obstructing neighboring driveways. Addison did not provide a recommended parking ratio to meet the needs of the dispensary. Peak utilization occurs around noon on weekends, and around 6 PM on weekdays.

Mundelein

RISE Dispensaries

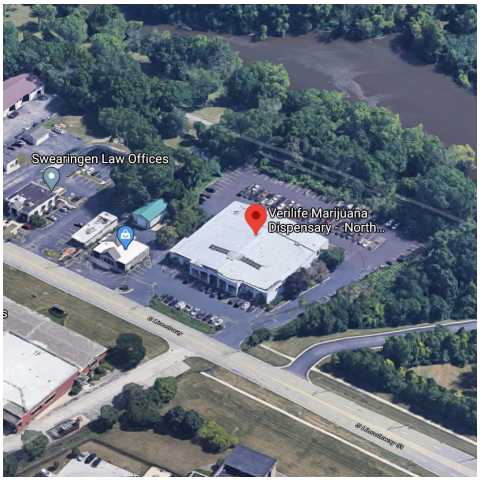
Mundelein has stated they have also experienced parking issues with their dispensary. RISE Dispensary, located at 1325 Armour Boulevard, occupies a 4,000 square-foot freestanding industrial building. The dispensary is in a predominantly industrial area.

The dispensary has 15 on-site parking spaces. Mundelein has an assigned code-required parking ratio of 1 space per 5,000 square-feet of floor area, plus 1 space per 2 employees. It's assumed that, with 6 employees, the total amount of code required parking would be 4 spaces.

Parking issues include illegal parking (with over 400 citations issued since January 1st of 2020) parking on neighboring properties, and obstructing neighboring driveways. At times, Mundelein states that there have been up to 125 customers per hour accessing the facility. However, they believe that doubling or tripling the required parking ratio would meet typical demand. Mundelein believes that the number of customers at this location is artificially high, driven primarily by their proximity to the Wisconsin border and the lack of other dispensaries in the immediate area. it is believed that once additional dispensaries open nearby, the number of customers at this facility will drop. Peak demand appears to occur between 1 PM and 3 PM, and around 5 PM and 6 PM.

North Aurora

Verilife Dispensary



North Aurora has indicated that, with the exception of the opening rush at the beginning of the year, they have not had any issues with respect to parking for their dispensary. Verilife, located at 161 S. Lincolnway Street, occupies a 1,800 square-foot space within a multi-tenant commercial building. The building is located within a predominantly commercial area.

Per information provided by North Aurora, the dispensary has 144 on-site parking spaces, with a code required surplus of approximately 50 spaces per the mix of uses within the building. North Aurora has a code-required parking ratio of 4 spaces per 1,000 square-feet of floor area, for a total of 8 required spaces. This ratio is similar to the Village required parking ratio for Beauty Shops (1 space per 250 square-feet of floor area).

North Aurora recommends either increasing the required parking ratio, or adding a minimum number of spaces to account for peak times at smaller facilities (such as a 20 space minimum). However, as mentioned previously North Aurora has stated that they have not experienced any parking issues since legalization of recreational cannabis in January. Peak utilization occurs between 1 PM and 3 PM, and between 5 PM and 6 PM.

Conclusion & Recommendations

While there seems to be a 50% chance of parking issues arising from recreational cannabis dispensaries based upon feedback from the surveyed communities, several key conditions appear to contribute to a higher chance of deficient parking. Firstly, all communities experiencing parking issues have dispensaries located in industrial areas, typically in smaller freestanding buildings. These sites tend to have lower on-site parking than comparable retail sites. Additionally, due to on-street parking restrictions in industrial areas, in place to preserve adequate turning movements and access for semi trucks, on street parking is either limited or nonexistent, resulting in patrons seeking parking on adjacent properties and in adjacent neighborhoods.

If Arlington Heights is to reconsider the stance on recreational cannabis sales, such facilities should be allowed in business districts only. Sites in business districts are likely to have more substantial on-site parking availability, as well as more likely to have the ability to offer overflow parking for periods of peak demand.

Peak times for these facilities appear to be during noon hours and evenings, typically during times other businesses operate. Given this fact, it should be assumed that dispensaries would not be able to utilize a shared parking arrangement with facilities that operate during normal business hours.

With respect to required parking, a ratio of 1 space per 200 square-feet of floor area, with a minimum of 20 spaces (whichever is greater), will likely be sufficient to support the needs of the business. However, it should be noted that due to the proximity to existing facilities in Rolling Meadows, Addison, Niles, and Evanston, as well as the distance from neighboring states, it is unlikely that Arlington Heights would experience the surge in customers experienced by Mundelein.

Recreational cannabis dispensaries are a desired service by many, and do offer the opportunity to generate respectable sales tax revenue. However, based upon the experiences of other communities, if permitted within the Village careful consideration of parking requirements is essential to prevent these facilities from negatively impacting adjacent areas.

Exhibit A

Recreational Cannabis Parking Survey

Local Municipalities

Location Information									*Municipality Opinion*		
Municipality	**Business Name**	**Address**	**Size (SF)**	**Single or Multi-tenant**	**Required Parking**	**Provided Parking**	**Parking Issues?**	**Issue Desc.**	**How much Parking Needed?**	**Peak Parking Demand**	**Peak Parking Hours****
Rolling Meadows	Nature's Care	975 Rohlwing Road	5,600	Single	17*	17	Yes	Patrons parking on-street in neighboring areas. Patrons blocking driveways.	30 Spaces	Unknown	Noon, 5-6 PM
Niles	RISE Dispensaries	9621 N. Milwaukee Ave.	Apx. 8,000	Single	24	45	No	N/A	N/A	Unknown	Unknown
Evanston	MedMen	1804 Maple Ave.	2,400	Multi	0	0	No	N/A	N/A	Unknown	Unknown
Elmwood Park	Sunnyside Cannabis	7955 W. Grand Ave.	Apx. 5,000	Single	35*	35	No	Overwhelming demand at opening, no issues since	N/A	Unknown	2-3 PM, 6 PM
Addison	EarthMed	852 S. Westgate St.	Apx. 6,000	Single	33	Apx. 13	Yes	Patrons parking on-street in neighboring areas. Patrons blocking driveways.	Unknown	Unknown	Noon-1 PM, 6 PM
Mundelein	RISE Dispensaries	1325 Armour Blvd.	Apx. 4,000	Single	4	15	Yes	Patrons parking on-street in neighboring areas. Patrons blocking driveways. Parking in posted no parking zones.	125 Spaces	125 Spaces	8-9 AM, Noon, 5-6 PM
North Aurora	Verilife	161 S. Lincolnway St.	1,800	Multi	8	144	No	Overwhelming demand at opening, no issues since	4/1000 SF, Minimum of 20 Spaces	Unknown	1-3 PM, 5-6 PM

*No code requirement, handled on a case-by-case basis or via a Land Use Variation

**Per Municipality and Google Data

Prepared by the Department of Planning and Community Development

June 29 2020

Exhibit B

Arlington Heights

Verilife Medicinal Dispensary

Verilife Dispensary is located in a multi-tenant shopping center (Arlington Square), at 1816 S. Arlington Heights Road. The dispensary occupies three units within the center, comprising a total of 4,840 square-feet of space. Arlington Square is divided into two primary parts, those being Jewel-Osco and the northern string of seven tenant spaces. The shopping center has 367 parking spaces, with 290 spaces proximal to Jewel, and 77 spaces proximal to the seven tenant spaces. This is illustrated further on in this exhibit. The shopping center also has two outlots in close proximity (Starbucks and Mobil) which have additional parking for their customers, and are not included in this analysis.

Per the parking summary on the next page, Verilife has a code required parking ratio of 1 space per 200 square-feet of floor area, the Village requirement for medical space. In total, Verilife requires 24 parking spaces out of the 77 close to their tenant space. Accounting for the mix of uses within the remaining four tenant spaces, there is a surplus per code of 24 spaces in this portion of the parking lot. Accounting for the code-required parking surplus for Jewel, there is an overall parking surplus of 108 spaces per code for Arlington Square overall.

Arington Square Parking Summary

Tenant Space	Use/Business	Code Use	Square Area	Parking standard Divider	Parking Required
1860	Jewel Osco	Retail	61,910	300	206
TOTAL PARKING REQUIRED (JEWEL)					206
TOTAL PARKING PROVIDED (JEWEL)					290
SURPLUS (DEFICIT) (JEWEL)					84

Tenant Space	Use/Business	Code Use	Square Area	Parking standard Divider	Parking Required
1844	Tina Nail Spa	Retail	1,650	250	7
1840	AAA Ins. & Travel	Retail	2,885	300	10
1832	Hearing Lab	Medical	1,225	200	6
1828	My Diva Nail Salon	Beauty	1,400	250	6
1824	Verilife	Medical	1,400	200	7
1820	Verilife	Medical	1,750	200	9
1816	Verilife	Medical	1,690	200	8
TOTAL PARKING REQUIRED					53
TOTAL PARKING PROVIDED					77
SURPLUS (DEFICIT)					24

Updated: 6/30/20

Kenig,Lindgren,O'Hara,Aboona,Inc.

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MEMORANDUM TO: Brandon Nemec
Pharmacann

FROM: Elise Purguette
Consultant

Luay R. Aboona, PE, PTOE
Principal

DATE: December 1, 2021

SUBJECT: Twelve-Month Traffic and Parking Study
Verilife Dispensary
Arlington Heights, Illinois

This memorandum summarizes the results and findings of the twelve-month traffic and parking study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the Verilife dispensary located at 1816 South Arlington Heights Road in Arlington Heights, Illinois. The site, which is located within the Jewel-Osco shopping center, is located in the northwest quadrant of the intersection of Arlington Heights Road with Golf Road. Access to the site and the parking area is provided via the existing access drives serving the Jewel-Osco shopping center. The Jewel-Osco shopping center is approximately 78,020 square feet in size and contains approximately 344 parking spaces. **Figure 1** shows an aerial view of the site.

The purpose of this traffic and parking study is to document the existing traffic and parking conditions at the shopping center approximately twelve months after the dispensary expanded its operations to sell recreational marijuana in addition to the sales of medical marijuana.

Existing Traffic Conditions

The following provides a detailed description of the physical characteristics of the roadways including geometry and traffic control, adjacent land uses, and average daily traffic volumes along the adjacent area roadways.

Golf Road (Illinois Route 58) is an east-west, other principal arterial that generally provides three through lanes in each direction in the vicinity of the site. At its unsignalized intersection with the right-in/right-out access drive serving the Jewel-Osco shopping center, Golf Road provides two through lanes on the eastbound approach and two through lanes and a combined through/right-turn lane on the westbound approach. At its unsignalized intersection with the full movement access drive serving the Jewel-Osco shopping center and Arlington Towne Square, Golf Road provides an exclusive left-turn lane, two through lanes, and a combined through/right-turn lane on both approaches. At its unsignalized intersection with the right-in/right-out access drive serving the Mobil fuel center, Golf Road provides six through lanes on the eastbound approach. The westbound approach provides two through lanes and a combined through/right-turn lane. Golf Road is under the jurisdiction of the Illinois Department of Transportation (IDOT), has a posted speed limit of 40 mph, is designated as a Strategic Regional Arterial (SRA) route, and carries an Annual Average Daily Traffic (AADT) volume of 28,300 vehicles west of Arlington Heights Road and 27,800 vehicles east of Arlington Heights Road (IDOT, 2019).

Aerial View of Site **Figure 1**

Arlington Heights Road is a north-south, minor arterial that generally provides three through lanes in each direction in the vicinity of the site. At its unsignalized intersection with the full movement access drive serving the Jewel-Osco shopping center, Arlington Heights Road provides a through lane and a combined through/left-turn lane on the northbound approach. The southbound approach provides two through lanes and a combined through/right-turn lane. At its unsignalized intersection with the right-in/right-out access drives serving the Jewel-Osco shopping center and the Mobil fuel center, Arlington Heights Road provides three through lanes on the northbound approach. The southbound approach provides five through lanes and a combined through/right-turn lane (which are dual left-turn lanes, three though lanes, and a shared through/right-turn lane for the southbound approach at the intersection of Golf Road with Arlington Heights Road). Arlington Heights Road is under the jurisdiction of IDOT, has a posted speed limit of 35 mph, is not designated as an SRA route, and carries an AADT volume of 30,400 vehicles north of Golf Road and 32,300 vehicles south of Golf Road (IDOT, 2019).

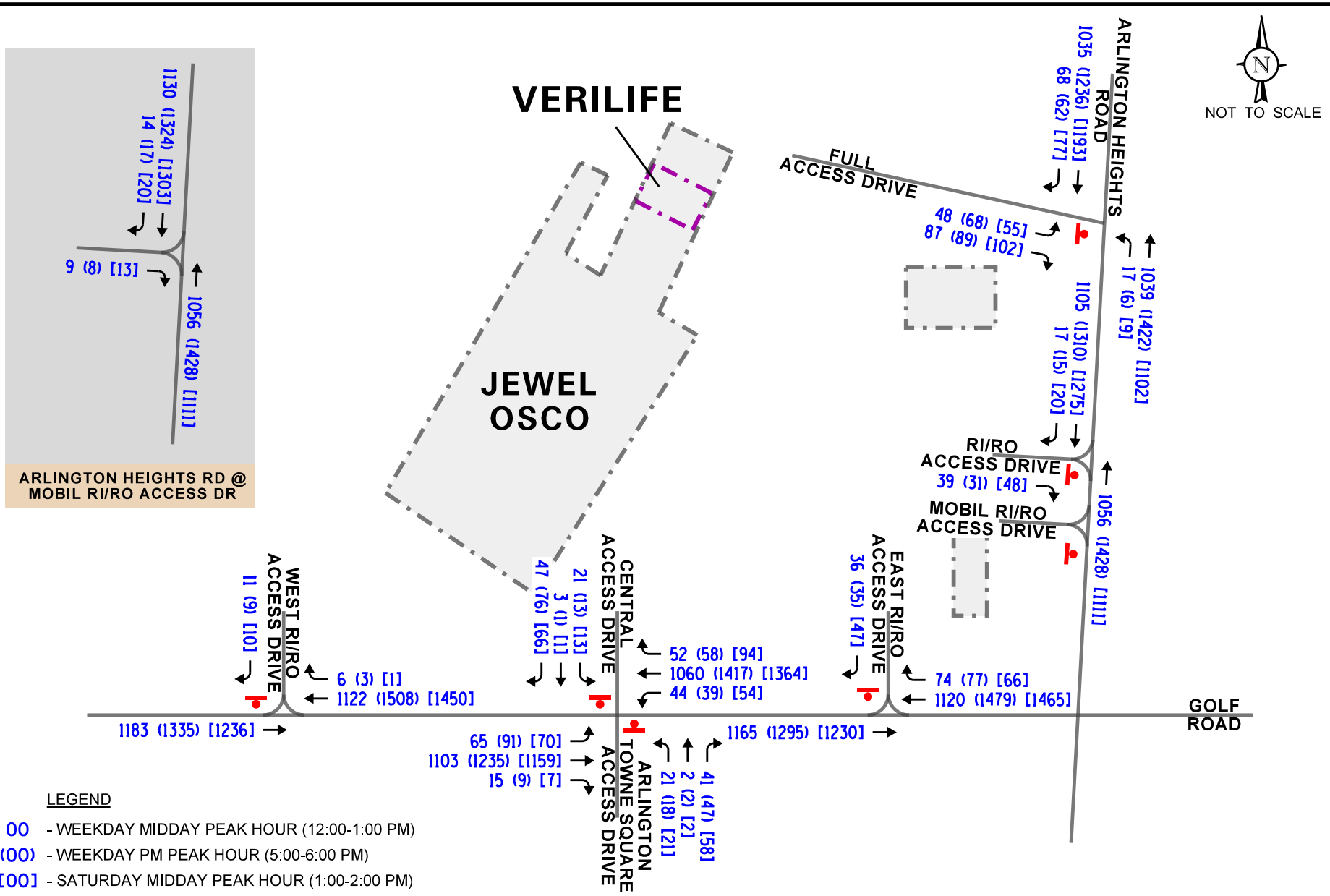
Year 2021 Base Traffic Volumes

In order to determine current traffic conditions within the study area, KLOA, Inc. conducted peak period traffic, pedestrian, and bicycle counts at the following intersections:

- Golf Road with Jewel-Osco West Access Drive
- Golf Road with Jewel-Osco Access Drive and Arlington Towne Square Central Access Drive
- Golf Road with Mobil Right-In/Right-Out Access Drive
- Arlington Heights Road with Jewel-Osco Full Movement Access Drive
- Arlington Heights Road with Jewel-Osco Right-In/Right-Out Access Drive
- Arlington Heights Road with Mobil Right-In/Right-Out Access Drive

The traffic counts were conducted on Thursday, November 4, 2021 during the midday (11:00 A.M. to 2:00 P.M.) and evening (4:00 P.M. to 6:00 P.M.) peak periods and on Saturday, November 6, 2021 during the midday peak period (11:00 A.M. to 2:00 P.M.). The results of the traffic counts show that the peak hours of traffic generally occur between 12:00 P.M. and 1:00 P.M. during the weekday midday peak period, between 5:00 P.M. and 6:00 P.M. during the weekday evening peak period, and between 1:00 P.M. and 2:00 P.M. during the Saturday midday peak period.

Copies of the traffic count summary sheets are included in the Appendix. **Figure 2** illustrates the Year 2021 base traffic volumes.



Verilife Dispensary
Arlington Heights, Illinois

Year 2021 Base Traffic Volumes

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 20-182

Figure: 2

Characteristics of Verilife Dispensary

The Verilife dispensary is open Monday through Sunday from 9:00 A.M. and 7:00 P.M. The number of trips generated by the existing Verilife dispensary was based on information obtained from the operator for customers and employees and is summarized in **Table 1.** It should be noted that the number of employees per shift varies between five and 13 depending on the time of the day.

Table 1
TRIPS GENERATED BY THE EXISTING VERILIFE DISPENSARY

	Weekday Midday Peak Hour			Weekday Evening Peak Hour			Saturday Midday Peak Hour			Daily
	In	Out	Total	In	Out	Total	In	Out	Total	
Verilife Dispensary	**35**	**35**	**70**	**32**	**32**	**64**	**36**	**36**	**72**	**300**

Access to the Jewel-Osco shopping center is provided via the following:

- An existing full movement access drive on Arlington Heights Road located approximately 525 feet north of Golf Road. This access drive provides one inbound lane and two outbound lanes striped as an exclusive left-turn lane and an exclusive right-turn lane with outbound movements under stop sign control.

- An existing right-in/right-out access drive on Arlington Heights Road located approximately 255 feet north of Golf Road. This access drive provides one inbound lane and one outbound lane with outbound movements under stop sign control. Left-turn movements are not feasible due to the provision of an existing median along Arlington Heights Road.

- An existing right-in/right-out access drive on Arlington Heights Road located approximately 180 feet north of Golf Road. This access drive provides one inbound lane and one outbound lane with outbound movements under stop sign control. Left-turn movements are not feasible due to the provision of an existing median along Arlington Heights Road.

- An existing right-in/right-out access drive on Golf Road located approximately 185 feet west of Arlington Heights Road. This access drive provides one inbound lane and one outbound lane with outbound movements under stop sign control. Left-turn movements are not feasible due to the provision of an existing median along Golf Road.

- An existing full movement access drive on Golf Road located approximately 480 feet west of Arlington Heights Road. This access drive provides one inbound lane and two outbound lanes striped as an exclusive right-turn lane and a combined through/left-turn lane with outbound movements under stop sign control.

- An existing right-in/right-out access drive on Golf Road located approximately 840 feet west of Arlington Heights Road. This access drive provides one inbound lane and one outbound lane with outbound movements under stop sign control. Left-turn movements are not feasible due to the provision of an existing median along Golf Road.

Traffic Evaluation

Capacity analyses were performed for the key intersections included in the study area to determine the ability of the existing roadway system to accommodate existing traffic demands. Analyses were performed for the weekday midday, weekday evening, and Saturday midday peak hours for the Year 2021 base conditions.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM), 6th Edition* and analyzed using Synchro/SimTraffic 10 software. The analyses for the unsignalized intersections determine the average control delay to vehicles at an intersection. Control delay is the elapsed time from a vehicle joining the queue at a stop sign (includes the time required to decelerate to a stop) until its departure from the stop sign and resumption of free flow speed. The methodology analyzes each intersection approach controlled by a stop sign and considers traffic volumes on all approaches and lane characteristics.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for unsignalized intersections are included in the Appendix of this report.

A summary of the traffic analysis results showing the level of service and delay (measured in seconds) for the intersections for the Year 2021 Base conditions are presented in **Table 2**. A discussion of each of the intersections follows.

Table 2
CAPACITY ANALYSIS RESULTS – UNSIGNALIZED INTERSECTIONS
YEAR 2021 BASE CONDITIONS

Intersection	Weekday Midday Peak Hour		Weekday Evening Peak Hour		Saturday Midday Peak Hour	
	LOS	Delay	LOS	Delay	LOS	Delay
Arlington Heights Road with Full Movement Access Drive						
• Northbound Left	C	16.1	C	19.0	C	18.2
• Eastbound Approach	C	23.2	E	41.4	D	29.3
○ Left	E	35.1	F	69.7	E	47.7
○ Right	C	16.7	C	19.8	C	19.4
Arlington Heights Road with Right-In/Right-Out Access Drive						
• Eastbound Approach	B	11.5	B	11.7	B	12.1
Arlington Heights Road with Mobil Right-In/Right-Out Access Drive						
• Eastbound Approach	B	11.5	B	11.9	B	11.8
Golf Road with Mobil Right-In/Right-Out Access Drive						
• Southbound Right	C	16.0	C	19.6	C	20.7
Golf Road with Central Access Drive and Arlington Towne Square Access Drive						
• Northbound Approach	D	34.2	F	62.9	E	45.9
• Eastbound Left	C	18.3	D	32.6	D	28.1
• Westbound Left	C	17.6	C	19.4	C	18.7
• Southbound Approach	D	26.6	E	36.8	E	45.9
○ Through/Left	E	48.5	F	99+	F	98.9
○ Right	C	15.4	C	21.0	C	20.1
Golf Road with Right-In/Right-Out Access Drive						
• Southbound Right	C	15.0	C	18.0	C	17.3

LOS = Level of Service
Delay is measured in seconds.

Arlington Heights Road with Full Movement Access Drive

The results of the capacity analysis indicate that the northbound left-turn movements currently operate at LOS C during the weekday midday, weekday evening, and Saturday midday peak hours. The eastbound right-turn movements are operating at LOS C during all three peak hours with 95th percentile queues of one to two vehicles. In addition, the eastbound left-turn movements currently operate at LOS E during the weekday midday and Saturday midday peak hours and LOS F during the weekday evening peak hour. This is normal and expected when a minor access drive intersects a major road such as Arlington Heights Road. It should be noted that the proximity of this intersection to the traffic signal at the intersection of Arlington Heights Road with Golf Road creates gaps that allow vehicles to enter and exit the site more efficiently. This is confirmed by the results of the volume-to-capacity (v/c) calculations which indicate that the ratios will be less than one during all three peak hours with the weekday evening peak hour being the highest at 0.59. In addition, based on field observations and a review of the traffic simulation, the southbound queues at the intersection of Golf Road with Arlington Heights Road generally do not extend to or beyond this access drive. As such, this access drive is adequate in accommodating the traffic generated by the Jewel-Osco shopping center.

Arlington Heights Road with Right-In/Right-Out Access Drive

The results of the capacity analysis indicate that the outbound movements currently operate at LOS B during the weekday midday, weekday evening, and Saturday midday peak hours with 95th percentile queues of one to two vehicles. As such, this access drive is adequate in accommodating the traffic generated by the Jewel-Osco shopping center.

Arlington Heights Road with Mobil Right-In/Right-Out Access Drive

The results of the capacity analysis indicate that the outbound movements currently operate at LOS B during the weekday midday, weekday evening, and Saturday midday peak hours with 95th percentile queues of one to two vehicles. As such, this access drive is adequate in accommodating the traffic generated by the Jewel-Osco shopping center.

Golf Road with Mobil Right-In/Right-Out Access Drive

The results of the capacity analysis indicate that the outbound movements currently operate at LOS C during the weekday midday, weekday evening, and Saturday midday peak hours with 95th percentile queues of one to two vehicles. As such, this access drive is adequate in accommodating the traffic generated by the Jewel-Osco shopping center.

Golf Road with Central Access Drive and Arlington Towne Square Access Drive

The results of the capacity analysis indicate that the outbound right-turn movements are operating at LOS C during all three peak hours with 95th percentile queues of one to two vehicles. In addition, the outbound left-turn movements from the site onto Golf Road currently operate at LOS E during the weekday midday peak hour and LOS F during the weekday evening and Saturday midday peak hours. This is normal and expected when a minor access intersects a major road such as Golf Road. It should be noted that the proximity of this intersection to the traffic signal at the intersection of Arlington Heights Road with Golf Road creates gaps that allow vehicles to enter and exit the site more efficiently. This is confirmed by the results of the volume-to-capacity (v/c) calculations which indicate that the ratios will be less than one during all three peak hours with the Saturday midday peak hour being the highest at 0.54. The eastbound left-turn movements from Golf Road into the site currently operate at LOS C during the weekday midday peak hour and LOS D during the weekday evening and Saturday midday peak hours with 95th percentile queues of one to two vehicles which can be accommodated by the existing exclusive left-turn lane serving the Jewel-Osco shopping center. In addition, based on field observations and a review of the traffic simulation, the eastbound queues at the intersection of Golf Road with Arlington Heights Road generally do not extend past or beyond this access drive. As such, this access drive is adequate in accommodating the traffic generated by the Jewel-Osco shopping center.

Golf Road with Right-In/Right-Out Access Drive

The results of the capacity analysis indicate that the outbound movements currently operate at LOS C during the weekday midday, weekday evening, and Saturday midday peak hours with 95th percentile queues of one to two vehicles. As such, this access drive is adequate in accommodating the traffic generated by the Jewel-Osco shopping center.

Overall, the results of the capacity analysis indicate that the existing access drives are adequate in accommodating the traffic of the Jewel-Osco shopping center and ensure that flexible access is provided.

Parking Evaluation

In order to determine the existing parking demand, parking occupancy surveys were conducted at the Jewel-Osco shopping center on Wednesday, November 3, 2021 through Sunday, November 7, 2021 every thirty minutes from 9:00 A.M. to 7:00 P.M., and the parking fields were divided into six parking zones as illustrated in **Figure 3**, provided in the Appendix. It should be noted that zones 5 and 6 are unmarked parking areas. Summaries of the parking occupancy surveys are provided in **Tables 3** and **4.** The parking occupancy surveys by area for Wednesday through Sunday are presented in **Tables 5** through **9** (provided in the Appendix).

- The Jewel-Osco shopping center has approximately 344 parking spaces.
- Peak occupancy on Wednesday was 152 vehicles (44 percent) occurring at 12:30 P.M., resulting in a surplus of 192 parking spaces.
- Peak occupancy on Thursday was 147 vehicles (43 percent) occurring at 1:30 P.M. and 2:30 P.M., resulting in a surplus of 197 parking spaces.

- Peak occupancy on Friday was 180 vehicles (52 percent) occurring at 3:30 P.M., resulting in a surplus of 164 parking spaces.

- Peak occupancy on Saturday was 184 vehicles (53 percent) occurring at 1:30 P.M., resulting in a surplus of 160 parking spaces.

- Peak occupancy on Sunday was 161 vehicles (47 percent) occurring at 12:00 P.M., resulting in a surplus of 183 parking spaces.

- The average peak occupancy over the five-day period is 160 vehicles (47 percent) occurring at 1:30 P.M., resulting in a surplus of 184 parking spaces.

As such, the existing parking supply of 344 parking spaces is adequate in accommodating the parking demand of the Jewel-Osco shopping center.

Table 3
PARKING OCCUPANCY SURVEYS SUMMARY

Time	Wednesday, November 3, 2021	Thursday, November 4, 2021	Friday, November 5, 2021	Saturday, November 6, 2021	Sunday, November 7, 2021	Average
9:00 AM	98	111	111	107	103	106
9:30 AM	110	119	137	132	132	126
10:00 AM	116	118	133	143	125	127
10:30 AM	133	126	123	181	137	140
11:00 AM	135	142	138	168	135	144
11:30 AM	148	139	145	169	132	147
12:00 PM	146	141	152	151	138	146
12:30 PM	152	143	150	147	155	149
1:00 PM	140	143	158	164	158	153
1:30 PM	144	147	168	184	158	160
2:00 PM	138	145	153	169	161	153
2:30 PM	144	147	156	159	151	151
3:00 PM	142	141	151	140	128	140
3:30 PM	136	139	180	150	139	149
4:00 PM	135	146	176	120	143	144
4:30 PM	141	141	164	129	129	141
5:00 PM	126	134	144	121	131	131
5:30 PM	119	130	139	102	96	117
6:00 PM	125	128	130	102	71	111
6:30 PM	109	118	127	98	70	104
7:00 PM	83	103	119	83	67	91
Inventory	**344**	**344**	**344**	**344**	**344**	**344**

Table 4
PARKING OCCUPANCY SURVEYS SUMMARY – PERCENTAGE OCCUPANCY

Time	Wednesday, November 3, 2021	Thursday, November 4, 2021	Friday, November 5, 2021	Saturday, November 6, 2021	Sunday, November 7, 2021	Average
9:00 AM	28%	32%	32%	31%	30%	31%
9:30 AM	32%	35%	40%	38%	38%	37%
10:00 AM	34%	34%	39%	42%	36%	37%
10:30 AM	39%	37%	36%	53%	40%	41%
11:00 AM	39%	41%	40%	49%	39%	42%
11:30 AM	43%	40%	42%	49%	38%	43%
12:00 PM	42%	41%	44%	44%	40%	42%
12:30 PM	44%	42%	44%	43%	45%	43%
1:00 PM	41%	42%	46%	48%	46%	44%
1:30 PM	42%	43%	49%	53%	46%	47%
2:00 PM	40%	42%	44%	49%	47%	44%
2:30 PM	42%	43%	45%	46%	44%	44%
3:00 PM	41%	41%	44%	41%	37%	41%
3:30 PM	40%	40%	52%	44%	40%	43%
4:00 PM	39%	42%	51%	35%	42%	42%
4:30 PM	41%	41%	48%	38%	38%	41%
5:00 PM	37%	39%	42%	35%	38%	38%
5:30 PM	35%	38%	40%	30%	28%	34%
6:00 PM	36%	37%	38%	30%	21%	32%
6:30 PM	32%	34%	37%	28%	20%	30%
7:00 PM	28%	32%	32%	31%	30%	31%
Inventory	**344**	**344**	**344**	**344**	**344**	**344**

Traffic and Parking Evaluation Comparison

The results of the current traffic analyses were compared with those conducted in April 2021 and indicated the following:

- At the intersection of Arlington Heights Road with the full movement access drive, all of the movements and approaches currently operate at the same levels of service except for the following movements and approaches:
    - The eastbound approach LOS improved from D to C during the weekday midday peak hour and from F to E during the weekday evening peak hour.
    - The eastbound left turns improved from LOS F to LOS E during the Saturday midday peak hour.
- At the intersection of Golf Road with Central Access Drive and Arlington Towne Square Access Drive, all of the movements and approaches currently operate at the same levels of service except for the following movements and approaches:
    - The northbound approach LOS improved from F to E during the Saturday midday peak hour.
    - The eastbound left turns changed from LOS C to LOS D during the weekday evening peak hour.
- Based on field observations and a review of the traffic simulation, the southbound queues at the intersection of Golf Road with Arlington Heights Road will continue not to extend to or past the full movement access drive.
- Based on field observations and a review of the traffic simulation, the eastbound queues at the intersection of Golf Road with Arlington Heights Road will continue not to extend to or past the full movement access drive.
- Overall, the results of the capacity analysis indicate that the existing access drives are still adequate in accommodating the traffic generated by the Jewel-Osco shopping center.

Similarly, a comparison of the parking studies indicated the following:

- In August 2020, the average peak occupancy over the five-day period was 141 vehicles (41 percent) occurring at 2:30 P.M., resulting in a surplus of 203 parking spaces.
- In April 2021, the average peak occupancy over the five-day period was 144 vehicles (42 percent) occurring at 2:30 P.M., resulting in a surplus of 200 parking spaces.
- In November 2021, the average peak occupancy over the five-day period is 160 vehicles (47 percent) occurring at 1:30 P.M., resulting in a surplus of 184 parking spaces.

- In August 2020, the peak occupancy over the five-day period was 164 vehicles (48 percent) occurring on Friday at 3:30 P.M., resulting in a surplus of 182 parking spaces.

- In April 2021, the peak occupancy over the five-day period was 163 vehicles (47 percent) occurring on Friday at 12:00 P.M., resulting in a surplus of 181 parking spaces.

- In November 2021, the peak occupancy over the five-day period was 184 vehicles (53 percent) occurring at 1:30 P.M., resulting in a surplus of 160 parking spaces.

The comparison indicates that the results of both studies are similar, confirming that the parking supply of 344 parking spaces continues to be adequate in accommodating the parking demand of the Jewel-Osco shopping center.

Conclusion

Based on the preceding evaluation, the following conclusions are made:

- The results of the capacity analysis indicate that the existing access drives are adequate in accommodating the existing traffic generated by the Jewel-Osco shopping center that includes the existing Verilife Dispensary, ensuring that a flexible access system is provided.

- The proximity of the access drives to the traffic signal at the intersection of Arlington Heights Road with Golf Road to the access drives creates additional gaps in the traffic flow which allow exiting movements, especially the left turns, to exit more efficiently.

- The results of the parking study indicate that the parking supply of 344 parking spaces will continue to be adequate in accommodating the parking demand of the Jewel-Osco shopping center.

Parking Occupancy Surveys – Zones

Parking Occupancy Survey Zones **Figure 3**

Parking Occupancy Surveys – Tables

Table 5
PARKING OCCUPANCY SURVEYS – WEDNESDAY, NOVEMBER 3, 2021

Time	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Total
9:00 AM	46	14	9	24	4	1	98
9:30 AM	49	18	12	27	2	2	110
10:00 AM	64	8	13	28	2	1	116
10:30 AM	70	12	9	37	3	2	133
11:00 AM	79	18	9	27	1	1	135
11:30 AM	72	21	15	34	4	2	148
12:00 PM	76	15	15	36	2	2	146
12:30 PM	84	15	11	37	4	1	152
1:00 PM	73	14	11	38	3	1	140
1:30 PM	74	16	12	35	5	2	144
2:00 PM	76	19	10	28	3	2	138
2:30 PM	79	19	11	30	3	2	144
3:00 PM	79	18	9	31	3	2	142
3:30 PM	65	19	11	35	2	4	136
4:00 PM	69	21	9	29	5	2	135
4:30 PM	78	20	7	29	5	2	141
5:00 PM	69	16	6	28	4	3	126
5:30 PM	64	14	9	28	2	2	119
6:00 PM	69	10	7	34	3	2	125
6:30 PM	56	12	5	30	4	2	109
7:00 PM	43	16	4	16	3	1	83
Inventory	**125**	**64**	**58**	**97**	**0**	**0**	**344**

Table 6
PARKING OCCUPANCY SURVEYS – THURSDAY, NOVEMBER 4, 2021

Time	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Total
9:00 AM	52	19	10	21	5	4	111
9:30 AM	58	17	12	22	3	7	119
10:00 AM	61	18	10	23	3	3	118
10:30 AM	67	13	10	31	2	3	126
11:00 AM	73	19	12	30	3	5	142
11:30 AM	73	16	12	31	1	6	139
12:00 PM	77	14	10	36	1	3	141
12:30 PM	73	22	11	29	5	3	143
1:00 PM	86	13	13	29	1	1	143
1:30 PM	83	14	14	32	2	2	147
2:00 PM	83	11	11	36	3	1	145
2:30 PM	80	13	13	36	4	1	147
3:00 PM	74	15	13	33	5	1	141
3:30 PM	76	11	9	35	5	3	139
4:00 PM	83	14	10	33	5	1	146
4:30 PM	79	11	13	31	6	1	141
5:00 PM	78	9	9	34	3	1	134
5:30 PM	71	14	7	34	4	0	130
6:00 PM	71	8	10	36	3	0	128
6:30 PM	64	8	8	30	8	0	118
7:00 PM	56	12	6	25	4	0	103
Inventory	**125**	**64**	**58**	**97**	**0**	**0**	**344**

Table 7
PARKING OCCUPANCY SURVEYS – FRIDAY, NOVEMBER 5, 2021

Time	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Total
9:00 AM	58	15	8	22	5	3	111
9:30 AM	73	20	7	29	4	4	137
10:00 AM	73	18	7	27	5	3	133
10:30 AM	72	15	8	20	5	3	123
11:00 AM	75	18	10	28	3	4	138
11:30 AM	82	18	7	33	2	3	145
12:00 PM	74	18	12	42	3	3	152
12:30 PM	79	18	11	39	2	1	150
1:00 PM	91	19	10	33	3	2	158
1:30 PM	93	20	13	35	5	2	168
2:00 PM	85	18	9	33	6	2	153
2:30 PM	84	18	9	36	7	2	156
3:00 PM	82	17	7	36	8	1	151
3:30 PM	96	20	7	52	4	1	180
4:00 PM	96	20	10	44	5	1	176
4:30 PM	88	16	9	42	6	3	164
5:00 PM	88	17	8	28	2	1	144
5:30 PM	83	15	8	30	3	0	139
6:00 PM	70	14	9	34	3	0	130
6:30 PM	72	13	7	33	2	0	127
7:00 PM	66	11	6	32	4	0	119
Inventory	**125**	**64**	**58**	**97**	**0**	**0**	**344**

Table 8
PARKING OCCUPANCY SURVEYS – SATURDAY, NOVEMBER 6, 2021

Time	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Total
9:00 AM	46	18	12	27	2	2	107
9:30 AM	65	22	12	29	1	3	132
10:00 AM	72	21	14	31	2	3	143
10:30 AM	83	31	15	47	2	3	181
11:00 AM	87	22	11	40	4	4	168
11:30 AM	85	22	12	42	5	3	169
12:00 PM	77	13	13	42	3	3	151
12:30 PM	79	14	14	37	1	2	147
1:00 PM	83	23	14	38	4	2	164
1:30 PM	98	24	14	41	5	2	184
2:00 PM	84	19	13	48	3	2	169
2:30 PM	78	21	14	41	3	2	159
3:00 PM	68	21	13	33	3	2	140
3:30 PM	66	23	15	40	4	2	150
4:00 PM	72	10	14	17	5	2	120
4:30 PM	63	15	14	26	9	2	129
5:00 PM	54	11	14	35	6	1	121
5:30 PM	51	11	9	27	3	1	102
6:00 PM	58	8	7	26	2	1	102
6:30 PM	55	9	6	24	3	1	98
7:00 PM	49	6	4	21	2	1	83
Inventory	**125**	**64**	**58**	**97**	**0**	**0**	**344**

Table 9
PARKING OCCUPANCY SURVEYS – SUNDAY, NOVEMBER 7, 2021

Time	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Total
9:00 AM	54	17	7	21	3	1	103
9:30 AM	64	22	12	29	4	1	132
10:00 AM	59	20	11	33	1	1	125
10:30 AM	70	21	9	32	4	1	137
11:00 AM	60	25	12	31	6	1	135
11:30 AM	72	21	10	24	4	1	132
12:00 PM	68	24	13	31	1	1	138
12:30 PM	75	24	10	38	7	1	155
1:00 PM	88	19	9	36	5	1	158
1:30 PM	76	22	9	48	2	1	158
2:00 PM	78	25	9	42	6	1	161
2:30 PM	72	20	9	42	6	2	151
3:00 PM	60	13	9	38	6	2	128
3:30 PM	69	16	8	40	5	1	139
4:00 PM	64	20	7	43	6	3	143
4:30 PM	64	16	7	35	6	1	129
5:00 PM	59	16	8	44	4	0	131
5:30 PM	46	12	8	27	3	0	96
6:00 PM	39	8	5	18	1	0	71
6:30 PM	40	7	3	15	5	0	70
7:00 PM	34	5	4	17	7	0	67
Inventory	**125**	**64**	**58**	**97**	**0**	**0**	**344**

Village Board
6/6/2022

Item: Removal of certain amendments to the basic Building & Fire Codes

Department: Building & Life Safety

At the May 11, 2022 meeting the Building Code Review Board discussed the removal of certain amendments to Chapter 23, Building Regulations, and Chapter 27, Fire Regulations, to the Municipal Code from the basic model codes that are not needed.

International Code Council Background

The International Code Council develops construction and public safety codes through a governmental consensus process. For more than 90 years, this system of code development has provided the highest level of safety in the world. The International Code Council is the largest international association of building safety professionals. The International Code Council is the trusted source of model codes and standards that establish the baseline for building safety globally and create a level playing field for builders and manufacturers. International Code Council building safety solutions draw directly from the expertise developed in authoring the international codes and standards and apply that to product evaluation, accreditation, certification, codification, training, and technology.

Staff believes that basic model code has been tested for the minimum building codes and that amendments below to the basic model code are not needed.

Ch 23 Sec 202, IRC 803.2.2.1 - Allowable Thickness
R803.1 Lumber sheathing.

SECTION R803
ROOF SHEATHING

R803.1 Lumber sheathing. Allowable spans for lumber used as roof sheathing shall conform to Table R803.1. Spaced lumber sheathing for wood shingle and shake roofing shall conform to the requirements of Sections R905.7 and R905.8. Spaced lumber sheathing is not allowed in Seismic Design Category D_2.

TABLE R803.1
MINIMUM THICKNESS OF LUMBER ROOF SHEATHING

RAFTER OR BEAM SPACING (inches)	MINIMUM NET THICKNESS (inches)
24	$^5/_8$
48[a]	$1^1/_2$ T & G
60[b]	
72[c]	

For SI: 1 inch = 25.4 mm.

a. Minimum 270 F_b, 340,000 E.

b. Minimum 420 F_b, 660,000 E.

c. Minimum 600F_b, 1,150,000 E.

Removal of the amendment

~~R803. 2.2.1 Allowable Thickness.~~

~~Wood structural panels used as roof sheathing for new construction and/ or new additions of primary buildings and/ or accessory buildings that shelter automobiles shall be a minimum of 5/8" thick.~~

3002.4 Elevator car to accommodate ambulance stretcher.

Where elevators are provided in buildings four or more *stories* above, or four or more *stories* below, *grade plane*, not fewer than one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher 24 inches by 84 inches (610 mm by 2134 mm) with not less than 5-inch(127 mm) radius corners, in the horizontal, open position and shall be identified by the international symbol for emergency medical services (star of life). The symbol shall be not less than 3 inches (76 mm) in height and shall be placed inside on both sides of the hoistway door frame.

Removal of the amendment

~~Where elevators are installed, at least one elevator and one elevator per bank shall be provided for Fire Department and ambulance service access to all floors. Such elevator car shall be a minimum interior dimension size of 60 inch by 85 inch and arranged to allow for a stretcher in its horizontal position to enter the elevator. Every elevator meeting these criteria shall be identified by the international symbol for emergency medical services (star of life). The symbols shall be a minimum 3 inch (76mm) by 3 inch (76mm) and placed inside on both sides of the hoistway door frame.~~

~~Exception: The Fire Official may approve alternate interior dimensions that allow for a stretcher in its horizontal position to enter the elevator.~~

Note: The Fire Department is in agreement that the basic model code is sufficient for their stretcher. The above amendment is not needed.

905.12 Existing buildings.
Where required in Chapter 11, existing structures shall be equipped with standpipes installed in accordance with Section 905

Removal of the amendment
~~905.12 Existing Buildings. Add the following at the end:~~
~~Elimination of fire hoses from an existing Class III standpipe system is permitted only if all~~
~~of the following conditions are met:~~
~~1. The building is equipped throughout with an automatic sprinkler system in accordance~~
~~with 903.1.1 or 903.1.2 of the IFC.~~
~~2. Provide a 1-1/2" brass cap with chain.~~
~~3. Provide a 2-1/2" x 1-1/2" reducer with a 1-1/2" brass cap with a chain on the 2-1/2" fire~~
~~hose valve. A permit, including review and approval by the Fire Chief, must be obtained for each~~
~~building~~
~~4. A letter from the building insurance carrier is provided to the Fire Official which states that~~
~~they are aware of the removal of the hoses.~~
~~A permit, including review and approval by the Fire Chief, must be obtained for each~~
~~building where the fire hoses are to be removed. A final inspection by the Village will~~
~~be conducted upon completion of the removal.~~

Note: The Fire Department is in agreement with the basic model code, the above amendment is not needed.

Recommendation:
It is recommended that the Village Board move to direct the Village Attorney to prepare an ordinance amending the Village Code to remove the following Sections in Chapters 23 and 27.

- Ch 23 Sec 202, IRC 803.2.2.1 - Allowable Thickness.
- Ch 23 Sec 302 IBC 3002.4 - Elevator car to accommodate ambulance stretcher.
- Ch 27 Sec 102 IFC 905.12 Existing Buildings.

ATTACHMENTS:

Description	Type
Requested Amendments for Removal from Chapter 23 and 27	Exhibits
Draft Minutes BCRB May 11, 2022	Minutes

Building Code Review Board
5/11/2022

Item: Removal of Varied Amendments to the Municipal Codes

Department: Building & Life Safety

Ch 23 Sec 202, IRC 803.2.2.1 - Allowable Thickness.

Ch 23 Sec 302 IBC 3002.4 - Elevator car to accommodate ambulance stretcher.

Ch 27 Sec 102 IFC 905.12 Existing Buildings.

ATTACHMENTS:

Description	Type
Ch 23 Sec 202 IRC 803.2.2.1	Exhibits
Ch 23 Sec 302 IBC 3002.4	Exhibits
Ch 27 Sec 102 IFC 905.12	Exhibits

Newly constructed walls which will contain plumbing drain, waste, and/or vent lines that are installed horizontally through the wall studs, shall be built with a minimum stud size of 2x6.

Add footnote e. to the table title.

R602.10 Wall bracing. Delete the existing language and replace with:

Primary buildings and accessory buildings that shelter automobiles shall be braced using the continuously sheathed wood structural panel method (CS-WSP) listed in Table R602.10.4 in accordance with this Section or shall be designed by a State of Illinois licensed Structural Engineer. Other buildings shall be braced in accordance with this Section or, when applicable, Section R602.12.

Table R602.10.4 Bracing Methods. Replace 3/8" with 1/2" for the minimum thickness of bracing method continuously sheathed wood structural panel.

R801.3 Roof drainage. Delete the following text:

In areas where expansive or collapsible soils are known to exist,

---

R801.3 Roof drainage. Insert the following after the word *dwellings*:

and accessory structures with a single roof plane that exceeds 100 square feet

---

R802.3 Ridge. Replace 1 (inch) with 2.

R803.2.2.1 Allowable Thickness. Wood structural panels used as roof sheathing for new construction and/or new additions of primary buildings and/or accessory buildings that shelter automobiles shall be a minimum of 5/8" thick.

Delete Chapter 11 in its entirety.

Add this subsection:

M1602.3 Return air inlets. Unless approved by the Building Official in writing, non-central return air inlets shall be installed both high and low in each room where return inlets are installed.

Except as noted in a. below, delete Chapter 25 in its entirety.

a. Section P2503.7 shall remain in effect only as referenced by Section P2904.8.1, list item number 8.

Except as noted in a. below, delete Chapter 26 in its entirety.

a. Section P2603.5 shall remain in effect only as referenced by Section P2904.2.3, but subsection 2603.5.1 is deleted.

Delete Chapter 27 in its entirety.

Delete Chapter 28 in its entirety.

Except as noted in a. below, delete Chapter 29 in its entirety.

a. Section P2904 shall remain in effect.

Delete Chapter 30 in its entirety.

Exception: Sheds and similar types of buildings 100 square feet or less shall not be required to have a foundation.

2308.7.3 Ceiling joist and rafter framing. Change the following:

1(-inch) to 2, and 25 to 51.

1907.1 General. Modify this Section by replacing '3 ½ inches' (89mm) with '4 inches (102 mm)'.

2303.1.5 Wood structural panels. Add the following to the end of the section:

The minimum size wood structural panel used in primary buildings and accessory buildings that shelter automobiles shall be 1/2 inch for floors and 5/8 inch for roofs.

2308.6.2 Braced wall panels. Modify this Section by adding to the end:

Braced wall panel methods for primary buildings and accessory buildings that shelter automobiles shall be limited to methods WSP and PFH listed in Table 2308.6.3(1).

3001.2 Emergency elevator communication systems for the deaf, hard of hearing and speech impaired. Delete this Section in its entirety.

3002.4 Elevator car to accommodate ambulance stretcher. Where elevators are installed, at least one elevator and one elevator per bank shall be provided for Fire Department and ambulance service access to all floors. Such elevator car shall be a minimum interior dimension size of 60 inch by 85 inch and arranged to allow for a stretcher in its horizontal position to enter the elevator. Every elevator meeting these criteria shall be identified by the international symbol for emergency medical services (star of life). The symbols shall be a minimum 3 inch (76mm) by 3 inch (76mm) and placed inside on both sides of the hoistway door frame.

Exception: The Fire Official may approve alternate interior dimensions that allow for a stretcher in its horizontal position to enter the elevator.

3005.1 Access. Modify this Section by adding the following language to the end:

These areas shall not be allowed as the sole passageway to access other areas of the building.

3005.4 Machine rooms, control rooms, machinery spaces, and control spaces. Modify this Section by deleting Exception 2.

Add the following section:

3009.1 Certificate of operation. The operation of all equipment governed by the provisions of this chapter and hereafter installed, relocated, and/or altered shall be unlawful by persons other than the licensed installer until such equipment has been inspected and a certificate of operation has been issued by the Village of Arlington Heights.

Add the following section:

3009.2 Posting of certificate of operation. The owner or lessee shall post the current certificate of operation or a copy of it in a conspicuous place inside the conveyance.

Section 3201.4 Drainage. Modify this Section by adding the following language after the word 'surface':

903.2.10 Group S-2. An *automatic sprinkler system* shall be provided throughout all buildings with a Group S-2 fire area.

903.2.11.1 Stories without openings. Delete this Section and subsections in their entirety.

Add the following section:

903.2.13 Group B. An *automatic sprinkler system* shall be provided throughout buildings with a Group B fire area.

903.3.5 Water supplies. Modify this Section by deleting the words 'and the International Plumbing Code', and replacing them with 'the Village of Arlington Heights, and the State of Illinois Plumbing Code.'

903.4.3 Floor control valves. Delete 'in high-rise buildings'.

905.4 Location of Class I standpipe hose connections. Add the following text after the word 'connections':
'with a 2-1/2inch x 1-1/2 inch reducer and cap and chain'

905.5 Location of Class II standpipes hose connections. Add the following text after the word 'connections':
'with a 2-1/2inch x 1-1/2 inch reducer and cap and chain'

905.12 Existing Buildings. Add the following at the end:
Elimination of fire hoses from an existing Class III standpipe system is permitted only if all of the following conditions are met:

1. The building is equipped throughout with an automatic sprinkler system in accordance with 903.1.1 or 903.1.2 of the IFC.

2. Provide a 1-1/2"brass cap with chain.

3. Provide a 2-1/2" x 1-1/2" reducer with a 1-1/2" brass cap with a chain on the 2-1/2" fire hose valve.

   A permit, including review and approval by the Fire Chief, must be obtained for each building

4. A letter from the building insurance carrier is provided to the Fire Official which states that they are aware of the removal of the hoses.

   A permit, including review and approval by the Fire Chief, must be obtained for each building where the fire hoses are to be removed. A final inspection by the Village will be conducted upon completion of the removal.

907.2 Where required-new buildings and structures. Modify this Section by adding the following language after the first paragraph:

All new fire alarm systems shall be capable of sending a wireless signal and shall be monitored by Northwest Central Dispatch. Once accepted, fire alarm system shall not be placed out of service unless approved by the Village. Landlords shall be responsible for tenant systems where leases have ended and/or the tenant is otherwise not maintaining the fire alarm system including the connection to Northwest Central Dispatch.

DRAFT

BUILDING CODE REVIEW BOARD

MINUTES OF A MEETING BEFORE THE
VILLAGE OF ARLINGTON HEIGHTS
BUILDING CODE REVIEW BOARD

May 11, 2022

MEMBERS PRESENT:
Richard Bondarowicz, Acting Chairman
Carl Baldassarra
Richard Bondarowicz
Pat O'Gorman
Trustee Jim Tinaglia

ADMINISTRATION PRESENT:
Jorge Torres, Director of Building & Life Safety
Elliot Eldridge, Assist. Building Official
Dave Roberts, Division Chief
Patty LeVee, Recording Secretary

Other: Keith Moens

SUBJECT: Removal of Amendments to the basic Building & Fire Code

There being a quorum present, the meeting was called to order at 6:02pm.

APPROVAL OF MINUTES

MR. BALDASSARRA MOTIONED TO APPROVE THE NOVEMBER 8, 2021 MINUTES OF THE BCRB. SECONDED BY TRUSTEE TINALIA, THE MOTION PASSED.

AYES: Mr. Baldassarra, Mr. Bondarowicz, Mr. O'Gorman, Trustee Tinaglia,
ABSENT: Mr. Hutchinson and Mr. Smith

OLD BUSINESS

Acting Chairman, Bondarowicz' inquired on how the implementation of the roofing permits was going? **Mr. Torres** responded that it is going very well. There have been no complaints, on the opposite there have been several positive comments thanking us for reinstating the roofing permit requirement for protection of the new homeowner/new residents. The feedback is all good, there are no issues at all.

NEW BUSINESS

Removal of Varied Amendments to the Municipal Codes

Mr. Torres provided background stating that we use the ICC Building Codes, which is THE standard building Codes used internationally throughout the world, these Codes have been tested and challenged by different trades and different entities. Occasionally when we adopt the

new codes, we add amendments. Amendments are something extra than the base code. There are three amendments we are seeking recommendation to remove. From talking to staff and through different experiences and conversations with some of our contractors and design professionals, we found we need to review these again and make sure if they make sense or not. **Mr. Torres** added he is not questioning why it was adopted, it may have made sense at that point when this was included as part of our codes, but we feel that it is not necessary and actually does more harm than good for the property owner.

Mr. Torres stated the first code is from the IRC, which applies for residential, single-family homes. The base code only requires a thicker plywood for sheathing 5/8th if the spacing of the rafter is wider than the normal. However, the amendment as we added was that any kind of spacing for roofing sheathing requires 5/8th.

Mr. Torres continued, that being sensitive to the markets we have now, and that we do not judge the quality of the work nor how long the material lasts versus 1/2" versus 5/8th, we all know the thicker the better is more quality, but that is not our job. Our job is to make sure it meets the current building codes. That being said, we are seeking to go back to the base code and not require 5/8th for a detached garage plywood roofing, a 5/8th for a single-family home, just because whoever put that amendment thought it was better quality work. We all know that material grades, the higher the intensity, the more quality there will be and it will last longer. Mr. Torres agrees but stated that it not our job, our job is to make sure that the applicant does the minimum requirement of the base codes which have been tested already for many years through the ICC process.

Mr. Baldassarra stated that the language states, shall be a minimum of 5/8" and asked, are we changing this from ½". **Mr. Torres** explained that the base code already requires ½". We are going to take out, we are removing that amendment.

Trustee Tinaglia, for the benefit of the audience, stated that these codes are National Codes in a book all of us use daily. From time to time over his 30 years of business with different building official of the years, codes get added to and amended. What we are doing tonight is removing a few of those amendments that maybe do not make sense anymore. **Mr. Baldassarra** asked for clarification that these were our local amendments, and we are deleting them. **Trustee Tinaglia** stated yes, this is in Chapter 23.

Acting Chairman Bondarowicz suggested to discuss each code separately, and commented that as a builder, and also involved in the roofing industry, and worked in 70-80 different communities, this is an odd ball requirement. It is not typical for 5/8th plywood on a roof and with the cost of lumber where it is at, it is in a way doing a disservice. Ventilation is more important than the thickness of the plywood. **Mr. Torres** agreed, adding the key is also that, when do we inspect this, if it is 5/8th or not? What do you do when the shingles are already installed? We highly recommend for the Village Board to remove this amendment.

Acting Chairman Bondarowicz discussed voting on each code separately and called for a motion on this issue. **Mr. Baldassarra** moved to amend the Village Code to delete the requirement for

5/8″ roof sheathing in Section R803.2.2.1. **Mr. O'Gorman** seconded the motion. All in favor, motion passed.

Mr. Torres introduced the next code item, taken from the IBC, Chapter 30, related to the elevator. **Mr. Torres** explained the base code has a standard size for the cabin of the actual elevator. For some reason or another we added an amendment to make one elevator wider than what the base code requires for it. He had spoken with the Fire Department on this issue and presented our recommendation. They reviewed it and agreed, they do not need that wide or big of an elevator cabin. **Mr. Torres** continued that this is important because if the applicant is required to create this type of elevator, it is a whole different scenario in terms of elevator type. That elevator type will be huge in terms of expenses and we do not have any use for that. **Mr. Torres** thanked the Fire Department for their collaboration, they agree the extra space of the elevator is not needed.

Acting Chairman Bondarowicz asked for comments. **Mr. Baldassarra** asked, was this an amendment that said every building had to have at least one elevator this size? Does the base Code, IBC 3002.4 state if the building is four stories or more, it needs to be this size, but not all buildings? **Mr. Torres** explained that what the amendment required is that the size of the elevator, any elevator, would have to be bigger than what is required. The base code already has the dimension, which satisfies all usage of all elevators, we do not need a wider or bigger elevator cabin. **Mr. Baldassarra** noted this is all about the size, and noted the language that will remain, requires that size in buildings four stories or more. **Division Chief Roberts** stated it requires the fit of the stretcher, as long as we can fit the stretcher, they are good. There are different configurations but the old language is more specific, they are fine with this.

With no further comments, **Acting Chairman Bondarowicz**, called for a motion. **Mr. Baldassarra** made a motion to approve to delete the requirement to the amendment of 3002.4 from the Village amendments. **Mr. O'Gorman** second the motion. All were in favor.

Mr. Torres next presented the Fire Code, Chapter 9 for existing building. The base code referenced standpipe with the regular Section 905, which is the whole purpose of how to install a standpipe. We are asking to remove the amendment that was added to the end of that paragraph. Basically, if someone wants to remove the hose from the standpipe, the different requirement is needed to remove this hose. **Mr. Torres** spoke with the Fire Department and they really do not trust those hoses and prefer having the hose removed and not have it there as a tool to possibly harm someone down the road. **Division Chief Roberts** stated the only person who uses this is someone not trained in fire fighting and this is something they do not particularly want. They have a rule to never use those hoses and prefer that civilians never use them either. **Mr. Torres** added that they are trying to make it easier for the property owner to remove the fire hoses, there is no purpose of having them there.

Acting Chairman, Richard Bondarowicz called for comments, there were none. **Mr. Baldassarra** moved to approve the proposed amendment to 905.12 of the Village amendments. **Mr. O'Gorman** second the motion. All were in favor.

Discussion

Mr. Torres added that some of these items came through conversations at the stakeholders' meetings, held quarterly with some of our design professionals and general contractors. One caller, regarding one of these codes, expressed that just did not make any sense. He then did talk to other staffing and departments, and all were in agreement to correct and make these amendments more efficient. **Mr. Baldassarra** noted he spoke against one of these items long ago and it did not prevail and now finally it will.

Mr. Torres, on a separate note, thanked the Village for doing the proclamation for the month of May, making it Building Safety month for the Village. This makes everybody aware of how important building codes are.

Acting Chairman Bondarowicz in closing commented on how great this was, it is all common sense. It is common sense that will save money and save lives, it all works. **Mr. Torres** stated Building & Life Safety Department tries to be very practical, there are always ways we can improve things, and encouraged anyone at the table that sees anything that needs improvement or discussion to bring to his or Elliot's attention.

There was brief discussion that the Electrical Commission has been eliminated, noting Mr. Hutchinson (Chairman) from that Commission is now on the Building Code Review Commission.

With no further business, Acting Chairman Bondarowicz motioned to adjourn. Seconded by Trustee Tinaglia, all were in favor.

The meeting adjourned at 6:24 pm

Village Board
6/6/2022

Item: Adult Use Cannabis Dispensary Ordinance Amending Chapter 28 of the Municipal Code

Department: Planning

The Village Board on June 6, 2022 considered amendments to Chapter 28 - Zoning, related to adult use cannabis dispensaries. Attached is the Ordinance approving these amendments.

ATTACHMENTS:

Description	Type
Ordinance Amending Zoning Code re Adult Use Cannabis Dispensaries	Agreement

AN ORDINANCE AMENDING "THE 2002 COMPREHENSIVE AMENDMENT OF THE ZONING ORDINANCE OF THE VILLAGE OF ARLINGTON HEIGHTS," AS AMENDED, REGARDING ADULT USE CANNABIS DISPENSARIES

WHEREAS, on June 25, 2019, the Governor of the State of Illinois signed into law Public Act 101-0027, establishing the Cannabis Regulation and Tax Act (***"Act"***); and

WHEREAS, the Act legalizes the possession and use of cannabis for recreational purposes by adults over the age of 21, authorizes the sale of recreational cannabis at dispensaries, permits the expansion of cultivation centers previously only authorized to supply medical cannabis sales, and authorizes new types of cannabis businesses such as craft growers, infusers, and processors; and

WHEREAS, "The 2002 Comprehensive Amendment of the Zoning Ordinance of the Village of Arlington Heights," as amended (***"Zoning Ordinance"***), establishes, among other things, zoning districts and permitted land uses within those zoning districts; and

WHEREAS, pursuant to Section 5.5 of the Zoning Ordinance, any uses not specifically listed as either permitted or as a special use is deemed prohibited; and

WHEREAS, the Act provides that municipalities may enact reasonable zoning regulations concerning the cannabis businesses described above, including, without limitation, the prohibition of any cannabis businesses described above; and

WHEREAS, on _____, 2019, the Village Board of Trustees adopted Ordinance No. _____, amending the Village Code to prohibit all land uses associated with adult use cannabis (collectively, "***Adult Use Cannabis Business Establishments***"); and,

WHEREAS, on May 11, 2022, the Village Ordinance Review Committee met to further consider the land use impacts of Adult Use Cannabis Business Establishments, and reached consensus to direct the Village Plan Commission to conduct a public hearing to consider amendments to the Zoning Ordinance to authorize Adult Use Cannabis dispensaries in specified zoning districts as a permitted use (**"*Proposed Amendments"***); and

WHEREAS, a public hearing by the Plan Commission to consider the Proposed Amendments to the Zoning Ordinance was duly advertised in the _____ on _____, 2022, and held on May 25, 2022, and findings of fact in support of the Proposed Amendments were approved by the Plan Commission on May 25, 2022 (Public Hearing No. _____), in accordance with and pursuant to Section _____ of the Zoning Ordinance; and

WHEREAS, the Village President and Board of Trustees have considered the Proposed Amendments and the recommendation of the Plan Commission, and have determined that adoption of the Proposed Amendments, as set forth in this Ordinance, will serve and be in the best interest of the Village and its residents;

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

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

SECTION 2. DEFINITIONS. Section 28-3, titled "Definitions," of the Zoning Ordinance is hereby amended further to add the following definitions:

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

* * *

ADULT USE CANNABIS BUSINESS ESTABLISHMENTS: Adult use cannabis businesses, including, but not limited to: adult use cannabis cultivation centers, adult use cannabis dispensaries, cannabis craft growers, cannabis infusers, and cannabis processors.

ADULT USE CANNABIS CULTIVATION CENTERS: A facility operated by an organization or business that is licensed by the Department of Agriculture to cultivate, process, transport, and perform other necessary activities to provide cannabis and cannabis-infused products to adult use cannabis business establishments.

ADULT USE CANNABIS DISPENSARY: A facility operated by an organization or business that is registered by the Illinois Department of Financial and Professional Regulation to acquire cannabis from a cannabis cultivation center, cannabis craft grower, cannabis processor, or another cannabis dispensary for the purpose of selling or dispensing cannabis, cannabis-infused products, cannabis seeds, paraphernalia, or related supplies for recreational, non-medicinal purposes to purchasers other than registered qualifying patients under the Illinois Compassionate Use of Medical Cannabis Program Act (410 ILCS 130/1 *et seq.*).

* * *

CANNABIS: "Cannabis" has the meaning set forth in the Illinois Cannabis Regulation and Tax Act.

* * *

CANNABIS CRAFT GROWER: A facility operated by an organization or business that is licensed by the Department of Agriculture to cultivate, dry, cure, and package small quantities of cannabis and perform other necessary activities to make small quantities of cannabis available for sale at an adult use or medicinal cannabis dispensary or use at a cannabis processor or infuser.

CANNABIS INFUSER: A facility operated by an organization or business that is licensed by the Department of Agriculture to directly incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis-infused product.

CANNABIS PROCESSOR: A facility operated by an organization or business that is licensed by the Department of Agriculture to either extract constituent chemicals or compounds to produce cannabis concentrate or incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis product.

CANNABIS TRANSPORTER: An organization or business that is licensed by the Department of Agriculture to transport cannabis on behalf of a cannabis business establishment or a community college licensed under the Community College Cannabis Vocational Training Pilot Program.

* * *

COMPASSIONATE USE OF MEDICAL CANNABIS PROGRAM ACT: The Illinois Compassionate Use of Medical Cannabis Program Act, 410 ILCS 130/1 *et seq*.

*** * ***

CULTIVATION CENTER: "Cultivation Center" has the meaning set forth in the Compassionate Use of Medical Cannabis Program Act.

*** * ***

DEBILITATING MEDICAL CONDITION: "Debilitating Medical Condition" has the meaning set forth in the Compassionate Use of Medical Cannabis Program Act

DISPENSING ORGANIZATION: "Dispensing Organization" has the meaning set forth in the Compassionate Use of Medical Cannabis Program Act

DISPENSING ORGANIZATION AGENT: "Dispensing Organization Agent" has the meaning set forth in the Compassionate Use of Medical Cannabis Program Act.

*** * ***

MEDICAL CANNABIS INFUSED PRODUCT: "Medical Cannabis Infused Product" has the meaning set forth in the Compassionate Use of Medical Cannabis Program Act.

*** * ***

QUALIFYING PATIENT: "Qualifying Patient" has the meaning set forth in the Compassionate Use of Medical Cannabis Program Act."

SECTION 3. ADDITIONAL REGULATIONS FOR ADULT USE CANNABIS DISPENSARIES. Section 28-6, titled "General Provisions," of the Zoning Ordinance is hereby amended to add a new Section 6.1-18, which Section 6.1-18 will hereafter read as follows:

"**Sec. 6.1-18 Location Restrictions for Adult Use Cannabis Dispensaries.**

Not more than one adult use cannabis dispensary may be located at any time within each of the following areas of the Village:

(A) Between the northern boundary of the Village to the north and Hintz Road to the south;

(B) Between Hintz Road to the north and Central Road to the south; and

(C) Between Central Road to the north and the southern boundary of the Village to the south."

SECTION 4. PERMITTED USE TABLE. The "Permitted Use Table," as set forth in Section 5.5, titled "Permitted Uses," of the Zoning Ordinance is hereby amended further to add the following entries:

"PERMITTED USE TABLE

* * *

Commercial Uses	B1	B2	B3	B4	B5	OT	PL	M1	M2
Adult Use Cannabis Business Establishments other than Adult Use Cannabis Dispensaries									
Adult Use Cannabis Dispensary (see Section 6.1-18)		**p**	**p**						

* * *"

SECTION 5. PARKING. Section 10.4-2 of the Zoning Ordinance is hereby amended to further add the following entry:

"**10.4-2 RETAIL - COMMERCIAL AND SERVICES USES**

USE	**REQUIREMENTS**
Adult Use Cannabis Dispensary	**One space for each 200 square feet of floor area**"

SECTION 6. SEVERABILITY. If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance are to remain in full force and effect, and are to be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

SECTION 7. EFFECTIVE DATE. This Ordinance will be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

[SIGNATURE PAGE FOLLOWS]

AYES:

NAYS:

PASSED AND APPROVED THIS ___ day of _____, 2022.

_____
Village President

ATTEST:

_____
Village Clerk

Village Board
6/6/2022

Item: Adult Use Canabis Dispensary Ordinance Amending Chapter 9 of the Municipal Code

Department: Planning

The Village Board on June 6, 2022 considered amendments to Chapter 28 - Zoning, related to adult use cannabis dispensaries. In addition to the Chapter 28 amendment, staff proposes amending Chapter 9 - General Licensing Procedures. Attached is an Ordinance amending Chapter 9, establishing requirements for issuance of a business license to an adult use cannabis dispensary.

ATTACHMENTS:

Description	Type
Ordinance Amending Vlg Code re Business License for cannabis dispensaries	Ordinance

AN ORDINANCE AMENDING CHAPTER 9
OF THE MUNICIPAL CODE OF THE VILLAGE OF ARLINGTON HEIGHTS
REGARDING BUSINESS LICENSE REGULATIONS
FOR ADULT USE CANNABIS DISPENSARIES

WHEREAS, the Village of Arlington Heights is a home rule municipal corporation in accordance with Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

WHEREAS, the Village has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs; and

WHEREAS, on June 25, 2019, the Governor of the State of Illinois signed into law Public Act 101-0027, establishing the Cannabis Regulation and Tax Act (*"Act"*); and

WHEREAS, the Act legalizes the possession and use of cannabis for recreational purposes by adults over the age of 21, authorizes the sale of recreational cannabis at dispensaries, permits the expansion of cultivation centers previously only authorized to supply medical cannabis sales, and authorizes new types of cannabis businesses such as craft growers, infusers, and processors; and

WHEREAS, the Act further provides that municipalities may enact reasonable regulations concerning adult-use cannabis businesses; and

WHEREAS, Chapter 9 of the Municipal Code of Arlington Heights, Illinois, 1995, as amended (*"Village Code"*), contains general licensing requirements for businesses operating in the Village; and

WHEREAS, the Village President and Board of Trustees desire to amend Chapter 9 of the Village Code to update and clarify the business license requirements applicable to adult-use cannabis dispensaries; and

WHEREAS, the President and Board of Trustees have determined that it will serve and be in the best interests of the Village and its residents to amend the Village Code pursuant to this Ordinance;

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

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

SECTION 2. ADDITIONAL BUSINESS LICENSE REQUIREMENTS FOR ADULT USE CANNABIS DISPENSARIES. Chapter 9, titled "General Licensing Provisions," of the Village Code is hereby amended further to add a new Section 9-109, which new Section reads as follows:

"**Section 9-109 Additional Requirements for Adult Use Cannabis Dispensaries. All adult-use cannabis dispensaries operating within the Village are subject to the following additional requirements concerning the business license regulations set forth in this Chapter:**

a. **No business license will be issued for an adult-use cannabis dispensary unless the application includes proof of conditional or final licensure to operate as a cannabis retailer from the State of Illinois;**

b. **The Village will not issue more than three business licenses for adult-use cannabis dispensaries at any time;**

c. **If a business license is issued to an applicant, but that applicant fails to commence operation of an adult-use cannabis dispensary within six months after the date of issuance, the business license will be deemed null and void unless the Village Board of Trustees, in its sole and absolute discretion, by resolution duly adopted, approves an extension; and**

d. **If an adult-use cannabis dispensary has opened for business and subsequently is inactive for a period of three consecutive months, the business license will be deemed null and void. For the purposes of this section, the word "inactive" means that the business has ceased operating or is not open to the public for retail sales.**"

SECTION 4. SEVERABILITY. If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance are to remain in full force and effect, and are to be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

SECTION 5. EFFECTIVE DATE. This Ordinance will be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

AYES:

NAYS:

PASSED AND APPROVED THIS ___ day of _____, 2022.

_____
Village President

ATTEST:

_____
Village Clerk

Village Board
6/6/2022

Item: Forest View Educational Center-District 214 - 2121 S. Goebbert Rd.

Department: Planning & Community Development

Background

Attached is a "Proceed At Own Risk" request to allow School District 214 to proceed with improvements to the Forest View Educational Center located at 2121 S. Goebbert Road, including an interior remodel and construction of a 5,640 square foot building addition to be used as a staff training facility. This approval would allow District 214 to proceed with construction while they finalize zoning entitlements for the subject property. It should be noted that all building permits for school buildings are issued by the Illinois State Board of Education (ISBE). Also included within this transmittal is a site plan and floor plan for the subject property.

Recommendation

It is recommended that the Village Board approve the "Proceed At Own Risk" authorization to allow construction of the proposed improvements prior to finalization of the Village zoning entitlement process. This approval shall be subject to the following conditions:

1. That the Petitioner understands that they are proceeding at their own risk, since final zoning approval has not yet been granted by the Village.

2. The Petitioner shall submit a complete Plan Commission application in a timely fashion and diligently proceed through the zoning entitlement process until completion.

ATTACHMENTS:

Description	Type
Staff Memo - Proceed at Own Risk Request	Memorandum
Proceed at Own Risk Request Letter - 5/31/22	Correspondence

Aerial Site Plan Exhibits
Floor Plan Exhibits

Memorandum

To: Charles Witherington-Perkins, Director of Planning and Community Development

CC: Randy Recklaus, Village Manager

From: Sam Hubbard, Development Planner

Date: 6/1/2022

Re: Proceed at Own Risk Request – Forest View Educational Center, 2121 S. Goebbert Road

---

Attached is a "Proceed At Own Risk" request to allow School District 214 to proceed with improvements to the Forest View Educational Center located at 2121 S. Goebbert Road, including an interior remodel and construction of a 5,640 square foot building addition to be used as a staff training facility. This approval would allow District 214 to proceed with construction while they finalize zoning entitlements for the subject property. It should be noted that all building permits for school buildings are issued by the Illinois State Board of Education (ISBE). Also included within this transmittal is a site plan and floor plan for the subject property.

Project Background:

The District has already been approved for construction by the Illinois State Board of Education. Furthermore, they have received a letter from the Metropolitan Water Reclamation District (MWRD) that confirms no new stormwater detention is needed for the proposed improvements. However, all school facilities are required to obtain a Special Use Permit and the subject property has never been granted this zoning approval. In May of 2021, the Village made District 214 aware that the Forest View campus had never received a Special Use Permit, and because the building addition triggers the requirement for this zoning entitlement, the District has initiated the Special Use Permit approval process.

On May 25th of this year, the petitioner appeared before the Conceptual Plan Review Committee to present their concept, which received positive feedback from the commissioners. However, completion of the zoning entitlement process is not expected to come for several months and the District would like to begin construction at this time in order to complete a significant portion of the work prior to student return in the fall.

Recommendation:

It is recommended that the Village Board approve the "Proceed At Own Risk" authorization to allow construction of the proposed improvements prior to finalization of the Village zoning entitlement process. This approval shall be subject to the following conditions:

1. That the Petitioner understands that they are proceeding at their own risk, since final zoning approval has not yet been granted by the Village.
2. The Petitioner shall submit a complete Plan Commission application in a timely fashion and diligently proceed through the zoning entitlement process until completion.

214
HIGH SCHOOL DISTRICT
Discover your future.

High School District 214
2121 South Goebbert Road
Arlington Heights, Illinois 6000[illegible]
847-718-7600 ▪ www.d214.org

Dr. David R. Schuler
Superintendent

31 May 2022

Sam Hubbard
Development Planner, Department of Planning and Community Development

Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, Illinois 60005

RE: THSD 214 - Forest View Educational Center - Program Consolidation

2121 S Goebbert Rd, Arlington Heights, Illinois

Dear Mr. Hubbard:

Township High School District 214 is in the process of applying for a Special Use Permit to allow a high school on the subject property, a Planned Unit Development to allow multiple structures on one zoning lot, and a variation from Chapter 28 of the Municipal Code, Section 6.12-1.3, to waive the requirement for a traffic and parking study by a qualified professional engineer. The conditions which the Special Use Permit and PUD address are existing conditions. This process was triggered by a 5600 square foot infill addition in an existing courtyard at the facility. The addition will house a training facility for District staff. This infill project is part of a multi-phase improvement at the facility that also includes interior renovation and remodeling work.

We have provided the MWRD stormwater determination letter regarding the training facility infill. The MWRD determined that no MWRD/WMO permit will be required due to existing available detention capacity that can accommodate the additional impervious surface of the training facility infill. We have also obtained building permits for the three-story north wing education interiors work and this training facility infill from the state (North Cook ISC).

The District is respectfully requesting the Village Board grant a ""proceed at your own risk" agreement to allow construction to proceed on all phases of this project concurrent with the Special Use Permit and PUD approval process. As you know, we are restricted to the school's summer break schedule during which the most disruptive construction may occur. The construction training facility infill, being a courtyard infill, will be very disruptive.

HIGH SCHOOL DISTRICT 214
Discover your future.

High School District 214
2121 South Goebbert Road
Arlington Heights, Illinois 6000[illegible]
847-718-7600 ▪ www.d214.org

Dr. David R. Schuler
Superintendent

We look forward to a cooperative and successful permitting process with the Village. The District would like to reiterate we are very open to accommodate requests as the permitting process moves forward. We greatly appreciate the Village's support and assistance. Do not hesitate to contact us should you have any additional questions or require additional materials.

Sincerely,

Kenneth Roiland
Director of Operations
Township High School District 214

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ILLINOIS LICENSE NUMBER: 184.000211

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TRAINING FACILITY INFILL
(5,680SF)

SECURITY VESTIBULE ADDITION
(420SF)

1 AERIAL SITE PLAN

GREEN ASSOCIATES
ARCHITECTURE
CONSTRUCTION SERVICES

1437 HARMONY COURT
ITASCA, ILLINOIS 60143
TELEPHONE 847-317-0852

FVEC 2021 PROGRAM CONSOLIDATION - PHASE 3
FOREST VIEW EDUCATIONAL CENTER
2121 SOUTH GOEBBERT ROAD, ARLINGTON HEIGHTS, ILLINOIS 60005
TOWNSHIP HIGH SCHOOL DISTRICT 214
2121 SOUTH GOEBBERT ROAD, ARLINGTON HEIGHTS, ILLINOIS 60005

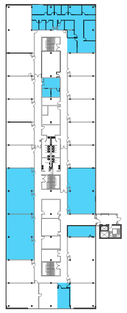
SITE PLAN ANALYSIS

DRAWN	CHECKED
AD	AD

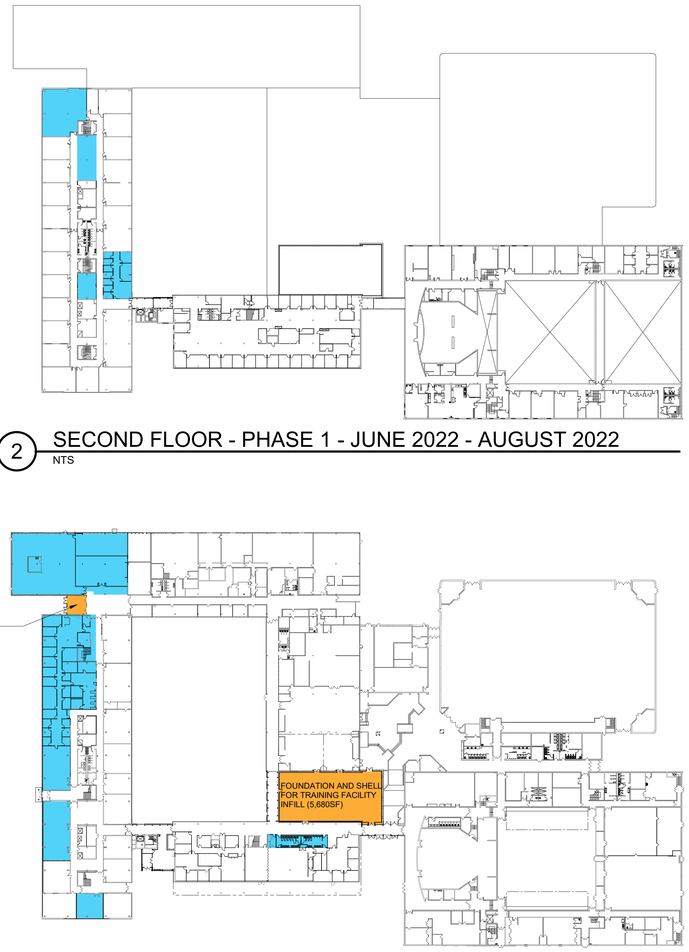
ISSUE DATE
17 FEB 2022

PROJECT NUMBER
0702-2021082.3

SHEET
SKA-01

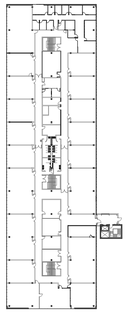


3 THIRD FLOOR - PHASE 1 - JUNE 2022 - AUGUST 2022
NTS

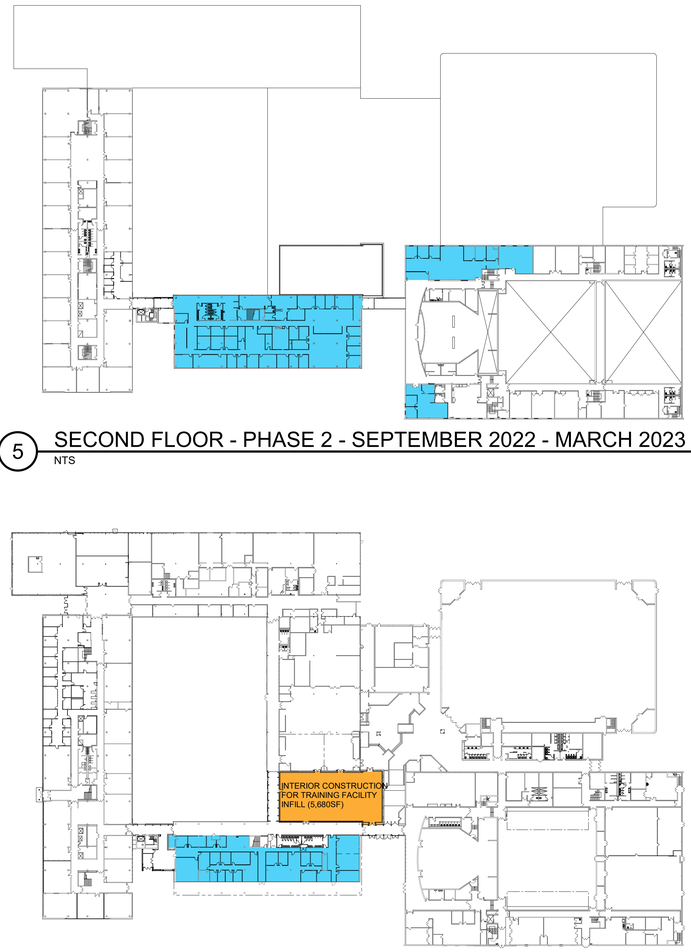


2 SECOND FLOOR - PHASE 1 - JUNE 2022 - AUGUST 2022
NTS

1 FIRST FLOOR - PHASE 1 - JUNE 2022 - AUGUST 2022
NTS



6 THIRD FLOOR - PHASE 2 - SEPTEMBER 2022 - MARCH 2023
NTS



5 SECOND FLOOR - PHASE 2 - SEPTEMBER 2022 - MARCH 2023
NTS

4 FIRST FLOOR - PHASE 2 - SEPTEMBER 2022 - MARCH 2023
NTS

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FVEC 2021 PROGRAM CONSOLIDATION

TOWNSHIP HIGH SCHOOL DISTRICT 214

0702-2021082.1

11 FEB 2022

SCHEMATIC DESIGN PHASING PLANS

PHASING PLAN LEGEND

- AREA OF INTERIOR REMODELING
- AREA OF INFILL/ADDITION CONSTRUCTION

INTERIOR REMODELING WORK WILL NOT REQUIRE MODIFICATIONS TO THE EXISTING LOAD BEARING STRUCTURES OR EXTERIOR ENVELOPES OTHER THAN (6) NEW 4'X4' WINDOW OPENINGS IN EXTERIOR MASONRY WALL AND MISCELLANEOUS LINTELS FOR DOOR MODIFICATIONS.

THE LOAD BEARING STRUCTURE OF THE ADDITIONS IS TO BE CONSTRUCTED AS INDEPENDENT STRUCTURES AND WILL REQUIRE NO MODIFICATIONS TO THE EXISTING LOAD BEARING STRUCTURES.

AREA SUMMARY

• AREA OF PROPERTY:	1,498,433 SF
• GROSS AREA OF FIRST FLOOR BUILDING/ADDITION/FIELD HOUSE/GARAGE:	270,257 SF
• GROSS AREA OF SECOND FLOOR BUILDING:	97,680 SF
• GROSS AREA OF THIRD FLOOR BUILDING:	29,364 SF

GREEN ASSOCIATES

Village Board
6/6/2022

Item: Closed Session

Department: Village Manager's Office

Request for Closed Session per ILCS 120/2(c)(21): Discussion of minutes lawfully closed, whether for purposes of approval of the minutes or the semi-annual review of the minutes
-and-
5 ILCS 120/2(c) (11): litigation, when an action against, affecting or on behalf of the Village has been filed and is pending before a court or administrative tribunal, or when the Board finds that an action is probable or imminent