



June 3, 2013
8:00 PM

AGENDA
President and Board of Trustees
Village of Arlington Heights

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

IV. APPROVAL OF MINUTES

- A. Committee of the Whole 5/13/2013
- B. Village Board Minutes of 5/20/2013

V. APPROVAL OF ACCOUNTS PAYABLE

- A. Warrant Register 5/30/2013

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

X. APPROVAL OF BIDS

XI. 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. Elevator Maintenance Services - Contract Extension
- B. Computer Replacement Program

- C. Vehicle License Application Printing and Mailing
- D. 2013 Resurfacing Program & Sidewalk Program
- E. 2013 Street Reconstruction
- F. 2013 Material Testing Services
- G. Asphalt Utility Restoration
- H. AC Compressor Replacement - Metropolis Theatre

CONSENT NEW BUSINESS

- A. Cash Contributions in Lieu of Land Dedication

CONSENT LEGAL

- A. An Ordinance Amending Chapters 1, 2, 12 and 14 of the Arlington Heights Municipal Code (Amendments to: Chapter 1, Article II, Form and Distribution and Article III, Recordation and Amendments; Section 2-204, Order of Business; Section 12-1002, Permit Required; Section 12-1003, Application; Section 12-1004, Administrative Procedures for Application for Permit; Section 12-1005, Solicitation Upon the Public Streets; Section 14-102 Licensed Businesses and Fees; Add new section 2-205, Citizens to be Heard)
- B. An Ordinance Granting a Land Use Variation
(Xilin Adult Day Care, 145 E. Algonquin Road)

END OF CONSENT AGENDA

XII. NEW BUSINESS

- A. Circa '57
10 S. Vail Ave.
PC#13-009
- B. Hickory / Kensington Overlay Zone
PC#13-002
- C. Hickory / Kensington Rezoning
PC#13-003

XIII. LEGAL

XIV. APPOINTMENTS

XV. PETITIONS AND COMMUNICATIONS

XVI. REPORT OF THE VILLAGE MANAGER

XVII. ADJOURNMENT

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



Item: Committee of the Whole 5/13/13

Department: Village Clerk

BACKGROUND

RECOMMENDATION

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Amount of Bidder Recommended:

ATTACHMENTS:

Name:

Description:

☐ [05-13-13 COW Minutes.pdf](#)

Committee of the Whole 5/13/2013

**COMMITTEE-OF-THE-WHOLE
MINUTES OF THE MEETING OF THE MAYOR AND THE BOARD OF
TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS COMMUNITY ROOM
MONDAY, MAY 13, 2013 7:30 P.M.**

BOARD MEMBERS PRESENT: President Hayes, Trustees Blackwood, Glasgow, Rosenberg, Scaletta, and Tinaglia

BOARD MEMBERS ABSENT: Trustees Farwell and Sidor

STAFF MEMBERS PRESENT: Bill Dixon, Village Manager; Diana Mikula, Assistant to the Village Manager; Scott Shirley, Director of Public Works; Jeff Musinski, Supt. Of Utilities; James Massarelli, Director of Engineering; Mike Pagones, Deputy Director of Engineering; Robin Ward, Asst. Village Attorney; Eileen Hellstrom, Recording Secretary

SUBJECTS:

4. Liquor License Applications
 - A. Consideration of recommending to the Liquor Commissioner the issuance of a Class "A" Liquor License to Danny's Pizzeria
 - B. Consideration of recommending to the Liquor Commissioner the issuance of a Class "E" Liquor License to Jinmi OK
 5. Election of President Pro Tem
 6. Appointment of Trustee to Fill Vacancy
 7. Proposed Code Amendments to Chapters 1, 2, 12, & 14
 8. Recommendation re: Combined Sewer Study
 9. Other Business
 10. Adjournment
-

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

4. Liquor License Applications

A. Consideration of recommending the Liquor Commissioner the issuance of a Class "A" Liquor License to Danny's Pizzeria, LLC, dba Danny's Pizzeria, located at 4216 N. Arlington Heights Rd. (former Pompeii Restaurant).

Mr. Dixon, Village Manager, indicated that the Arlington Heights Police Department conducted a background check on owner Jeff P. Martinez and

Samantha Benak. No convictions were disclosed and no derogatory information was found in either background checks. Mr. Martinez was the past owner of Bogies Ale House/The Loft in Mount Prospect. The business closed after 17 years. The Mount Prospect Police Department reported that the establishment was never cited for a liquor license violation.

Mayor Hayes swore in Jeff P. Martinez and Samantha Benak who were present for consideration of the "Class A" (Full Service Restaurant) liquor license for Danny's Pizzeria.

Mr. Martinez said he would be manager of Danny's Pizzeria and Samantha Benak stated she would be co-manager. Neither has been cited with any violations of the liquor laws. No liquor license has been revoked or suspended at any locations. Both have completed Bassett training.

Mr. Martinez stated that any new employee of Danny's Pizzeria will complete their Bassett training with 30 days.

They are aware food must be available at all times alcohol is served and that they may have a modified menu after 11pm.

Mr. Martinez described the pizzeria as Italian casual dining with pizza, sandwiches and salads.

TRUSTEE GLASGOW MOVED, SECONDED BY TRUSTEE TINAGLIA TO RECOMMEND THAT THE VILLAGE BOARD OF TRUSTEES RECOMMEND TO THE LIQUOR COMMISSIONER THE ISSUANCE OF A CLASS "A" LIQUOR LICENSE TO DANNY'S PIZZERIA, LLC, DBA DANNY'S PIZZERIA, LOCATED AT 4216 N. ARLINGTON HEIGHTS RD.

Upon a voice vote, the motion passed unanimously.

B. Consideration of recommending the Liquor Commissioner the issuance of a Class "E" Liquor License to Jinmi Ok, Inc., dba Jinmi Ok, located at 1918 S. Arlington Heights Road. (former Kinta Sushi)

On April 23, 2013, the Arlington Heights Police Department conducted a background check on owner Ms. Ye Sook Choi who has 100% ownership in the corporation. No convictions were disclosed and no derogatory information was found.

Upon review, the petitioner decided she needed a Class "E" liquor license for beer and wine only and not a full service Class "A" liquor license.

Ms. Choi said the restaurant would serve various Korean foods with beer and wine only. She said that she has not had any previous experience in the restaurant business but she will be the manger and owner of this restaurant. Her

mother and father in-law will be working for her in the kitchen and they have previous restaurant experience. She has completed her Bassett training on-line.

Ms. Choi talked about hiring one helper in the kitchen and one more full-time waitress.

Mayor Hayes asked what her plans are for all of the employees who will be serving alcohol and when they would be trained in the Bassett program?

Ms. Choi replied that they would get their Bassett card on-line as soon as they are hired.

The hours of operation would be 11:00am until midnight open seven days a week. Mayor Hayes reminded her that food must be available at all times alcohol is served and that they may have a modified menu after 11pm.

Trustee Glasgow asked Ms. Choi about her prior work experience.

Ms. Choi responded that her prior work experience was in education while living in Korea. She said that her mother-in-law and father-in-law would be working in the restaurant kitchen as cooks since they both have previous restaurant experience. Her in-law's previous restaurant did not have a liquor license.

Trustee Glasgow asked if she had plans to hire someone who has had restaurant experience.

Ms. Choi replied that she wants to hire a manager who has experience in the restaurant field that speaks both Korean and English.

Trustee Glasgow has concerns that no one in the restaurant currently has previous experience with a liquor license.

Trustee Tinaglia asked Ms. Choi if she would operate without a liquor license.

Ms. Choi said yes, her in-laws have stopped working at their previous restaurant and are planning to open in Arlington Heights even without a liquor license. They feel the liquor license is important to their business but will open regardless.

A few Trustees expressed concerns due to the applicant's inexperience with a liquor license. If a manger (permanent employee) could be hired that had previous experience in dispensing liquor and would help with understanding the liquor laws, this would address the concerns.

Trustee Glasgow moved to continue this liquor license to another Committee-of-the-Whole meeting. There was no second.

Trustee Rosenberg recommended approving the liquor license conditional upon

the owner hiring a manager who satisfies our concerns.

Trustee Glasgow responded that the problem would be that we would not be able to interview the manager. Mr. Dixon indicated that the Liquor Commissioner could make this decision unilaterally.

Mayor Hayes encouraged the petitioner to open the restaurant at this time without a liquor license. Once they hire someone with a sufficient amount of experience in the liquor and restaurant business and can operate within the laws of Arlington Heights, Ms. Choi can present the employee to the Liquor Commissioner for approval.

TRUSTEE GLASGOW MOVED, SECONDED BY TRUSTEE ROSENBERG TO RECOMMEND THAT THE VILLAGE BOARD OF TRUSTEES RECOMMEND TO THE LIQUOR COMMISSIONER THE ISSUANCE OF A CLASS "E" LIQUOR LICENSE TO JINMI OK, INC., DBA JINMI OK, LOCATED AT 1918 S. ARLINGTON HEIGHTS ROAD SUBJECT TO THE LIQUOR COMMISSIONER'S APPROVAL OF THE SECOND MANAGER WHO IS TO BE HIRED.

Upon a voice vote, the motion passed unanimously.

5. Election of President Pro Tem

Trustee Glasgow recused himself from the meeting for a short time while the election of President Pro Tem was discussed.

Mayor Hayes discussed Municipal Code Section 2-104 of the Arlington Heights Municipal Code which requires the Mayor on the second Monday in May to make a recommendation to fill the now vacant position of Village President Pro Tem. He is recommending Trustee Thomas Glasgow to fill the vacant position of Village President Pro Tem.

Mayor Hayes gave stronger consideration to the candidates who have served a full four year term and who work locally and can attend functions that he is not able to attend.

He believes Trustee Glasgow's dedication, preparation, and professionalism will serve the Village well in this role and help assist our transition in the months ahead.

TRUSTEE SCALETTA MOVED, SECONDED BY TRUSTEE ROSENBERG, THAT THE COMMITTEE-OF-THE-WHOLE RECOMMEND TO THE VILLAGE BOARD THE ELECTION OF TRUSTEE THOMAS GLASGOW AS PRESIDENT PRO TEM.

Upon a voice vote, the motion passed unanimously.

6. Appointment of Trustee to Fill Vacancy

Mayor Hayes said the appointment of Trustee to fill the vacancy is on this Committee-of-the-Whole agenda for informational purposes and concurrence with the Board with no motion required. He is appointing Robin LaBedz from the Plan Commission. Her swearing in will be on the agenda for the Village Board Meeting on Monday, May 20, 2013.

Mayor Hayes discussed the code provision, Section 2-208 for filling this vacancy, was somewhat unclear. He wanted to make sure the code provision is consistent with the State law as to how this should occur. The language states that an appointment by the Village President shall be made within 60 days after the vacancy occurs. The appointment shall be forwarded to the corporate authorities whom must act upon that appointment within 30 days.

Robin Ward, Asst. Village Attorney, said the language states the appointment is made by the Village President with concurrence of the Village Board.

7. Proposed Amendments to Various Chapters of Village Code

Mr. Dixon said these are various changes to code provisions. Chapter 1 deals with the form and distribution of the Code.

Chapter 2 deals with the suggestion to relocate the Approval of Bid item, so it is handled more easily if and when open bid is taken off of the Consent Agenda.

Chapter 12 deals with a request from both the Police Department and Building and Health Services Department to assist in dealing with solicitors.

Chapter 14 pertains to a change at the request of the Finance Department for the replacement or duplicate Public Passenger Vehicle Licenses.

Trustee Glasgow asked with regard to the form and distribution of the code, who is in charge of retaining the Village Code?

Ms. Ward replied that the Legal Department has been in charge of the Village Code since 1995 and the Legal Department would have the most recent updated code. The Village Code is also available on the Village's website under the Legal Department.

Trustee Glasgow would like to add that the Legal Department is the custodian of the Code and would have the "master" updated Village Code.

Trustee Glasgow asked about the amendment to Chapter 2 regarding the Consent Agenda and why this was made.

Ms. Ward explained that currently the Approval of Bids comes before the Consent

Agenda. It makes more sense if someone is going to remove an item from the Consent Agenda to have Approval of Bids after the Consent Agenda. It makes that section consistent with how every other provision of the agenda is used.

Trustee Tinaglia asked about Chapter 12 regarding solicitors and wanted to comment that he is aware of a couple instances recently that have been questionable in the neighborhood for solicitation. He asked Ms. Ward if she was comfortable with the new language.

Ms. Ward replied that the Village wants to make the solicitors more accountable by trying to get a better handle on what solicitors were in town and where specifically they were. Police are trying to get a better handle on is who is going to be ringing doorbells and in what part of town and when they are they going to be there.

The organization has to have a responsible individual who is overseeing the whole solicitation process. They have to fill out a form and provide us with information as where in town they will be and when they are going to be in each location.

Trustee Tinaglia asked what would a resident do if they are suspicious that some type of fraud is going on.

Ms. Ward replied that residents are encouraged to call 911 and Police will know if solicitors are in their neighborhood. The only way the Village can keep track of what's going on is if the Police are called.

Trustee Blackwood asked about solicitors at intersections and if this would apply to them.

Ms. Ward said they have slightly more stringent requirements and they have to provide proof of insurance and have to be at least 16 years of age to stand in the street.

Ms. Ward wanted to clarify if the question is regarding the legitimacy of the organization as opposed to their right to be there, that would be overseen by the Building Services Department who takes in their applications. The Police are to be called when solicitors are going through the neighborhoods ringing doorbells and residents have concerns.

Trustee Scaletta asked if there could be some kind of identification that could be worn on solicitors going door to door so residents would know they have a permit for solicitation.

Ms. Ward said something like that was done years ago. The Police Department issued to the soliciting organizations an ID badge. This stopped years ago but we can look into having permits issued to solicitors when they have permission to solicit.

TRUSTEE SCALETTA MOVED, SECONDED BY TRUSTEE ROSENBERG THAT THE COMMITTEE-OF-THE-WHOLE RECOMMEND TO THE VILLAGE BOARD ADOPTION OF THE PROPOSED CHANGES TO CHAPTERS 1, 2, 12, AND 14 OF THE ARLINGTON HEIGHTS MUNICIPAL CODE.

Trustee Rosenberg would like to say in the motion that the Legal Department has responsibility for code maintenance.

TRUSTEE SCALETTA MOVED, SECONDED BY TRUSTEE GLASGOW, TO AMEND THE MOTION TO READ:

TRUSTEE SCALETTA MOVED, SECONDED BY TRUSTEE ROSENBERG THAT THE COMMITTEE-OF-THE-WHOLE RECOMMEND TO THE VILLAGE BOARD ADOPTION OF THE PROPOSED CHANGES TO CHAPTERS 1, 2, 12, AND 14 OF THE ARLINGTON HEIGHTS MUNICIPAL CODE INCLUDING A PROVISION IN CHAPTER 1 THAT THE LEGAL DEPARTMENT HAS RESPONSIBILITY FOR MAINTAINING THE CODE.

Upon a voice vote, the motion passed unanimously.

8. Recommendation re: Combined Sewer Study

Mr. Dixon discussed pursuant to Village Board direction after the July 23, 2011 flood event, staff prepared a Request for Proposal (RFP) for a comprehensive study of the Village's CSTA. This area is generally the middle portion of the Village located south of Palatine Road and north of Central Road. We received four proposals and concentrated on the Strand and CDM Smith proposals as they were both reasonable cost-wise. Two important criteria were considered. The first was experience with the MWRDGC. The second factor was a demonstrated understanding and significant modeling experience of combined sewer systems with homes prone to basement back-ups, and systems with inlet restrictors and on street detention.

Based on their proposal price for the 12" diameter and greater pipes, relevant experience and project approach, staff believes that CDM Smith's proposal offers the best overall value to the Village.

The approved FY14 Flood Control V budget contains a total of \$560,000 which consists of \$400,000 for Flood Studies (SW1302) and \$160,000 for Utility Modeling (SW1303).

It is staff's recommendation that the CSTA Flood Study be awarded to CDM Smith for a total project cost of \$285,781. Staff would further recommend that \$160,000 come from SW1303 for the modeling and the balance of \$125,781 from SW1302 for the study.

Scott Shirley, Director of Public Works, talked about four main objectives.

1. Determine the existing level of service.
2. Understand the reasons and causes of the backups.
3. Evaluate measures and projects to reduce the number of backups.
4. Educate the Board and the public on what level of service we have, how our combined sewer system operates, and what are the steps we need to take to improve the basement backup situation.

Mayor Hayes confirmed the timeframe would be about six months to complete this study. He asked what would happen once the study was completed.

Mr. Shirley replied that there would be a public meeting in six months to discuss the findings of the study. The first question to be answered is whether or not we have the ten year level of service throughout the Village and second would be improve that level of service. He wanted to mention that the overhead sewer program is still being promoted.

Trustee Glasgow asked what led to acceptance of this particular vendor, CDM Smith.

Jim Massarelli, Director of Engineering said it was the experience and ability of this firm that was most important. The Village's system is extremely complex and the experience of this company is very important. The reason we chose CDM Smith was their experience working with the sanitary district as well as working with inlet control.

Trustee Tinaglia asked what they expect to find from this study.

Mr. Shirley said he expects to find that we have a ten year level of service almost everywhere, if not everywhere in the combined sewer area. Secondly, it will give us an idea of what it would cost to increase the level of service.

Trustee Tinaglia confirmed this study will give the Board the tools and knowledge to make decisions from this study.

Mr. Massarelli said this is first time that we are analyzing the entire combined sewer area to see if everything is functioning properly.

Trustee Blackwood asked if the solution currently for the resident who is experiencing problems would be overhead sewers.

Mr. Shirley responded that basement backup can be prevented by overhead sewers. If a homeowner wants immediate relief from basement backup, it would be to install overhead sewers and if a homeowner does not have overhead sewers they are forever susceptible to basement backup.

Trustee Blackwood wanted to justify investing in this study.

Mr. Massarelli said the other part to conducting this study would be to find some areas that might benefit from simple enlargements or routing of sewers. Part of the study will identify which neighborhoods are susceptible to basement backups if they do not have overhead sewers.

Mr. Shirley replied that to date less than 100 people have taken advantage of the overhead sewer program.

Trustee Rosenberg asked Mr. Shirley if we are missing any areas that this study would not cover geographically.

Mr. Shirley responded that there are some areas but this study will cover 99 percent. There are still a handful that the Village will have to deal with on an individual basis.

Trustee Scaletta talked about the recommendations from the study and how they would be presented.

Mr. Shirley said CDM would identify problem areas within the system and for each of the problem areas they would come up with a group of alternatives. Staff would look at the options and would price out the alternatives.

TRUSTEE ROSENBERG MOVED, SECONDED BY TRUSTEE SCALETTA, THAT THE COMMITTEE-OF-THE-WHOLE RECOMMEND TO THE VILLAGE BOARD THAT THE COMBINED SEWER TRIBUTARY AREA FLOOD STUDY BE AWARDED TO CDM SMITH FOR A TOTAL PROJECT COST NOT TO EXCEED \$285,781 AND THAT \$160,000 COME FROM SW1303 FOR THE MODELING AND THE BALANCE OF \$125,781 FROM SW1302 FOR THE STUDY.

Upon a voice vote, the motion passed unanimously.

9. Other Business

None

10. Adjournment

TRUSTEE GLASGOW MOVED, SECONDED BY TRUSTEE SCALETTA TO ADJOURN THE MEETING 9:50 P.M.

Upon a voice vote, the motion passed unanimously.



Item: Village Board Minutes of 5/20/2013

Department: Village Clerk

BACKGROUND

RECOMMENDATION

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Amount of Bidder Recommended:

ATTACHMENTS:

Name:

☐ [05_20_2013_village_board.pdf](#)

Description:

Village Board Minutes of 5/20/2013



May 20 2013
8:00 PM

MINUTES
President and Board of Trustees
Village of Arlington Heights

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

Trustee Glasgow moved, seconded by Trustee Farwell to amend the Agenda and move item XIV Appointments to this time.



- A. Appointment of Robin LaBedz by Mayor Hayes to fill unexpired term of former Trustee Thomas W. Hayes

President Hayes formally recommended the appointment of Robin LaBedz to fill the unexpired Village Board seat he vacated upon his election to Village President. Ms. LaBedz has served on the Library Board for six years, two as president; she served on the Housing Commission four years and has served as a Plan Commissioner for the past twelve years.

Trustee Glasgow moved, seconded by Trustee Rosenberg, to appoint Robin LaBedz to the position of Village Trustee to fill the unexpired term of Thomas Hayes.

Ayes: Blackwood, Farwell, Glasgow, Hayes, Rosenberg, Sidor, Tinaglia

Absent: Scaletta

President Hayes administered the Oath of Office to Robin LaBedz.

Trustee LaBedz thanked her husband for his support as well as her neighbors and friends. She said she will do the best she can to serve the village and the residents of the village.

III. ROLL CALL OF MEMBERS

The Village Clerk called the roll with President Hayes and the following Trustees responding: Glasgow, Tinaglia, LaBedz, Rosenberg, Blackwood, Farwell and Sidor.

Also present were Village Manager Bill Dixon, Village Attorney Jack Siegel, Deputy Director of Planning and Community Development Bill Enright, Public Works Director Scott Shirley and Village Clerk Becky Hume.

IV. APPROVAL OF MINUTES

- A. Village Board Minutes of 5/6/2013

Approved

Trustee Joe Farwell moved to approve. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, Rosenberg, Sidor, Tinaglia.

Abstain: LaBedz.

Absent: Scaletta.

V. APPROVAL OF ACCOUNTS PAYABLE

- A. Warrant Register of 5/15/2013

Approved

Trustee Joe Farwell moved to approve the Warrant Register of 5/15/2013 in the amount of \$2,074,272.92. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, Rosenberg, Sidor, Tinaglia.

Abstain: LaBedz.

Absent: Scaletta.

VI. RECOGNITIONS AND PRESENTATIONS



- A. Recognition of Paula Ulreich for 19 years of service to the Special Events Commission

Paula Ulreich was honored by **President Hayes** and the Board. She served the Village as a Special Events Commissioner for 19 years and as Wheeling Township Clerk for 28 years. She served the community in many organizations and entities. President Hayes read the proclamation in her honor.

Ms. Ulreich said it had been her pleasure to serve and that she had a lot of fun working for the Village. She said Special Events was the best Commission on which to serve and was full of fun and resourceful people.

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

Regent Park Street Conditions

Shelia Du Perow spoke on behalf of **Julie Lisack** and **Marge Deveo**, all Regent Park Board Members. Ms. Du Perow described their neighborhood and said that the street conditions are very poor. Regency Drive West was recently redone and was done very nicely. She said that the Regent Park Board has been trying to get other streets repaired for over a year. She noted some safety concerns and large holes that are trip hazards. She said people are falling as they step out of their cars. Asphalt has been put down on top of concrete in some places, but is crumbling and causing tripping hazards as well. She noted that many seniors live in the neighborhood and asked the Board for their help to repair their streets.

Orchard Church Parking Lot

President Hayes recused himself and asked Trustee Rosenberg to conduct the meeting at this time.

Nabil Quafisheh of 510 E. Olive Street said the Haddow Court and Douglas Street residents will be evicted by May 31. In eleven days the neighborhood will have half a block of vacant homes. He said this was a tactic so that the neighborhood would accept the fact that a parking lot was coming. He noted that a formal application had still not been submitted and so the outcome of the properties will not be determined for a few months. He said it is a maneuver that threatens the neighborhood. He asked that the Village be proactive in law enforcement as there will be many homes vacant in a dead end street. He suggested that the vacancies will solicit criminal activities such as vandalism. He said these illegal activities will affect the entire neighborhood. He asked for the frequency of the patrols to be communicated to the neighbors. Mr. Quafisheh asked for proactive code enforcement as the neighborhood is under threat of devaluing. He said the church has a history of neglecting these homes. He asked the Village to keep the neighborhood safe and desirable.

David Peterson of 1435 North Haddow, said he is concerned by the precedent of allowing the Orchard Evangelical Free Church to turn an adjoining set of properties into a parking lot. He said he is a close neighbor of the church and that he was not offered a meeting regarding the changes being proposed. He asked why the church would want to rob eight families of the opportunity of being a part of the community and sending their children to the great schools in the area. He asked why the church is making plans to destroy their neighborhood for the benefit of a few hours on a Sunday before seeking approval of the Board. He said ample parking is available on the street. He said there are 20 cul de sacs in the general area. He asked if all boarder neighborhoods are at risk of commercial or other entities buying up properties, annexing them and then ultimately destroying them.

Mark Fuller of 1400 North Douglas said thank you to the Park District and McDonald Dance Academy for the wonderful dance recitals over the past weekend. He noted that the Village is a recipient of the Tree City USA Growth Award for its programs addressing Emerald Ash Borer. He reminded residents to attend the program at the Arlington Heights Memorial Library with Village Forester Dru Sabatello at 7 p.m. on May 23. He said the Village has a new "Living Green" exhibit in the downtown train station, which addresses landscaping and transportation. He said the razing of homes for a parking lot, hardly seems in line with the "Living Green" program, nor does it reflect the efforts to save trees by the Village Forester. Noise pollution will increase with the reduction of old growth trees. The Orchard Church claims that the shuttle service to/from remote lots was not popular enough to be cost effective, yet the church is willing to spend \$3 million to demolish homes and spend an additional \$1 million in construction costs for unnecessary parking at a campus that the Orchard states has seen reduced attendance due to their changed focus to satellite campuses. He asked the Orchard to get in line with Village's "Living Green" program and keep the shuttle service. It is green and reduces the number of cars flying down the neighborhood streets during the mad rush on Sunday mornings.

IX. OLD BUSINESS



- A. Report of the Committee-of-the-Whole Meeting of May 13, 2013 re: Liquor License Application - **Approved**
 Danny's Pizzeria

Trustee Glasgow moved, seconded by Trustee Tinaglia, to recommend that the Village Board of Trustees recommend to the Liquor Commissioner the issuance of a Class "A" Liquor License to Danny's Pizzeria, LLC, dba Danny's Pizzeria, located at 4216 N. Arlington Heights Road. The motion passed unanimously.

Trustee Thomas Glasgow moved to approve. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, Rosenberg, Sidor, Tinaglia.

Abstain: LaBedz.
Absent: Scaletta.



- B. Report of the Committee-of-the-Whole Meeting of May 13, 2013 re: Liquor License Application - Jinmi Ok Approved

Trustee Glasgow moved, seconded by Trustee Rosenberg, to recommend that the Village Board of Trustees recommend to the Liquor Commissioner the issuance of a Class "E" Liquor License to Jinmi Ok, Inc., dba Jinmi Ok, located at 1918 S. Arlington Heights Road subject to the Liquor Commissioner's approval of the second Manager who is to be hired. The motion passed unanimously.

President Hayes said that the petitioner had moved quickly to hire the second manager and an interview will occur on May 21, 2013.

Trustee Thomas Glasgow moved to approve. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, Rosenberg, Sidor, Tinaglia.

Abstain: LaBedz.
Absent: Scaletta.



- C. Report of the Committee-of-the-Whole Meeting of May 13, 2013 re: Election of President Pro Tem Approved

Trustee Scaletta moved, seconded by Trustee Rosenberg, that the Committee-of-the-Whole recommend to the Village Board the election of Trustee Thomas Glasgow as President Pro Tem. The motion passed unanimously.

President Hayes stated that under Municipal Code Section 2-104 it is his duty to appoint a President Pro-Tem after the municipal election. At the Committee of the Whole meeting of May 13, President Hayes recommended Trustee Thomas Glasgow as President Pro-Tem.

Trustee Bert Rosenberg moved to approve. Trustee Joe Farwell Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Hayes, Rosenberg, Sidor, Tinaglia.

Abstain: Glasgow, LaBedz.
Absent: Scaletta.



- D. Report of the Committee-of-the-Whole Meeting of May 13, 2013 re: Proposed Code Amendments to Chapters 1, 2, 12, & 14 Approved

Trustee Scaletta moved, seconded by Trustee Rosenberg, that the Committee-of-the-Whole recommend to the Village Board adoption of the proposed changes to Chapters 1, 2, 12, & 14 of the Arlington Heights Municipal Code including a provision in Chapter 1 that the Legal Department has responsibility for maintaining the Code. The motion passed unanimously.

Trustee Bert Rosenberg moved to approve. Trustee Thomas Glasgow Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, Rosenberg, Sidor, Tinaglia.

Abstain: LaBedz.
Absent: Scaletta.



- E. Report of the Committee-of-the-Whole Meeting of May 13, 2013 re: Combined Sewer Study Approved

Trustee Rosenberg moved, seconded by Trustee Scaletta, that the Committee-of-the-Whole recommend to the Village Board that the Combined Sewer Tributary Area Flood Study be awarded to CDM Smith for a total project cost not to exceed \$285,781 and that \$160,000 come from SW1303 for the modeling and the balance of \$125,781 from SW1302 for the study. The motion passed unanimously.

Mr. Dixon explained that the Sewer study proposed this evening covers the combined sewer area of the Village roughly bounded by Central Road to the south and Palatine Road to the north. The study will take six months and covers seven aspects. **Mr. Shirley** said that the entire area will be modeled and is a tributary to the Deep Tunnel. This area is prone to sewer backups. The study will come forth with recommendations as to how the Village might improve its sewer system to accommodate larger rain fall events than it does today. Hopefully, steps can be taken to lessen the severity and frequency of basement backups.

Mr. Dixon said the Village is still recommending that residents take advantage of the Overhead Sewer Rebate Program as it is the best way a resident can avoid sewer backups. Under this program, the Village will share ½ of the cost of an overhead sewer system up to \$7,500.

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

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, Rosenberg, Tinaglia.

Abstain: LaBedz, Sidor.
Absent: Scaletta.

X. APPROVAL OF BIDS

XI. 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. Defibrillator

Approved

Trustee Joe Farwell moved to approve. Trustee Bert Rosenberg Seconded the Motion.
The Motion: Passed
Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Sidor, Tinaglia.

Absent: Scaletta.

B. One Type I Fire Department Ambulance

Approved

Trustee Joe Farwell moved to approve. Trustee Bert Rosenberg Seconded the Motion.
The Motion: Passed
Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Sidor, Tinaglia.

Absent: Scaletta.

C. Municipal Building Custodial Services

Approved

Trustee Joe Farwell moved to approve. Trustee Bert Rosenberg Seconded the Motion.
The Motion: Passed
Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Sidor, Tinaglia.

Absent: Scaletta.

D. Pick Up Truck Purchase

Approved

Trustee Joe Farwell moved to approve. Trustee Bert Rosenberg Seconded the Motion.
The Motion: Passed
Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Sidor, Tinaglia.

Absent: Scaletta.

E. Purchase of AEDs for squad cars

Approved

Trustee Joe Farwell moved to approve. Trustee Bert Rosenberg Seconded the Motion.
The Motion: Passed
Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Sidor, Tinaglia.

Absent: Scaletta.

F. Maintenance Fees for ID Networks DataNet Records Management System - Police

Approved

Trustee Joe Farwell moved to approve. Trustee Bert Rosenberg Seconded the Motion.
The Motion: Passed
Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Sidor, Tinaglia.

Absent: Scaletta.

G. Salt Slurry Generator

Approved

Trustee Joe Farwell moved to approve. Trustee Bert Rosenberg Seconded the Motion.
The Motion: Passed
Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Sidor, Tinaglia.

Absent: Scaletta.

H. Water Meter and Backflow Device Service Contract - Divisions A & B Approved

Trustee Joe Farwell moved to approve. Trustee Bert Rosenberg Seconded the Motion.
The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Sidor, Tinaglia.

Absent: Scaletta.

CONSENT LEGAL

A. Resolution for Improvement by Municipality Under the Illinois Highway Code (2013 Street Reconstruction Program) Approved

Trustee Joe Farwell moved to approve. Trustee Bert Rosenberg Seconded the Motion.
The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Sidor, Tinaglia.

Absent: Scaletta.

B. An Ordinance Amending Chapter 13 of the Arlington Heights Municipal Code (Surrender of a Class "B" and Class "T" liquor license - Harvest Fresh, 100 East Rand Road) Approved

Trustee Joe Farwell moved to approve. Trustee Bert Rosenberg Seconded the Motion.
The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Sidor, Tinaglia.

Absent: Scaletta.

CONSENT PETITIONS AND COMMUNICATIONS

A. Waiver of Bond Fee Requirement - Elyssas Mission Raffle Approved

Trustee Joe Farwell moved to approve. Trustee Bert Rosenberg Seconded the Motion.
The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Sidor, Tinaglia.

Absent: Scaletta.

Cynthia Jones of 702 E. Marion asked for an Ordinance Amending Chapter 28 of the Arlington Heights Municipal Code be removed from the Consent Agenda for Discussion.

A. An Ordinance Amending Chapter 28 of the Arlington Heights Municipal Code (Section 5.5-1 Permitted Use Table, Recreation Facilities Commercial; Section 6.12, Traffic Engineering Approval) Approved

President Hayes took up the Legal XIII at this time to discuss An Ordinance Amending Chapter 28.

Mr. Dixon explained that the Code was being amended to allow small businesses to expedite the development process by not requiring a traffic engineering study to be completed in all cases. Petitioners often ask for and receive waivers for this requirement.

Mr. Enright said this proposed change permits the waiver of the traffic engineering requirement in more zoning districts for smaller use businesses (less than 5,000 square feet) so that these businesses do not have to obtain traffic studies unless the Planning Department thinks it necessary.

Ms. Jones asked if this would this affect Orchard Church petition.

Mr. Enright said, no, Orchard Church would be required to submit a full traffic and parking analysis.

Trustee Rosenberg said that this change allows for discretion and that a traffic analysis could still be required based on staff consideration.

Trustee Thomas Glasgow moved to approve. Trustee Mike Sidor Seconded the Motion.
The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Sidor, Tinaglia.

Absent: Scaletta.

XII. NEW BUSINESS



- A. Xilin Adult Day Care
145 E. Algonquin Rd.
P.C.13-006

Approved

John Cleary, attorney for the petitioner, presented the Land Use Variation request for Xilin Adult Day Care. He said their application was filed in late March and that staff members Mr. Enright and Mr. Dabrowski were helpful throughout the process. Their contract for the property is contingent upon receiving these variations. The site has been for sale or lease since 2007. Mr. Cleary said the proposed use is compatible with surrounding uses of buildings and will not alter the character of area. He stated the business will provide adult day care complete with health monitoring, medical supervision, and food service. Xilin picks up patients from their homes, cares for them during the day, and returns them home at night. They are hoping that their presence will bring in more tenants to property. Mr. Cleary stated that they will purchase food locally and will not apply for a property tax exemption. The Plan Commission and Staff recommend approval.

Trustee Rosenberg asked about the security of the residents **Ms. Linda Yang**, the business owner said the doors are locked and monitored at all times. Any visitors must log in and receive a visitor's badge. There are no outdoor activities. Field trips are bussed. Staff ratio is 1-7 and is legislated by the State.

Trustee Farwell said this is a new industry for Village. He clarified that in order to be eligible for adult day care; each patient is evaluated by Catholic Charities and must meet specific criteria to qualify. He said the Board solicited the input of Senior Center Manager, Karen Hansen. **Ms. Yang** said there is a nurse present to remind clients to take their medications and administer their care plan. **Trustee Farwell** confirmed that Xilin agreed to the conditions put forth by staff and the Plan Commission.

Trustee Glasgow said that Xilin had a good reputation in industry. He asked if they needed to sell the property would future owners be able to comply with restrictions. **Mr. Dixon** said that more information would come forth when the ordinance comes forward, and that subsequent purchasers will know of the restrictions.

Trustee Joe Farwell moved to approve a Land Use Variation to allow a 13,012 square foot adult day care facility in an M-2, Limited Heavy Manufacturing District. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Sidor, Tinaglia.

Absent: Scaletta.

XIII. LEGAL

XIV. APPOINTMENTS

XV. PETITIONS AND COMMUNICATIONS

President Hayes sadly announced the passing of Tom Oas, who was the Village Health Department Director for 15 years. He said Mr. Oas had a caring, servants heart, and he served the community very well. He said the community and Village family will sorely miss him. A moment of silence was observed in Mr. Oas' honor.

Trustee Farwell stated that there is pending legislation in Springfield that would keep tax dollars that are dedicated to municipalities to pay for some of the State's debts. He said this will put an undue burden on the all cities and villages by taking away money that is owed to them. The vote is scheduled prior to the May 31 adjournment of the legislative session. He asked for citizens to contact their State Senators and Representatives and ask them not to divert funds that are intended for municipalities. Information is on the Village website, vah.com.

Trustee Farwell said that Senate bill 1739, the gaming bill, is also coming to a vote this week. He urged residents to voice their opinion soon. He said the Arlington Park Race Track is vital part of our community and he urged residents to reach out and communicate their opinions.

Trustee Farwell said there is a virus circulating that is affecting ash trees in addition to the Emerald Ash Borer. He recommended residents contact the Village Forestry Division for questions on this issue.

Trustee Farwell thanked Trustee Scaletta for all his hard work during the campaign.

Trustee Glasgow said there is an EAB Forum at the Arlington Heights Memorial Library on May 23, from 7-9 p.m. register at ahml.info.

President Hayes said a Memorial Day concert is being held at Metropolis at 3:00 on Saturday, May 25. The Salute Run is Sunday, May 26 at 8:00 a.m., and the Memorial Day Parade begins Monday at 9:30 a.m. May 27 and ends at Veterans Memorial Park with ceremonies 11:00 a.m.

XVI. REPORT OF THE VILLAGE MANAGER



- A. Early Review - Autumn Leaves
Northeast Corner of Arlington Heights Road & Council Trail

Mr. Dixon explained that Early Review is a non-binding opportunity for potential businesses to approach the Board and ask for feed-back. The Board is making no commitments, and the regular process of Public Hearings, Commission approvals and reviews is required.

Ronald Cope, attorney for Autumn Leaves, and **Matthew Krummick**, Regional Director for Development at the LaSalle Group, presented their request for Early Review. They said they were asking for Board feedback because site is under the ownership control of bank which is nervous about a purchase by Autumn Leaves because the land use is not approved. The bank has been unsuccessful selling the property for office use as there is an overabundance of office space. He said their facility supports Alzheimer's and memory care patients. They currently operate a facility in Vernon Hills. The Plat and Subdivision Committee gave them a favorable review. As the site is near a residential area, the project fits in beautifully as it is a low rise, one story, building built to look like a home.

Trustee Glasgow said that he had concerns regarding drainage on the site. **Mr. Krummick** said that the project is in a TIF district which will extend storm water service to the site. The land is low and marshy and not draining well. **Trustee Glasgow** said he was generally supportive, providing that the drainage was addressed and the screening to surrounding homes was appropriate. **Mr. Krummick** said there were extensive landscape requirements. **Trustee Glasgow** clarified that neighborhood meetings would need to occur, and the full review process will need to occur prior to any decision on zoning.

Mr. Siegel said no decisions will occur tonight. Zoning changes would need to go through the Planning and Development Department and process. As flooding is an issue for this area, engineering will be critical.

Trustee LaBedz, as member of the Plat and Subdivision Committee, recommended moving forward. She said at least 1-2 other previous projects that would have come under current zoning never progressed. She said it was reasonable to change the zoning for the site.

Trustee Tinaglia said it was a difficult site and has been vacant for years. He said if the storm water detention can be handled it is a good use of the site. He said a one story facility with limited accessibility, limited traffic, and controlled usage should appeal to the neighbors.

Trustee Rosenberg clarified that expansion would not be reasonable on the property. He said the property has been vacant too long and it would be good to get it on the tax rolls. He said it was a great project, and there is a need for what the business does.

Trustee Blackwood remembered that at one time there was a similar project in similar area that did not receive a favorable response. She asked if **Mr. Enright** recalled why. **Mr. Enright** said a previous proposal requested a change in zoning, created a three story facility, and was denser. He said this proposal is less dense, and as things aren't happening in this corridor the Village needs development there. He said over the years many projects have fallen through and it was good to stimulate development in area. **Trustee Blackwood** expressed concern for residents' safety. **Mr. Krummick** said the project exceeded State standards and had fenced in wandering gardens. Doors are on 15 second delay and staff responds to door signals. **Trustee Blackwood** said she agreed with her colleagues as long as things are in place well done.

Trustee Sidor clarified that only memory care and Alzheimer's patients would be clients.

President Hayes said he concurred with his fellow Board members, and said it was a good project. He noted the lower density fits nicely on the parcel and near a residential neighborhood. He said as long as questions are properly answered in process he would like the project to move forward.

XVII. ADJOURNMENT

Trustee Thomas Glasgow moved to adjourn the meeting at 9:40 p.m. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Sidor, Tinaglia.

Absent: Scaletta.

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



Item: Warrant Register 5-30-2013

Department: Finance

BACKGROUND

RECOMMENDATION

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Amount of Bidder Recommended:

ATTACHMENTS:

Name:

☐ [May 30 13 Warrant Register.pdf](#)

Description:

Warrant Register 5/30/2013



VILLAGE OF ARLINGTON HEIGHTS

**WARRANT REGISTER FOR
CHECK DATE: 5 - 30 - 2013**

Fund	Fund Description	Total Transaction Amount
101	General Fund	\$298,353.37
211	Motor Fuel Tax Fund	\$23,176.20
215	CDBG Fund	\$11,050.25
227	Foreign Fire Ins Tax Fund	\$3,688.67
231	Criminal Investigation Fd	\$6,873.30
235	Municipal Parkg Opr Fund	\$19,335.12
251	TIF I South Fund	\$7,719.00
263	TIF IV	\$460.00
264	TIF V	\$1,200.00
301	Debt Service Fund	\$788,361.75
401	Capital Projects Fund	\$43,563.79
426	Flood Control V Fund	\$282.17
435	EAB Fund	\$5,869.50
505	Water and Sewer Fund	\$159,446.18
511	Solid Waste Fund SWANCC	\$116,258.43
515	Arts,Entert & Events Fund	\$874.85
605	Health Insurance Fund	\$20,035.99
611	General Liability Ins Fnd	\$8,146.00
615	Workers Compensation Ins	\$27,009.82
621	Fleet Operations Fund	\$14,540.45
625	Technology Fund	\$36,729.90
715	Guaranty Deposits Fund	\$9,945.00
TOTAL ALL FUNDS		\$1,602,919.74

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 0					
Division: 0					
178645	715-0000-220.93-00	BLAWN, JIM	REFUND BOND	\$200.00	\$200.00
178646	101-0000-433.14-00	BLUE CROSS BLUE SHIELD	REFUND AMBULANCE CLAIM	\$73.08	\$73.08
178648	715-0000-220.93-00	BONDARAWICZ, RICH	REFUND BOND	\$800.00	\$800.00
178649	715-0000-220.93-00	BROCK, MADELINE	REFUND BOND	\$200.00	\$200.00
178653	101-0000-140.51-00	CANON SOLUTIONS AMERICA	MAINTENANCE FEES	\$76.06	\$76.06
178654	715-0000-220.93-00	CAPITAL HOMES INC	REFUND BOND	\$450.00	\$450.00
178655	715-0000-220.93-00	CAPITAL HOMES, INC	REFUND BOND	\$800.00	\$800.00
178679	715-0000-220.93-00	DESIGN FIRST BUILDERS	REFUND BOND	\$50.00	\$50.00
178686	101-0000-433.14-00	RICHARD DVORATCHEK	REFUND AMBULANCE CLAIM	\$80.00	\$80.00
178693	715-0000-220.93-00	FISCHER, LISA	REFUND BOND	\$1,150.00	\$1,150.00
178696	715-0000-220.93-00	FORTIS	REFUND BOND	\$200.00	\$200.00
178697	715-0000-220.93-00	FORTIS	REFUND BOND	\$50.00	\$50.00
178715	101-0000-433.14-00	DONALD HECHT	REFUND AMBULANCE CLAIM	\$73.08	\$73.08
178732	715-0000-220.93-00	JOSEPH, ZACH	REFUND BOND	\$1,500.00	\$1,500.00
178733	715-0000-220.93-00	JTB BUILDERS	REFUND BOND	\$100.00	\$100.00
178738	715-0000-220.93-00	KNOLL, DAVE	REFUND BOND	\$200.00	\$200.00
178740	101-0000-140.52-00	KONICA MINOLTA BUSINESS USA	MAINTENANCE AGREEMENT	\$615.25	\$615.25
178748	101-0000-421.05-00	RONALD LEYBA	REFUND VEHICLE STICKER	\$20.00	\$20.00
178754	715-0000-220.93-00	LUKE OTT	REFUND BOND	\$200.00	\$200.00
178755	715-0000-220.93-00	LYNNDA HENDERSON	REFUND BOND	\$200.00	\$200.00
178759	715-0000-220.93-00	MANTAS, WILLIAM	REFUND BOND	\$200.00	\$200.00
178761	715-0000-220.93-00	MASON, KENNETH R	REFUND BOND	\$200.00	\$200.00
178766	715-0000-220.93-00	MCGOVERN, PETER	REFUND BOND	\$600.00	\$600.00
178800	101-0000-422.05-00	PERMA SEAL BASEMENT SYS	REFUND PERMIT FEE	\$55.00	\$55.00
178801	715-0000-220.93-00	PERMA SEAL BASEMENT SYS	REFUND BOND	\$200.00	\$200.00
178813	715-0000-220.93-00	PROFESSIONAL PAVING &	REFUND BOND	\$200.00	\$200.00
178818	715-0000-220.93-00	RISH, STEVEN	REFUND BOND	\$150.00	\$150.00
178821	101-0000-433.14-00	FERDINAND SAMANIEGO	REFUND AMBULANCE CLAIM	\$100.00	\$100.00
178823	715-0000-220.93-00	SARNELLE CONST	REFUND BOND	\$200.00	\$200.00
178825	715-0000-220.93-00	SCHNEIDER, BRAD	REFUND BOND	\$50.00	\$50.00
178848	101-0000-433.14-00	ARTUR TITARENKO	REFUND AMBULANCE CLAIM	\$600.00	\$600.00

Check Date: 2013 - 5 - 30

WARRANT REGISTER - GM0002

Date: Wednesday, May 29, 2013
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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
178860	101-0000-422.15-00	VIKING PLUMBING	REFUND PERMT FEE	\$65.00	\$65.00
178867	101-0000-433.14-00	WPS MEDICARE	REFUND AMBULANCE CLAIM	\$292.34	\$292.34
178871	505-0000-452.50-00	1015 ARLINGTON HEIGHTS LLC	REFUND BACKFLOW	\$500.00	\$500.00
	505-0000-472.30-00		REFUND METER	\$5,285.00	\$5,285.00
178872	715-0000-220.93-00	115 RAND ROAD LLC	REFUND BOND	\$200.00	\$200.00
178873	715-0000-220.93-00	115 RAND ROAD LLC	REFUND BOND	\$1,845.00	\$1,845.00
Total Division:				\$17,779.81	
Total Department:				\$17,779.81	

Check Date: 2013 - 5 - 30

WARRANT REGISTER - GM0002Date: Wednesday, May 29, 2013
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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 1 Board of Trustees					
Division: 1					
178653	101-0101-501.30-05	CANON SOLUTIONS AMERICA	SUPPLIES	\$235.00	\$235.00
178657	101-0101-501.21-65	CAPTION FIRST INC	BOARD MEETINGS 4-2013	\$600.00	\$600.00
178711	101-0101-501.21-65	HARRIS TRUST & SAVINGS BANK	MITCHELL'S JEWELERS	\$221.25	\$341.45
			BAUDVILLE INC.	\$120.20	
	101-0101-501.30-01		ILLINOIS MUNICIPAL LEAGUE	\$75.00	\$75.00
	101-0101-501.30-05		NAME BADGE PRODUCTIONS	\$45.45	\$77.70
			NAME BADGE PRODUCTIONS	\$32.25	
178726	101-0101-501.30-05	INNERWORKINGS LLC	OFFICE SUPPLIES	\$36.71	\$36.71
178750	101-0101-501.21-65	LORELLE COMMUNICATIONS INC	BOARD MEETING 4-2013	\$4,500.00	\$4,500.00
178778	101-0101-501.22-03	ARLENE MULDER	IML - SPRINGFIELD	\$334.13	\$971.26
			MILEAGE REIMB - 1-2013	\$156.67	
			MILEAGE REIMB - 2-2013	\$172.95	
			MILEAGE REIMB - 3-2013	\$110.44	
			MILEAGE REIMB - 4-2013	\$180.65	
			MILEAGE REIMB - 5-2013	\$16.42	
178791	101-0101-501.22-02	NORTHWEST MUNICIPAL CONFERENCE	DUES FY13-14	\$25,528.00	\$25,528.00
178836	101-0101-501.21-65	SUBURBAN PRESS	NOTE CARDS/ENVELOPES	\$451.00	\$451.00
	101-0101-501.30-05		OFFICE SUPPLIES	\$187.00	\$187.00
Total Division:				\$33,003.12	
Total Department:				\$33,003.12	

Check Date: 2013 - 5 - 30

WARRANT REGISTER - GM0002

Date: Wednesday, May 29, 2013
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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 2 Village Manager					
Division: 1					
178627	101-0201-502.21-65	AMERICANEAGLE INC	WEB DEVELOPMENT FEE	\$49.95	\$49.95
178653	101-0201-502.30-05	CANON SOLUTIONS AMERICA	OFFICE SUPPLIES	\$980.00	\$992.50
			OFFICE SUPPLIES	\$12.50	
178721	101-0201-502.22-02	IL CITY/COUNTY MGMT ASSOC	DUES/DIANA MIKULA	\$198.25	\$591.25
			DUES/WILLIAM DIXON	\$393.00	
178728	101-0201-502.22-02	INTL CITY/CTY MNGMT ASSOC	DUES /WILLIAM DIXON	\$1,400.00	\$1,400.00
178814	101-0201-502.21-02	QT SIGNS	ELECTRONIC SIGN REPAIR	\$1,216.36	\$1,216.36
Total Division:				\$4,250.06	
Total Department:				\$4,250.06	

Check Date: 2013 - 5 - 30

WARRANT REGISTER - GM0002Date: Wednesday, May 29, 2013
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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 3 Human Resources					
Division: 1					
178617	615-0301-552.21-65	ACCURATE DOCUMENT DESTRUCTION	DOCUMENT DESTRUCTION	\$110.82	\$110.82
178700	615-0301-552.20-45	GALLAGHER BASSETT SERVICES	CONTRACT SERVICE FEES	\$26,879.00	\$26,879.00
178711	101-0301-503.22-01	HARRIS TRUST & SAVINGS BANK	MID AMER ECONOMIC	\$75.00	\$75.00
178790	605-0301-552.20-50	NORTHWEST COMMUNITY HOSPITAL	PHYSICALS	\$1,523.00	\$8,961.00
			LAB WORK	\$72.00	
			PHYSICALS	\$2,455.00	
			PHYSICALS	\$4,911.00	
178792	605-0301-552.20-05	NORTHWEST MUNICIPAL CONFERENCE	EAP PARTICIPATION FY 2014	\$10,925.00	\$10,925.00
178796	605-0301-552.33-05	OFFICE DEPOT	SUPPLIES	\$149.99	\$149.99
178802	101-0301-503.30-05	PETTY CASH	OFFICE SUPPLIES	\$12.50	\$12.50
	615-0301-552.20-50		EMPLOYEE PROGRAM	\$20.00	\$20.00
Total Division:				\$47,133.31	
Total Department:				\$47,133.31	

Check Date: 2013 - 5 - 30

WARRANT REGISTER - GM0002

Date: Wednesday, May 29, 2013
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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 4 Legal Department					
Division: 1					
178675	101-0401-503.21-65	COOK COUNTY RECORDER OF DEEDS	RECORDINGS	\$662.00	\$662.00
178689	101-0401-503.20-15	ERNEST R BLOMQUIST PC	RETAINER	\$4,170.00	\$4,170.00
178718	101-0401-503.20-10	HOLLAND & KNIGHT LLP	RETAINER	\$4,170.00	\$4,170.00
	101-0401-503.20-20		SERVICE PROFESSIONAL	\$4,395.50	\$4,395.50
178797	101-0401-503.30-05	OFFICE MAX CONTRACT INC	OFFICE SUPPLIES	\$22.66	\$22.66
178846	101-0401-503.33-05	THOMSON WEST	INFORMATION CHARGES	\$440.22	\$440.22
Total Division:				\$13,860.38	
Total Department:				\$13,860.38	

Check Date: 2013 - 5 - 30

WARRANT REGISTER - GM0002Date: Wednesday, May 29, 2013
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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 5 Finance					
Division: 1					
178700	611-0501-552.20-45	GALLAGHER BASSETT SERVICES	CONTRACT SERVICE FEES	\$8,146.00	\$8,146.00
178711	101-0501-503.22-03	HARRIS TRUST & SAVINGS BANK	GOVERNMENT FINANCE OFF	(\$380.00)	\$-380.00
	101-0501-503.30-01		CR *CONSUMERREPORTS.OR	\$30.00	\$30.00
178742	101-0501-503.22-03	THOMAS KUEHNE	MILEAGE REIMBURSEMENT	\$153.50	\$153.50
178796	101-0501-503.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$60.96	\$60.96
	505-0501-503.30-05		OFFICE SUPPLIES	\$813.24	\$813.24
178797	101-0501-503.30-05	OFFICE MAX CONTRACT INC	OFFICE SUPPLIES	\$39.32	\$39.32
178798	101-0501-503.22-01	PADDOCK PUBLICATIONS INC	ADVERTISING	\$49.95	\$491.40
			ADVERTISING	\$95.85	
			ADVERTISING	\$83.70	
			ADVERTISING	\$72.90	
			ADVERTISING	\$189.00	
178802	101-0501-503.22-03	PETTY CASH	TRAINING	\$33.27	\$33.27
	101-0501-503.33-05		SUPPLIES	\$35.15	\$35.15
178806	101-0501-503.22-05	POSTMASTER ARLINGTON HEIGHTS	REIMB PERMIT 184	\$13.85	\$13.85
178807	101-0501-503.22-05	POSTMASTER ARLINGTON HEIGHTS	REIMB PERMIT 2594	\$594.10	\$594.10
Total Division:				\$10,030.79	
Total Department:				\$10,030.79	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 6 Information Technology					
Division: 1					
178627	625-0601-553.20-39	AMERICANEAGLE INC	HOSTING FEE	\$180.00	\$180.00
178661	625-0601-553.33-05	CDW GOVERNMENT INC	CABLES	\$45.67	\$45.67
178682	625-0601-553.21-02	DIVERSIFIED OFFICE EQUIPMENT	EQUIPMENT REPAIR	\$309.75	\$309.75
178691	625-0601-553.22-05	FEDERAL EXPRESS	EXPRESS MAIL	\$57.81	\$57.81
178711	625-0601-553.21-02	HARRIS TRUST & SAVINGS BANK	HEARTLAND SERVICES	\$830.19	\$830.19
	625-0601-553.33-05		QUIKSHIP TONER INC	\$128.75	\$4,576.75
			BARRACUDA NETWORKS INC	\$4,448.00	
178727	625-0601-553.33-05	INSIGHT PUBLIC SECTOR	TAPE LABELS	\$137.92	\$137.92
	625-0601-572.50-10		COMPUTER,DP & WOORD PROC.	\$8,810.00	\$13,372.50
			STORAGE EQUIPMENT	\$4,562.50	
178743	625-0601-553.33-05	LAYTON TECHNOLOGY INC	SUPPLIES	\$495.00	\$495.00
178796	625-0601-553.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$464.40	\$599.70
			OFFICE SUPPLIES	\$135.30	
178837	625-0601-553.20-39	SUNGARD PUBLIC SECTOR	COMPUTERS,DP & WORD PROC.	\$14,437.00	\$14,437.00
178857	625-0601-553.21-65	VERIZON WIRELESS	INV 9704721446	\$479.62	\$479.62
178858	625-0601-553.21-65	VERIZON WIRELESS	INV 9705074973	\$499.53	\$499.53
801253	625-0601-553.21-65	AT & T	ACCT 831-000-2604-723	\$548.32	\$548.32
Total Division:				\$36,569.76	
Total Department:				\$36,569.76	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 7 GIS					
Division: 1					
178711	625-0701-553.33-05	HARRIS TRUST & SAVINGS BANK	DRI*COLORIMPACT 4 UP	\$21.20	\$19.95
			DRI*COLORIMPACT 4 UP	(\$1.25)	
178797	625-0701-553.30-05	OFFICE MAX CONTRACT INC	OFFICE SUPPLIES	\$117.59	\$117.59
178802	625-0701-553.22-03	PETTY CASH	TRAINING	\$22.60	\$22.60
Total Division:				\$160.14	
Total Department:				\$160.14	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 10 Boards & Commissions					
Division: 1					
178866	101-1001-502.22-02	WOODFIELD CHICAGO NORTHWEST CB	ANNUAL INVESTMENT FY 2014	\$70,800.00	\$70,800.00
Total Division:				\$70,800.00	
Division: 18					
178625	515-1018-525.40-55	AMERI SHRED	DOCUMENT DESTRUCTION	\$450.00	\$450.00
178631	515-1018-525.40-55	ARLINGTON RENTAL INC	RECYCLING EVENT	\$195.85	\$195.85
178827	515-1018-525.40-55	SERVICE SANITATION	EQUIPMENT RENTAL	\$229.00	\$229.00
Total Division:				\$874.85	
Division: 19					
178847	101-1019-502.22-10	THREE E MARKETING COMMUNICATIONS	BIKE MAPS	\$599.60	\$599.60
Total Division:				\$599.60	
Division: 21					
178802	101-1021-502.40-40	PETTY CASH	ECON ALLIANCE	\$18.73	\$18.73
Total Division:				\$18.73	
Total Department:				\$72,293.18	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 30 Police Department					
Division: 1					
178615	101-3001-511.30-05	A AND E RUBBER STAMP CORP	OFFICE SUPPLIES	\$108.00	\$108.00
178617	101-3001-511.21-65	ACCURATE DOCUMENT DESTRUCTION	DOCUMENT DESTRUCTION	\$155.81	\$155.81
178622	101-3001-511.30-35	JEFFREY C AIELLO	CLOTHING REIMBURSEMENT	\$48.00	\$48.00
178632	101-3001-511.21-65	ARMOR SYSTEMS	TRAFFIC SCOFFLAW PROGRAM	\$367.43	\$367.43
178656	101-3001-511.30-35	CAPRIOTTI GERALD	CLOTHING REIMBURSEMENT	\$98.45	\$98.45
178663	101-3001-511.21-02	CHICAGO COMMUNICATIONS LLC	EQUIPMENT MAINTENANCE	\$212.61	\$212.61
178692	101-3001-511.30-35	FINNERTY RAYMOND	CLOTHING REIMBURSEMENT	\$157.51	\$157.51
178701	101-3001-511.22-03	DOUGLAS GLANZ	TRAINING	\$15.00	\$15.00
178706	101-3001-511.22-03	GYORKE SHAWN	TRAINING	\$107.00	\$107.00
178708	101-3001-511.22-03	HAMRICK PETER	TRAINING	\$15.00	\$15.00
178711	101-3001-511.22-02	HARRIS TRUST & SAVINGS BANK	PAYPAL *INTERNATION	\$31.00	\$62.00
			PAYPAL *INTERNATION	\$31.00	
	101-3001-511.22-03		SAFE KIDS WORLDWIDE	\$50.00	\$2,494.22
			SAFE KIDS WORLDWIDE	\$50.00	
			SAFE KIDS WORLDWIDE	\$50.00	
			PAYPAL *INTERNATION	\$990.00	
			SPIRIT AI	\$803.12	
			ROSEN CENTRE ONLINE	\$551.10	
	101-3001-511.30-01		CHICAGO TRIB SUBSCRIPTION	\$324.48	\$324.48
	101-3001-511.30-05		STAPLES	\$106.20	\$99.95
			STAPLES	(\$6.25)	
	101-3001-511.33-25		CELL PHONE SHOP SERVICE	\$139.59	\$139.59
	235-3001-532.33-05		ARLINGTON STANDARD	\$96.00	\$96.00
178717	101-3001-511.30-35	HESS ROBERT	CLOTHING REIMBURSEMENT	\$64.89	\$64.89
178720	101-3001-511.21-02	ID NETWORKS	ANNUAL MAINTENANCE FEE	\$18,574.00	\$18,574.00
178722	101-3001-511.22-03	IL JUVENILE OFFICERS ASSOC	REGISTRATION	\$350.00	\$350.00
178730	101-3001-511.30-35	JAMES JENNINGS	CLOTHING REIMBURSEMENT	\$137.33	\$137.33
178735	101-3001-511.22-03	KEHM JAMES	TRAINING	\$50.00	\$50.00
178736	235-3001-532.30-35	KESLER RAY	CLOTHING REIMBURSEMENT	\$90.00	\$90.00
178737	101-3001-511.22-03	WILLIAM KIRBY	TRAINING	\$139.80	\$139.80
178756	101-3001-511.22-03	MACK STEPHANIE	TRAINING	\$15.00	\$15.00

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178770	101-3001-511.21-65	METRO-WESTERN COOK CREDIT	SERVICE MISCELLANEOUS	\$36.00	\$36.00
178779	101-3001-511.22-03	MULLEN MICHAEL	TRAINING	\$15.00	\$15.00
	101-3001-511.30-35		CLOTHING REIMBURSEMENT	\$293.33	\$293.33
178782	101-3001-511.22-02	NATL ASSOCIATION OF TOWN WATCH	DUES	\$35.00	\$35.00
178784	101-3001-511.22-03	NE MULTI REGIONAL TRAINING INC	TRAINING MEMBERSHIP FEES	\$10,710.00	\$10,710.00
178787	101-3001-511.22-03	NORTHEASTERN IL PUBLIC SAFETY	DRIVER TRAINING	\$1,800.00	\$2,605.00
			DRIVER TRAINING	\$280.00	
			RECERT INSTRUCTORS	\$525.00	
	101-3001-511.30-01		STUDENT BOOKLETS	\$112.00	\$112.00
178788	101-3001-511.22-03	NORTHERN IL POLICE ALARM SYSTEM	REGISTRATION	\$50.00	\$50.00
178793	101-3001-511.22-03	NORTHWEST POLICE ACADEMY	REGISTRATION	\$75.00	\$75.00
178795	101-3001-511.22-03	NORTHWESTERN UNIVERSITY	REGISTRATION	\$1,575.00	\$1,575.00
178796	101-3001-511.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$1,670.33	\$1,754.63
			OFFICE SUPPLIES	\$84.30	
178797	101-3001-511.30-05	OFFICE MAX CONTRACT INC	OFFICE SUPPLIES	\$310.00	\$310.00
178803	101-3001-511.22-03	PETTY CASH/POLICE	TRAINING	\$227.98	\$227.98
	101-3001-511.33-05		SUPPLIES	\$50.98	\$50.98
178805	101-3001-511.22-03	PIOTR POREBSKI	TRAINING	\$15.00	\$15.00
178816	235-3001-532.22-10	REIGN PRINT SOLUTIONS	SERVICE PRINTING	\$388.13	\$388.13
178826	235-3001-532.30-35	SCHROEDER ROBERT	CLOTHING REIMBURSEMENT	\$137.33	\$137.33
178829	101-3001-511.33-25	SHERWIN HARDWARE	HARDWARE SUPPLIES	\$14.96	\$21.95
			HARDWARE SUPPLIES	\$6.99	
178831	101-3001-511.22-03	SPERANDO, RICHARD	TRAINING	\$150.00	\$150.00
178842	101-3001-511.22-03	JEFFREY TEGTMEYER	TRAINING	\$316.41	\$316.41
178854	101-3001-511.22-03	UNIV OF IL	TRAINING REGISTRATION	\$420.00	\$420.00
178855	101-3001-511.22-05	UPS STORE - 1051	SHIPPING CHARGES	\$27.12	\$27.12
178861	101-3001-511.21-65	WALGREEN COMPANY	SERVICE MISCELLANEOUS	\$260.51	\$260.51
Total Division:				\$43,508.44	
Division: 3					
178629	231-3003-511.40-11	ARLINGTON HEIGHTS ANIMAL HOSPITAL	VETERINARY SERVICE	\$181.00	\$181.00
178711	231-3003-511.40-11	HARRIS TRUST & SAVINGS BANK	LEADSONLINE	\$6,688.00	\$6,692.30
			RINGCENTRAL, INC	\$4.30	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Total Division:				\$6,873.30	
Total Department:				\$50,381.74	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 35 Fire					
Division: 1					
178620	101-3501-512.22-10	ADMIRAL GRAPHICS	AMBULANCE BILLING FORMS	\$220.00	\$220.00
178621	101-3501-512.22-03	AHLMAN PETER	TRAINING	\$44.83	\$44.83
178623	101-3501-512.31-85	AIR ONE EQUIPMENT	HAND TOOLS-POWER/NON POW	\$1,312.00	\$1,312.00
178634	101-3501-512.30-35	ASR/KALE	CLOTHING & APPAREL	\$77.45	\$77.45
178650	101-3501-512.31-60	BULLEX INC	SMOKE LIQUID	\$552.98	\$552.98
178711	101-3501-512.22-03	HARRIS TRUST & SAVINGS BANK	PILOT	\$75.00	\$1,313.34
			RADISSON HOTEL	\$358.02	
			EMBASSY SUITES	\$293.44	
			EMBASSY SUITES	\$586.88	
178763	101-3501-512.21-02	MC CANN INDUSTRIES	EQUIPMENT MAINTENANCE	\$26.76	\$26.76
178789	101-3501-512.22-02	NORTHWEST COMMUNITY HOSP EMS	SYSTEM ENTRY FEE	\$75.00	\$75.00
178796	101-3501-512.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$92.53	\$92.53
178829	101-3501-512.21-02	SHERWIN HARDWARE	HARDWARE	\$2.68	\$2.68
178868	101-3501-512.31-85	WS DARLEY & CO	PISTON VALVES	\$1,553.50	\$1,553.50
Total Division:				\$5,271.07	
Total Department:				\$5,271.07	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 37 Foreign Fire Insurance					
Division: 1					
178616	227-3701-512.50-15	ABT ELECTRONICS	TV WALL MOUNT	\$320.57	\$606.77
			CABLE/PARTS TV STA #1	\$286.20	
178659	227-3701-512.22-03	CARPENTER JOHN	TRAINING	\$338.57	\$338.57
178698	227-3701-512.22-03	FRAIDER RONALD	TRAINING	\$195.49	\$195.49
178731	227-3701-512.22-03	DAVID JOHNSON	TUITION REIMBURSEMENT	\$275.00	\$275.00
178739	227-3701-512.22-03	KOEPPEN KENNETH	TRAINING	\$153.62	\$153.62
178758	227-3701-512.22-03	MANSKE RICHARD C	TRAINING	\$532.42	\$532.42
178760	227-3701-512.22-03	RICH MANTHY	TRAINING	\$240.69	\$240.69
178775	227-3701-512.22-03	MARTIN MORAN	TRAINING	\$199.67	\$199.67
178785	227-3701-512.22-03	PETER NEWMAN	TUITION REIMBURSEMENT	\$600.00	\$600.00
178839	227-3701-512.22-03	VICTOR TAMOSAITIS	TUITION REIMBURSEMENT	\$234.03	\$234.03
178865	227-3701-512.22-03	WIKIERAK GREGG F	TRAINING	\$312.41	\$312.41
Total Division:				\$3,688.67	
Total Department:				\$3,688.67	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 40 Planning					
Division: 1					
1883	401-4001-571.50-60	LITTLE CITY FOUNDATION	EECBG LOANS	\$7,812.06	\$7,812.06
178677	101-4001-521.30-01	CRAINS CHICAGO BUSINESS	PUBLICATIONS	\$97.95	\$97.95
178691	101-4001-521.22-05	FEDERAL EXPRESS	EXPRESS MAIL	\$24.19	\$48.38
			EXPRESS MAIL	\$24.19	
178718	251-4001-571.20-05	HOLLAND & KNIGHT LLP	VILLAGE GREEN LLC	\$7,719.00	\$7,719.00
	263-4001-571.20-05		CONDEMNATION 4 E. GOLF RD	\$460.00	\$460.00
178723	264-4001-571.20-05	IL TAX INCREMENT ASSOCIATION	DUES	\$1,200.00	\$1,200.00
178746	101-4001-521.21-65	LEGRAND SERVICES	PLAN COMM MEETING	\$572.05	\$1,152.00
			PLAN COMM MEETING	\$579.95	
178796	101-4001-521.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$1,008.58	\$1,105.34
			OFFICE SUPPLIES	\$86.77	
			OFFICE SUPPLIES	\$9.99	
178798	101-4001-521.22-01	PADDOCK PUBLICATIONS INC	ADVERTISING	\$93.15	\$994.95
			ADVERTISING	\$90.45	
			ADVERTISING	\$259.20	
			ADVERTISING	\$59.40	
			ADVERTISING	\$97.20	
			ADVERTISING	\$114.75	
			ADVERTISING	\$89.10	
			ADVERTISING	\$93.15	
			ADVERTISING	\$98.55	
178815	101-4001-521.22-15	REGAL BUSINESS SYSTEMS	MAINTENANCE AGREEMENT	\$186.76	\$186.76
Total Division:				\$20,776.44	
Total Department:				\$20,776.44	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 41 Community Devl Block Grnt					
Division: 1					
178676	215-4101-522.41-01	COUNTRYSIDE	CDBG PROGRAM	\$10,759.00	\$10,759.00
178817	215-4101-522.41-04	RESOURCES FOR COMMUNITY LIVING	CDBG PROGRAM	\$291.25	\$291.25
Total Division:				\$11,050.25	
Total Department:				\$11,050.25	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 45 Building & Health Service					
Division: 1					
178711	101-4501-523.22-03	HARRIS TRUST & SAVINGS BANK	NFPA-REGISTRATION	\$895.00	\$895.00
178726	101-4501-523.22-10	INNERWORKINGS LLC	SERVICE PRINTING	\$36.71	\$36.71
178751	101-4501-523.33-05	CYNTHIA LORUSSO	SUPPLIES	\$55.14	\$55.14
178802	101-4501-523.22-03	PETTY CASH	TRAINING	\$10.00	\$10.00
178815	101-4501-523.22-15	REGAL BUSINESS SYSTEMS	EXCESS COPY CHARGE	\$26.81	\$26.81
178845	101-4501-523.21-65	THOMPSON ELEVATOR INSPECTION	PLAN REVIEWS	\$76.00	\$114.00
			PLAN REVIEWS	\$38.00	
178869	401-4501-572.50-10	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$3,155.00	\$3,407.00
			OFFICE MACHINES & ACCESS	\$252.00	
Total Division:				\$4,544.66	
Division: 2					
178628	101-4502-523.20-25	ARLINGTON CENTER FOR RECOVERY	SERVICE HUMAN	\$3,000.00	\$3,879.46
			SERVICE HUMAN	\$879.46	
178647	101-4502-523.21-65	BOCCACCIO & ASSOCIATES	INTERPRETING SERVICE	\$91.50	\$91.50
178683	101-4502-523.20-25	AMY DIXON-KOLAR	COUNSELING	\$80.00	\$80.00
178709	101-4502-523.21-65	HAND TO EYE COMMUNICATIONS INC	INTERPRETING SERVICES	\$80.00	\$80.00
178711	101-4502-523.33-05	HARRIS TRUST & SAVINGS BANK	RECREATION SUPPLY COMP	\$79.60	\$79.60
	101-4502-523.40-53		COMED	\$383.04	\$385.54
			BILLMATRIX CORPORATION	\$2.50	
178747	101-4502-523.20-25	SHERRY LEMKE	COUNSELING	\$97.50	\$97.50
178764	101-4502-523.33-10	MC KESSON GENERAL MEDICAL	CLINIC SUPPLIES	\$66.20	\$66.20
178768	101-4502-523.33-05	MEERSMAN, CATHY	SUPPLIES	\$19.61	\$19.61
	101-4502-523.33-10		SUPPLIES	\$38.15	\$38.15
178796	101-4502-523.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$25.42	\$100.17
			OFFICE SUPPLIES	\$74.75	
178802	101-4502-523.22-03	PETTY CASH	TRAINING	\$25.99	\$25.99
178835	101-4502-523.33-10	STERICYCLE	MEDICAL WASTE DISPOSAL	\$970.44	\$970.44
178850	101-4502-523.21-10	TROY GRANDT	PROPERTY MAINTENANCE	\$45.00	\$430.00

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
178850	101-4502-523.21-10	TROY GRANDT	PROPERTY MAINTENANCE	\$55.00	\$430.00
			PROPERTY MAINTENANCE	\$60.00	
			PROPERTY MAINTENANCE	\$90.00	
			PROPERTY MAINTENANCE	\$135.00	
			PROPERTY MAINTENANCE	\$45.00	
178869	101-4502-523.22-15	XEROX CORPORATION	RENTAL/LEASE EQUIPMENT	\$85.00	\$85.00
Total Division:				\$6,429.16	
Division:	3				
178626	101-4503-523.22-40	AMERICAN CHARGE SERVICE	SUBSIDIZED TAXI RIDES	\$12.00	\$12.00
178710	101-4503-523.21-65	HARPER COLLEGE WILLIAM RAINEY	SPANISH CLASS	\$175.00	\$175.00
178711	101-4503-523.30-05	HARRIS TRUST & SAVINGS BANK	AMAZON.COM	\$41.25	\$41.25
	101-4503-523.31-65		TOSCANA	\$75.49	\$75.49
178771	101-4503-523.21-65	METROPOLIS PERFORMING ARTS CENTRE	SPRING ACTING CLASS	\$425.00	\$425.00
Total Division:				\$728.74	
Total Department:				\$11,702.56	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 50 Engineering					
Division: 1					
178644	101-5001-524.21-65	BHFX LLC	SERVICE MISCELLANEOUS	\$557.56	\$557.56
	426-5001-571.50-25		SERVICE MISCELLANEOUS	\$61.20	\$61.20
178667	401-5001-571.50-30	CIVILTECH ENGINEERING INC	SERVICE CONSULTING	\$31,714.73	\$31,714.73
178684	401-5001-571.20-05	DOUGLAS G FELDER PC	SERVICE PROFESSIONAL	\$210.00	\$210.00
178707	426-5001-571.50-25	HAEGER ENGINEERING LLC	SERVICE PROFESSIONAL	\$220.97	\$220.97
178797	101-5001-524.30-05	OFFICE MAX CONTRACT INC	OFFICE SUPPLIES	\$324.83	\$324.83
178819	401-5001-571.50-30	TANYA RIZZO	SIDEWALK REIMBURSEMENT	\$105.00	\$105.00
178859	401-5001-571.50-30	ROGER VICE	SIDEWALK REIMBURSEMENT	\$315.00	\$315.00
Total Division:				\$33,509.29	
Total Department:				\$33,509.29	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 71 Public Works					
Division: 1					
178630	101-7101-531.22-03	ARLINGTON POWER EQUIPMENT	TRAINING	\$200.00	\$200.00
178633	101-7101-531.31-90	ARROW ROAD CONSTRUCTION CO	STREET/SIDEWALK SUPPLIES	\$4,532.48	\$5,107.60
			STREET/SIDEWALK SUPPLIES	\$412.36	
			STREET/SIDEWALK SUPPLIES	\$162.76	
178636	101-7101-531.22-70	AT & T LONG DISTANCE	857099062	\$452.47	\$452.47
178641	101-7101-531.31-45	BADE PAPER PRODUCTS	JANITORIAL SUPPLIES	\$9,320.00	\$9,546.20
			JANITORIAL SUPPLIES	\$226.20	
178651	101-7101-531.21-36	C C CARTAGE INC	RENTAL/LEASE EQUIPMENT	\$231.87	\$3,207.57
			RENTAL/LEASE EQUIPMENT	\$2,975.70	
178662	101-7101-531.31-65	CERTIFIED LABORATORIES	SUPPLIES	\$456.06	\$456.06
178666	101-7101-531.30-35	CINTAS CORP	CLOTHING	\$39.92	\$119.76
			WORK SHIRT/PANT	\$39.92	
			WORK SHIRT/PANT	\$39.92	
178668	435-7101-571.50-55	CLESEN ARTHUR INC	MULCH/SOD	\$520.50	\$520.50
178669	101-7101-531.22-70	COMCAST CABLE	INTERNET SCADA	\$164.90	\$164.90
178672	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	2278061084	\$78.88	\$155.37
			1851137062	\$76.49	
178674	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	4103039009	\$689.78	\$689.78
178681	101-7101-531.33-05	DISPLAY SALES INC	HOLIDAY DECORATIONS	\$756.00	\$1,260.00
			HOLIDAY DECORATIONS	\$504.00	
178687	101-7101-531.21-02	DYNAMIC HEATING & PIPING CO	SURVEY/EVALUATION	\$3,253.00	\$3,922.37
			SERVICE A/C UNIT	\$669.37	
178694	101-7101-531.21-15	FLECKS LANDSCAPING	SERVICE MISCELLANEOUS	\$805.00	\$997.50
			SERVICE MISCELLANEOUS	\$192.50	
	435-7101-571.50-55		SERVICE MISCELLANEOUS	\$4,230.00	\$4,230.00
178695	101-7101-531.31-65	FOREMAN JOSEPH D AND CO	SUPPLIES	\$895.00	\$895.00
178699	101-7101-531.33-05	FREUND SERVICE CO	ANNUAL SERVICE CONTRACT	\$480.00	\$480.00
178702	101-7101-531.31-85	GRAINGER W W INC	HARDWARE SUPPLIES	\$23.96	\$52.77
			HARDWARE SUPPLIES	\$28.81	
178704	101-7101-531.21-11	GREAT LAKES FIRE AND SAFETY	BUILDING MAINTENANCE	\$1,687.50	\$1,687.50
178705	101-7101-531.21-65	GROOT RECYCLING AND WASTE SERVICES	GARBAGE/RECYCLING CHARGES	\$550.46	\$1,200.84

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
178705	101-7101-531.21-65	GROOT RECYCLING AND WASTE SERVICES	OTHER SERVICES	\$650.38	\$1,200.84
178711	101-7101-531.22-03	HARRIS TRUST & SAVINGS BANK	AMERICAN PUBLIC WORKS	\$60.00	\$0.00
			AMERICAN PUBLIC WORKS	(\$60.00)	
178712	101-7101-531.21-02	HAYES MECHANICAL	REPAIR SERVICE EQUIPMENT	\$817.00	\$9,538.25
			REPAIR SERVICE EQUIPMENT	\$770.00	
			REPAIR SERVICE EQUIPMENT	\$491.00	
			REPAIR SERVICE EQUIPMENT	\$265.00	
			REPAIR SERVICE EQUIPMENT	\$422.33	
			REPAIR SERVICE EQUIPMENT	\$502.00	
			HVAC MAINTENANCE	\$1,223.67	
			REPLACE BLOWER MOTOR	\$3,845.28	
			SERVICE BLDG MAINT	\$1,201.97	
	101-7101-531.31-55		BUILDER'S SUPPLIES	\$122.82	\$122.82
178716	101-7101-531.31-55	HENNING BROTHERS INC	BUILDING SUPPLIES	\$24.18	\$24.18
178729	435-7101-571.50-55	JCK CONTRACTORS	PULVERIZED TOPSOIL	\$900.00	\$900.00
178734	101-7101-531.21-02	JTS COATINGS	EQUIPMENT MAINTENANCE	\$1,200.00	\$1,200.00
178741	101-7101-531.31-45	KRANZ INC	JANITORIAL SUPPLIES	\$283.44	\$283.44
178745	101-7101-531.31-65	LEE AUTO PARTS	HARDWARE SUPPLIES	\$53.09	\$53.09
178752	101-7101-531.33-05	LOWES COMMERCIAL SALES	DECORATIONS	\$8,364.00	\$8,364.00
178753	101-7101-531.31-55	LOWES COMMERCIAL SERVICES	BUILDING SUPPLIES	\$36.99	\$36.99
	101-7101-531.31-65		BATTERIES	\$9.47	\$324.10
			SUPPLIES	\$19.16	
			SUPPLIES	\$117.69	
			HARDWARE SUPPLIES	\$23.72	
			HARDWARE SUPPLIES	\$5.60	
			HARDWARE SUPPLIES	\$132.96	
			HARDWARE SUPPLIES	\$15.50	
	101-7101-531.31-85		HAND TOOLS-POWER/NON POW	\$40.36	\$40.36
178757	101-7101-531.30-39	MANSFIELD OIL COMPANY	BIO DIESEL	\$23,494.10	\$23,494.10
178772	101-7101-531.31-55	MICHAEL JOSEPH & ASSOCIATES	BUILDING SUPPLIES	\$1,356.00	\$1,356.00
178774	101-7101-531.30-39	MID TOWN PETROLEUM INC	VEHICLE FUEL/OIL	\$1,187.00	\$1,187.00
178780	101-7101-531.31-75	MUNICIPAL MARKING DIST INC	STREET/SIDEWALK SUPPLIES	\$879.84	\$879.84
178786	101-7101-531.22-03	NIPSTA	TRAINING	\$94.50	\$94.50
178796	101-7101-531.31-65	OFFICE DEPOT	SUPPLIES	\$99.99	\$99.99
178804	101-7101-531.30-35	CONRAD PITTER	CLOTHING	\$30.00	\$30.00

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
178811	101-7101-531.30-35	PRO SAFETY INC	CLOTHING & APPAREL	\$419.25	\$419.25
178812	101-7101-531.30-35	PRO STAR	CLOTHING	\$116.30	\$1,517.62
			T-SHIRTS	\$751.97	
			T SHIRTS	\$649.35	
178820	101-7101-531.31-85	ROCKLER	TOOLS	\$51.96	\$51.96
178822	101-7101-531.21-15	SANDY'S LAWN AND TREE CARE	SERVICE CONSTRUCTION	\$8,605.00	\$8,605.00
178824	101-7101-531.30-35	DAVID SCANLON	CLOTHING REIMBURSEMENT	\$69.99	\$69.99
178829	101-7101-531.31-65	SHERWIN HARDWARE	PAINT & EQUIPMENT	\$10.52	\$123.15
			PAINT & EQUIPMENT	\$14.98	
			SUPPLIES	\$84.94	
			TAPE, ADHESIVE	\$6.49	
			HOSES, ALL KINDS	\$2.49	
			TAPE, ADHESIVE	\$3.73	
178833	101-7101-531.31-55	STANDARD PIPE & SUPPLY INC	PIPE FITTINGS	\$66.97	\$66.97
178834	211-7101-571.50-40	STATE OF IL TREASURER	TRAFFIC SIGNAL MAINT	\$23,176.20	\$23,176.20
178840	435-7101-531.40-86	BEVERLY TANABE	EAB REIMBURSEMENT	\$100.00	\$100.00
178843	101-7101-531.20-05	TELVENT DTN	SERVICE PROFESSIONAL	\$5,472.00	\$5,472.00
178849	101-7101-531.21-15	TLC GROUP LTD	SERVICE MISCELLANEOUS	\$4,745.00	\$4,745.00
178851	101-7101-531.31-65	TURFMAKER CORP	HOSE SHUT OFF VALVE	\$99.00	\$310.00
			CONNECTION KIT	\$211.00	
	435-7101-531.31-85		AUXILIARY TANK KIT	\$119.00	\$119.00
178852	101-7101-531.21-65	TYCO INTEGRATED SECURITY	FIRE ALARM SERVICE	\$465.00	\$2,668.28
			FM200 SYSTEM INSPECTION	\$405.00	
			FIRE ALARM SERVICE	\$30.00	
			FIRE ALARM SERVICE	\$1,400.00	
			QUARTERLY BILLING	\$182.77	
			SERVICE FEES	\$2.74	
			FIRE ALARM	\$182.77	
801253	101-7101-531.22-70	AT & T	847392673004	\$77.54	\$6,042.30
			847797132104	\$42.38	
			847439786804	\$367.96	
			847Z97214304	\$152.48	
			847Z03005504	\$152.48	
			847259612404	\$42.39	
			847797530004	\$365.94	

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801253	101-7101-531.22-70	AT & T	847392086604	\$58.92	\$6,042.30
			847z97278404	\$1,201.79	
			847Z97278404	\$1,201.79	
			847R16051904	\$1,922.09	
			847577579504	\$241.42	
			847577545304	\$215.12	
801254	101-7101-531.21-50	NICOR	72489260108	\$274.32	\$2,708.23
			53278600001	\$2,351.66	
			19426400008	\$82.25	
801255	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	3183115007	\$22.91	\$1,257.14
			5492508009	\$52.42	
			1627055057	\$762.57	
			4613388009	\$286.52	
			8572043011	\$132.72	
Total Division:				\$140,826.94	
Total Department:				\$140,826.94	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 72 Water and Sewer					
Division: 1					
178624	505-7201-561.21-35	ALPINE SAP INC	TEST/CERTIFY BACKFLOWS	\$3,100.00	\$5,000.00
			TEST/CERTIFY BACKFLOWS	\$1,000.00	
			TEST/CERTIFY BACKFLOWS	\$900.00	
178630	505-7201-561.22-03	ARLINGTON POWER EQUIPMENT	TRAINING	\$200.00	\$200.00
178635	505-7201-561.21-65	AT & T	CABLE REPAIR	\$1,000.00	\$1,000.00
178651	505-7201-561.21-36	C C CARTAGE INC	RENTAL/LEASE EQUIPMENT	\$876.00	\$10,653.30
			RENTAL/LEASE EQUIPMENT	\$6,801.60	
			RENTAL/LEASE EQUIPMENT	\$2,975.70	
	505-7201-561.21-62		SERVICE DISPOSAL	\$826.00	\$2,714.00
			SERVICE DISPOSAL	\$1,888.00	
178652	505-7201-561.30-35	CALIFORNIA CONTRACTORS SUPPLIES INC	CLOTHING	\$647.28	\$647.28
178666	505-7201-561.30-35	CINTAS CORP	CLOTHING	\$39.92	\$39.92
178668	505-7201-561.31-40	CLESEN ARTHUR INC	MULCH/SOD	\$520.50	\$520.50
178670	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0705092066	\$63.39	\$63.39
178671	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0684023014	\$65.88	\$65.88
178673	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	1092085063	\$121.43	\$121.43
178680	505-7201-561.31-01	DIAMOND TEC	SUPPLIES	\$1,747.80	\$1,747.80
178688	505-7201-561.31-01	EDEN BROTHERS	SUPPLIES	\$2,006.93	\$2,006.93
178694	505-7201-561.21-65	FLECKS LANDSCAPING	SERVICE MISCELLANEOUS	\$345.00	\$427.50
			SERVICE MISCELLANEOUS	\$82.50	
178695	505-7201-561.31-01	FOREMAN JOSEPH D AND CO	CLAMPS	\$1,466.50	\$8,048.72
			CLAMPS	\$860.20	
			SUPPLIES	\$30.00	
			SUPPLIES	\$256.00	
			SUPPLIES	\$1,774.00	
			SUPPLIES	\$3,637.90	
			SUPPLIES	\$24.12	
	505-7201-561.31-85		DRILL/TAP BITS	\$840.00	\$840.00
178699	505-7201-561.33-05	FREUND SERVICE CO	ANNUAL SERVICE CONTRACT	\$480.00	\$480.00
178702	505-7201-561.31-55	GRAINGER W W INC	BUILDER'S SUPPLIES	\$360.00	\$360.00
178703	505-7201-561.31-65	GRAYBAR ELECTRIC COMPANY	HARDWARE SUPPLIES	\$44.58	\$44.58

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
178713	505-7201-561.21-35	HBK WATER METER SERVICE INC	BACKFLOW TESTING/REPAIR	\$650.00	\$650.00
178714	505-7201-561.21-35	HBK WATER METER SERVICE INC	SERVICE METER	\$5,449.42	\$6,239.42
			BACKFLOW TESTING/REPAIR	\$650.00	
			BACKFLOW TESTING	\$70.00	
			BACKFLOW TESTING	\$70.00	
178724	505-7201-561.50-15	INDUSTRIAL NETWORK SYSTEMS	WATER SEWER SYSTEM SUPPLY	\$7,958.59	\$7,958.59
178725	505-7201-561.50-15	INDUSTRIAL NETWORK SYSTEMS	WIN911 ALARM SOFTWARE	\$3,710.05	\$11,000.16
			SCADA UPDATES	\$7,290.11	
178753	505-7201-561.31-05	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	\$222.17	\$222.17
	505-7201-561.31-55		HARDWARE SUPPLIES	\$311.60	\$311.60
	505-7201-561.31-85		HAND TOOLS-POWER/NON POW	\$62.25	\$62.25
178767	505-7201-561.31-55	MCM ELECTRONICS	BLDG SUPPLIES	\$152.63	\$152.63
178769	505-7201-561.31-07	MENONI & MECOGNI	SEWER COLLECTIONS SUPPLY	\$1,904.00	\$3,828.00
			SEWER COLLECTIONS SUPPLY	\$1,924.00	
178773	505-7201-561.31-01	MID AMERICA WATER	COPPER TUBING	\$1,458.00	\$1,458.00
178777	505-7201-561.31-55	MT PROSPECT PAINT	SUPPLIES	\$158.22	\$158.22
178783	505-7201-561.31-02	NATL CAP & SET SCREW CO	WATER SEWER SYSTEM SUPPLY	\$527.26	\$916.13
			WATER SEWER SYSTEM SUPPLY	\$388.87	
178786	505-7201-561.22-03	NIPSTA	TRAINING	\$63.00	\$63.00
178796	505-7201-561.31-65	OFFICE DEPOT	COMPUTER ACCESSORIES	\$159.17	\$159.17
178808	505-7201-561.31-90	PRAIRIE MATERIAL SALES INC	CONCRETE	\$1,100.79	\$3,352.28
			CONCRETE	\$1,139.18	
			CONCRETE	\$590.09	
			STREET/SIDEWALK SUPPLIES	\$522.22	
178811	505-7201-561.30-35	PRO SAFETY INC	CLOTHING	\$179.40	\$304.40
			CLOTHING	\$125.00	
178812	505-7201-561.30-35	PRO STAR	CLOTHING	\$93.04	\$1,214.10
			T-SHIRTS	\$601.58	
			T SHIRTS	\$519.48	
178828	505-7201-561.30-35	SHERDEN KENNETH	CLOTHING REIMBURSEMENT	\$36.97	\$36.97
178829	505-7201-561.31-02	SHERWIN HARDWARE	HARDWARE SUPPLIES	\$13.77	\$13.77
	505-7201-561.31-05		HARDWARE SUPPLIES	\$5.49	\$5.49
	505-7201-561.31-65		PAINT & EQUIPMENT	\$1.25	\$1.25
	505-7201-561.33-05		SUPPLIES	\$18.47	\$18.47
178838	505-7201-561.31-65	SYNERGY GLOBAL TECHNOLOGY INC	RACK MOUNT DISPLAYS	\$3,070.38	\$3,070.38

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
178856	505-7201-561.21-02	UTECH ENVIRONMENTAL MFG SUP INC	SEWER CAMERA REPAIRS	\$949.02	\$949.02
178862	505-7201-561.31-07	WATER PRODUCTS CO	WATER SEWER SYSTEM SUPPLY	\$1,687.50	\$1,687.50
178870	505-7201-561.31-01	ZIEBELL WATER SERVICE PRODUCTS	WATER SEWER SYSTEM SUPPLY	\$423.18	\$423.18
801252	505-7201-561.22-70	AMERICAN MESSAGING	ACCT U1-109311	\$91.07	\$91.07
801253	505-7201-561.22-70	AT & T	847437468404	\$42.38	\$154.75
			847437468502	\$112.37	
801254	505-7201-561.21-50	NICOR	04055600003	\$89.32	\$240.48
			19278600002	\$151.16	
801255	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0297160055	\$520.58	\$1,281.57
			3973144001	\$171.91	
			1284169036	\$128.52	
			1104021044	\$65.70	
			0645171017	\$58.21	
			0087155164	\$336.65	
801256	505-7201-561.21-50	CONSTELLATION NEW ENERGY INC	0300013030	\$8,824.84	\$71,842.69
			0300013030	\$8,491.53	
			0300013030	\$8,376.36	
			0528113037	\$8,289.85	
			0528113037	\$5,138.16	
			0405097038	\$4,579.25	
			0405097038	\$3,361.37	
			0159027139	\$2,498.92	
			0159027139	\$2,404.14	
			0159027139	\$2,347.24	
			0405097038	\$2,297.00	
			0081080033	\$2,164.67	
			0441087047	\$2,163.58	
			0441087047	\$2,103.50	
			0081080033	\$1,596.64	
			0522082015	\$1,551.03	
			0522082015	\$1,390.99	
			0789016039	\$1,328.61	
			0789016039	\$1,207.81	
			0789016039	\$872.10	
			0789016039	\$855.10	

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Total Division:				\$152,847.94	
Total Department:				\$152,847.94	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 73 Parking					
Division: 1					
178619	235-7301-532.31-65	ADDISON BUILDING MATERIAL CO	HARDWARE SUPPLIES	\$32.40	\$32.40
178702	235-7301-532.33-05	GRAINGER W W INC	HOSES, ALL KINDS	\$819.20	\$819.20
178829	235-7301-532.33-05	SHERWIN HARDWARE	SUPPLIES	\$85.94	\$85.94
Total Division:				\$937.54	
Division: 2					
801256	235-7302-532.21-50	CONSTELLATION NEW ENERGY INC	4874331007	\$4,135.58	\$11,505.29
			4874331007	\$3,787.23	
			4874331007	\$3,582.48	
Total Division:				\$11,505.29	
Division: 4					
178799	235-7304-532.21-02	PATTEN INDUSTRIES INC	EQUIPMENT MAINTENANCE	\$642.90	\$642.90
801256	235-7304-532.21-50	CONSTELLATION NEW ENERGY INC	4874331007	\$5,537.93	\$5,537.93
Total Division:				\$6,180.83	
Total Department:				\$18,623.66	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 74 Solid Waste Dispsl SWANCC					
Division: 1					
900948	511-7401-562.21-54	SOLID WASTE AGENCY	TIPPING FEES 6-2013	\$116,258.43	\$116,258.43
Total Division:				\$116,258.43	
Total Department:				\$116,258.43	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 75 Municipal Fleet Services					
Division: 1					
178618	621-7501-551.31-51	R A ADAMS ENTERPRISES INC	CONTROL SWITCH	\$134.18	\$134.18
178637	621-7501-551.31-51	ATLAS FIRST ACCESS INC	VEH MAINTENANCE SUPPLY	\$77.83	\$77.83
178638	621-7501-551.31-51	AUTO GLASS TEK INC	VEH MAINTENANCE SUPPLY	\$395.00	\$395.00
178639	621-7501-551.31-51	AUTO TECH CENTERS INC	TIRES AND TUBES	\$577.80	\$1,268.92
			TIRES AND TUBES	\$691.12	
178640	621-7501-551.31-51	AUTO ZONE	VEH MAINTENANCE SUPPLY	(\$49.99)	\$458.61
			VEH MAINTENANCE SUPPLY	\$39.98	
			VEH MAINTENANCE SUPPLY	\$8.80	
			VEH MAINTENANCE SUPPLY	\$15.80	
			VEH MAINTENANCE SUPPLY	\$54.00	
			FUEL,OIL,GREASE, & LUBES	\$9.99	
			FUEL,OIL,GREASE, & LUBES	\$16.00	
			FUEL,OIL,GREASE, & LUBES	\$116.00	
			VEH MAINTENANCE SUPPLY	\$118.67	
			VEH MAINTENANCE SUPPLY	\$129.36	
178643	621-7501-551.31-51	BATTERIES PLUS #296	VEH MAINTENANCE SUPPLY	\$782.39	\$782.39
178658	621-7501-551.31-51	CAR QUEST	VEH MAINTENANCE SUPPLY	(\$17.00)	\$783.78
			VEH MAINTENANCE SUPPLY	(\$7.72)	
			VEH MAINTENANCE SUPPLY	(\$21.00)	
			VEH MAINTENANCE SUPPLY	\$83.40	
			VEH MAINTENANCE SUPPLY	\$5.64	
			VEH MAINTENANCE SUPPLY	\$34.54	
			VEH MAINTENANCE SUPPLY	\$14.68	
			VEH MAINTENANCE SUPPLY	\$7.34	
			VEH MAINTENANCE SUPPLY	\$18.70	
			VEH MAINTENANCE SUPPLY	\$133.62	
			VEH MAINTENANCE SUPPLY	\$179.60	
			VEH MAINTENANCE SUPPLY	\$15.78	
			VEH MAINTENANCE SUPPLY	\$42.84	
			VEH MAINTENANCE SUPPLY	\$13.94	
			VEH MAINTENANCE SUPPLY	\$13.94	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
178658	621-7501-551.31-51	CAR QUEST	VEH MAINTENANCE SUPPLY	\$40.05	\$783.78
			VEH MAINTENANCE SUPPLY	\$30.76	
			VEH MAINTENANCE SUPPLY	\$28.90	
			VEH MAINTENANCE SUPPLY	\$26.39	
			VEH MAINTENANCE SUPPLY	\$7.34	
			VEH MAINTENANCE SUPPLY	\$14.68	
			VEH MAINTENANCE SUPPLY	\$34.54	
			VEH MAINTENANCE SUPPLY	\$77.18	
			VEH MAINTENANCE SUPPLY	\$5.64	
178660	621-7501-551.31-51	CASSIDY TIRE & SERVICE	TIRES AND TUBES	\$570.30	\$570.30
178664	621-7501-551.31-51	CHICAGO INTL TRUCKS	VEH MAINTENANCE SUPPLY	\$88.02	\$204.33
			VEH MAINTENANCE SUPPLY	\$116.31	
178665	621-7501-551.31-51	CHICAGO PARTS AND SOUND	VEH MAINTENANCE SUPPLY	\$546.69	\$546.69
178666	621-7501-551.30-35	CINTAS CORP	WORK SHIRT/PANT	\$39.92	\$79.84
			WORK SHIRT/PANT	\$39.92	
178678	621-7501-551.21-07	CUMBERLAND SERVICENTER INC	SERVICE VEHICLE PARTS	\$1,354.00	\$1,354.00
178685	621-7501-551.31-51	DOUGLAS TRUCK PARTS INC	VEH MAINTENANCE SUPPLY	\$46.90	\$519.15
			VEH MAINTENANCE SUPPLY	\$255.10	
			VEHICLE ACCESSORIES	\$217.15	
178690	621-7501-551.31-51	FALCON ROAD MAINTENANCE EQUIPMENT	SUPPLIES	\$136.28	\$136.28
178702	621-7501-551.31-65	GRAINGER W W INC	SUPPLIES	\$51.71	\$88.49
			VEH MAINTENANCE SUPPLY	\$36.78	
178711	621-7501-551.31-51	HARRIS TRUST & SAVINGS BANK	UTILIMASTER CORP	\$76.58	\$76.58
	621-7501-551.33-05		JEWEL #3422	\$102.23	\$102.23
178719	621-7501-551.31-51	HOSKINS CHEVROLET INC	VEH MAINTENANCE SUPPLY	\$108.86	\$479.34
			VEH MAINTENANCE SUPPLY	\$160.88	
			VEH MAINTENANCE SUPPLY	\$155.78	
			VEH MAINTENANCE SUPPLY	\$53.82	
178744	621-7501-551.31-51	LEAHY WOLF CO	VEH MAINTENANCE SUPPLY	\$74.75	\$74.75
178745	621-7501-551.21-07	LEE AUTO PARTS	SERVICE VEHICLE PARTS	\$23.37	\$23.37
	621-7501-551.31-51		VEH MAINTENANCE SUPPLY	\$111.68	\$111.68
178749	621-7501-551.21-62	LIBERTY TIRE RECYCLING	TIRE RECYCLING	\$91.24	\$91.24
178762	621-7501-551.21-07	MASTER HYDRAULICS & MACHINE CO	REPLACE BEARING	\$388.00	\$388.00
178765	621-7501-551.31-65	MC MASTER CARR SUPPLY CO	SUPPLIES	\$15.67	\$15.67
178776	621-7501-551.31-51	MPC COMMUNICATIONS & LIGHTING INC	VEH MAINTENANCE SUPPLY	\$913.50	\$913.50

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
178781	621-7501-551.31-51	NAPA HEIGHTS AUTOMOTIVE	VEH MAINTENANCE SUPPLY	\$35.53	\$69.27
			VEH MAINTENANCE SUPPLY	\$17.98	
			VEH MAINTENANCE SUPPLY	\$15.76	
178786	621-7501-551.22-03	NIPSTA	TRAINING	\$31.50	\$31.50
178794	621-7501-551.31-51	NORTHWEST TRUCKS INC	VEH MAINTENANCE SUPPLY	\$57.45	\$57.45
178796	621-7501-551.31-65	OFFICE DEPOT	COMPUTER ACCESSORIES	\$28.49	\$28.49
178799	621-7501-551.31-51	PATTEN INDUSTRIES INC	VEH MAINTENANCE SUPPLY	\$311.20	\$311.20
178809	621-7501-551.31-51	PRECISION SERVICE PARTS	VEH MAINTENANCE SUPPLY	\$211.92	\$422.68
			VEH MAINTENANCE SUPPLY	\$210.76	
178810	621-7501-551.21-07	PRO CARE	STRIP AND DETAIL VEHICLE	\$175.00	\$175.00
178812	621-7501-551.30-35	PRO STAR	CLOTHING	\$23.25	\$303.51
			T-SHIRTS	\$150.39	
			T SHIRTS	\$129.87	
178830	621-7501-551.31-51	SOURCE NORTH AMERICA CORP	VEH MAINTENANCE SUPPLY	\$822.05	\$822.05
178832	621-7501-551.31-51	STANDARD EQUIPMENT CO	VEH MAINTENANCE SUPPLY	\$149.24	\$205.36
			VEH MAINTENANCE SUPPLY	(\$41.89)	
			VEH MAINTENANCE SUPPLY	\$98.01	
178841	621-7501-551.21-07	TANKNOLOGY INC	EQUIPMENT TESTING	\$837.60	\$837.60
178844	621-7501-551.31-51	TERMINAL SUPPLY CO	STOP/TAIL/TURN LAMP	\$122.90	\$122.90
178853	621-7501-551.21-07	UNDERWRITER LABORATORIES	LADDER/TOWER INSPECTION	\$1,190.00	\$1,190.00
178863	621-7501-551.31-51	WENTWORTH TIRE SERVICE	TIRES AND TUBES	\$226.68	\$226.68
178864	621-7501-551.31-51	WHOLESALE DIRECT INC	RED LED CLR. LIGHT	\$60.61	\$60.61
Total Division:				\$14,540.45	
Total Department:				\$14,540.45	

Check Date: 2013 - 5 - 30

WARRANT REGISTER - GM0002Date: Wednesday, May 29, 2013
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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 95 Debt Service					
Division: 41					
900949	301-9541-582.60-15	BANK OF NEW YORK MELLON	DEBT SERVICE 6-2014	\$19,200.00	\$19,200.00
Total Division:				\$19,200.00	
Division: 42					
900949	301-9542-582.60-15	BANK OF NEW YORK MELLON	DEBT SERVICE 6-2014	\$25,100.00	\$25,100.00
Total Division:				\$25,100.00	
Division: 44					
178642	301-9544-582.60-20	BANK OF NEW YORK MELLON	FEE - G.O. BOND 2005	\$374.50	\$561.75
			FEE - G.O. BOND 2004	\$187.25	
900949	301-9544-582.60-15	BANK OF NEW YORK MELLON	DEBT SERVICE 6-2014	\$2,000.00	\$2,000.00
Total Division:				\$2,561.75	
Division: 45					
900949	301-9545-582.60-15	BANK OF NEW YORK MELLON	DEBT SERVICE 6-2014	\$20,893.75	\$20,893.75
Total Division:				\$20,893.75	
Division: 46					
900949	301-9546-582.60-15	BANK OF NEW YORK MELLON	DEBT SERVICE 6-2014	\$288,000.00	\$288,000.00
Total Division:				\$288,000.00	
Division: 47					
900949	301-9547-582.60-15	BANK OF NEW YORK MELLON	DEBT SERVICE 6-2014	\$37,200.00	\$37,200.00

Check Date: 2013 - 5 - 30

WARRANT REGISTER - GM0002Date: Wednesday, May 29, 2013
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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Total Division:				\$37,200.00	
Division:	48				
900949	301-9548-582.60-15	BANK OF NEW YORK MELLON	DEBT SERVICE 6-2014	\$64,800.00	\$64,800.00
Total Division:				\$64,800.00	
Division:	49				
900949	301-9549-582.60-15	BANK OF NEW YORK MELLON	DEBT SERVICE 6-2014	\$11,262.50	\$11,262.50
Total Division:				\$11,262.50	
Division:	50				
900949	301-9550-582.60-15	BANK OF NEW YORK MELLON	DEBT SERVICE 6-2014	\$31,893.75	\$31,893.75
Total Division:				\$31,893.75	
Division:	51				
900949	301-9551-582.60-15	BANK OF NEW YORK MELLON	DEBT SERVICE 6-2014	\$191,850.00	\$191,850.00
Total Division:				\$191,850.00	
Division:	52				
900949	301-9552-582.60-15	BANK OF NEW YORK MELLON	DEBT SERVICE 6-2014	\$95,600.00	\$95,600.00
Total Division:				\$95,600.00	
Total Department:				\$788,361.75	
TOTAL ALL FUNDS:				\$1,602,919.74	



Item: Elevator Maintenance Services - Contract Extension

Department: Public Works

BACKGROUND

On August 2, 2010 the Board of Trustees approved a three-year maintenance contract with Mid-America Elevator Co. for elevator maintenance services for various Village buildings. This three-year contract will expire on July 31, 2013. The contract allows for up to three additional one-year extensions and a price increase of one-half of the CPI at the conclusion of the initial contract. Mid-America has indicated that they would like to extend the contract for one year with the allowed price increase. The new annual contract price would be \$17,544 for regularly scheduled preventive maintenance. Repairs would be an additional cost and performed at the rate specified in the contract. If approved, this contract extension would expire on July 31, 2014. This does not preclude the Village from securing pricing or going to bid for certain repair issues when necessary.

The contract is a lump sum price bid basis for regularly scheduled preventive maintenance work related to the Village's elevators that includes the Village Hall, Police Department, Public Works, Fire Station One, Teen Center and three parking garages. In addition to the preventive maintenance costs, the total amount expended for these services in any fiscal year will include costs to repair this equipment as the need arises. Mid-America has been very responsive to our needs and has provided exceptional service over the past three years. Additionally, Mid-America has proven to be a valuable resource when researching issues related to the Village's elevator equipment.

The FY14 Public Works Operating Budget Equipment Maintenance Account (#101-7101-531.21-02) has \$255,000 for various equipment maintenance items which includes this contract. Historically, repair costs under this contract will range between \$2,000 and \$21,000 annually in addition to the base cost of \$17,544 discussed in this request.

RECOMMENDATION

It is recommended that the Board of Trustees award a one-year preventive maintenance contract extension in the amount of \$17,544 to Mid-America Elevator Co. It is further authorized that additional repairs be made as warranted in accordance with the contract documents. The actual amount expended for these services in any fiscal year is based upon the budgeted funds available and the actual work required to make repairs over and above the preventive maintenance work. The bidder has been determined to be responsible and the bid meets specifications.

Bid Section

Item:	Elevator Maintenance Services
Bid Opening Date:	N/A
Account Numbers:	101-7101-531.21-02
Total Budget for Specific Item:	\$30,000
Amount of Bidder Recommended:	\$17,544

ATTACHMENTS:

Name:	Description:
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No Attachments Available



Item: Computer Replacement Program

Department: Finance/I.T.

BACKGROUND

The IT Equipment Replacement Program for FY2013-14 provides for the replacement of Village computer equipment. For a number of years the IT Division has used Dell as the Village's standard desktop PC. This has allowed for a uniform installation process, and reduced repair costs and replacement parts. Bids for the computer replacement program were duly advertised and publicly opened on the date indicated.

<u>BIDDER</u>	<u>PRICE</u>
Business IT Source	\$14,850.00
Dell Computers	\$15,335.70
Shi International	\$15,450.00
Current Technologies	\$16,396.80

RECOMMENDATION

It is recommended that the Board of Trustees authorize the purchase of 30 Dell computers for a cost of \$14,850.00 from Business IT Source of Vernon Hills, IL. This bidder has been a vendor of the Village in the past and has been determined to be a responsible vendor.

Bid Section

Item: Computer Replacement Program
Bid Opening Date: May 21, 2013
Account Numbers: 625-0601-572-5010 EQ9708
Total Budget for Specific Item: \$20,000
Amount of Bidder Recommended: \$14,850

ATTACHMENTS:

Name:

Description:

No Attachments Available



Item: Vehicle License Application Printing and Mailing

Department: Finance

BACKGROUND

Request for Proposals were solicited to six vendors to provide printing, sorting and mailing services for the upcoming 2014 Vehicle License Application Mailing. These services include the collection and conversion of data from the Village's vehicle sticker database, along with the impact printing of the license application forms and the presorting and delivery of the applications to the postal facility.

The Village uses a two-part continuous form to provide residents with a vehicle sticker record. Direct Response Resource Inc. (DRR) was the only vendor who submitted a proposal due to the special equipment needed to impact print the forms. DRR also executes, produces and mails applications for 37 other municipalities. Below is a break down of their proposed costs for the first year:

37,000 mailed packets @ \$342.96/m =	\$12,689.52
10,000 counter application forms \$56.00/m =	<u>\$560.00</u>
Total	\$13,249.52

The proposal was issued for a three year contract. Due to increasing paper costs, it is requested that a 1.5% increase be approved for the second and third year.

RECOMMENDATION

It is recommended that the Board of Trustees authorize the execution of a three year contract to Direct Response Resource Inc. of Northbrook, IL in the amount of \$13,249.52 for the first year and an increase of 1.5% for the second year and the third year. Direct Response Resources Inc. proposal meets specifications and DRR has continued to be a responsible vendor.

Bid Section

Item:	Vehicle License Application Printing and Mailing
Bid Opening Date:	May 22, 1013
Account Numbers:	101-0501-503-2210
Total Budget for Specific Item:	\$14,500
Amount of Bidder Recommended:	\$13,249.52

ATTACHMENTS:

Name:

Description:

No Attachments Available



Item: 2013 Resurfacing Program & Sidewalk Program

Department: Engineering

BACKGROUND

Bids for the 2013 Resurfacing Program & Sidewalk Program were duly advertised and publicly opened. The apparent low bidder, Arrow Road Construction, has successfully performed the Resurfacing Program for the Village several times in the past. If approved, this project will begin in early June. The project will complete 7.3 miles of bituminous streets, and concrete panels will be removed and replaced on approximately one mile of concrete streets.

TABULATION OF BIDS:

Arrow Road Construction - \$3,591,799.65

J. A. Johnson Paving Company - \$4,332,715.65

Engineer's Estimate - \$3,692,768.70

RECOMMENDATION

The bid received has been thoroughly reviewed. It is therefore recommended that the Board of Trustees award the contract to Arrow Road Construction in the amount of \$3,591,799.65.

Bid Section

Item: 2013 Resurfacing Program and Sidewalk Program
Bid Opening Date: May 23, 2013
Account Numbers: 401-5001-571-50-31 ST9008 (Resurfacing Program) 401-5001-571-50-45 ST9011 (Sidewalk Program) 505-9001-571-50-25 SW9001 (P.W. Sewer Rehab/Replacement)
Total Budget for Specific Item: \$3,759,197.00 comprised of \$3,400,000 Resurfacing Program, \$325,000 Sidewalk Program, and \$34,197 PW Sewer Rehab/Replacement.
Amount of Bidder Recommended: \$3,591,799.65

ATTACHMENTS:

Name:

Description:

No Attachments Available



Item: 2013 Street Reconstruction

Department: Engineering

BACKGROUND

Bids for the 2013 MFT Street Reconstruction Program were duly advertised and publicly opened.

As in the past, the number of streets to be included in the contract base bid has been modified in light of the difference between the lowest bid and the budget. This revised bid reflects these modifications with a reduction of 0.35 miles. A total of 1.3 miles of street will be completed.

The apparent low bidder, Johnson Paving, has successfully performed the reconstruction program for the Village several times in the past. If approved, this project will begin in June and be completed by the end of September.

TABULATION OF BIDS:

J.A. Johnson Paving - \$2,397,510.06

Arrow Road Construction - \$2,441,246.85

Due to the bids being higher than MFT budget, Shiloh Drive and Noyes Street have been eliminated, however storm sewer street patch will still be included on Shiloh Drive.

REVISED BIDS:

J.A. Johnson Paving - \$1,906,213.25

Arrow Road Construction - \$1,945,510.75

Engineer's Estimate - \$1,999,918.81

RECOMMENDATION

The bids received have been thoroughly reviewed. It is therefore recommended that the Village Board award the contract to Johnson Paving in the amount of \$1,906,213.35.

Bid Section

Item: 2013 MFT Street Reconstruction
Bid Opening Date: May 23, 2013
Account Numbers: 211-5001-571-50-40 ST9009
Total Budget for Specific Item: \$2,000,000.00
Amount of Bidder Recommended: \$1,906,276.12 (revised)

ATTACHMENTS:

Name:

Description:

No Attachments Available



Item: 2013 Material Testing Services

Department: Engineering

BACKGROUND

The Engineering Department contracts for material testing services each year for street, sidewalk, utility installation and maintenance projects. In 2011, proposals for Material Testing Services were received from 10 consultants and a contract was executed with Construction & Geotechnical Material Testing, Inc. (CGMT, Inc.) to provide Material Testing Services for FY2011-2012. Taking into consideration the level of service provided by CGMT, Inc. for FY 2011-2012 and FY 2012-2013, they were asked to provide a proposal for FY 2013-2014 Material Testing Services.

Fees will be based on the actual services rendered at the unit prices listed in the firm's proposal. There is no increase in CGMT, Inc.'s fee schedule from the FY2011-2012 contract.

Consistent with prior practice, we anticipate requesting proposals for these services for the fiscal year beginning May 1, 2014.

RECOMMENDATION

It is recommended that the Village Board authorize the execution of a contract with CGMT, Inc. in the amount of \$115,000 for Material Testing Services for FY 2013-2014. This firm has successfully provided similar services for several other local municipalities. The final amount of the contract will be based on the actual services rendered at the unit prices listed in the firm's proposal.

Bid Section

Item: 2013 Material Testing Services

Bid Opening Date:

Account Numbers: 401-5001-571-50-30 ST9008

Total Budget for Specific Item: \$115,000

Amount of Bidder Recommended:

ATTACHMENTS:

Name:

Description:

No Attachments Available



Item: Asphalt Utility Restoration

Department: Public Works

BACKGROUND

This bid is for performing hot mix asphalt restoration of water main break and sewer repair locations. This work will specifically address road patch and driveway aprons which were removed this past winter. Bids for the following items were duly advertised and publicly opened on May 23rd, 2013.

Bidder	Total Price
Schroeder Asphalt	\$ 83,000
Allstar Asphalt	\$ 87,921
Johnson Paving	\$ 98,700
Chicagoland Paving	\$134,900
Accu Paving	\$157,900
A-Lamp Concrete	\$159,960

The approved FY14 budget includes \$315,000 for contractual landscape and pavement restoration of utility excavations.

This work is being contracted out in order to expedite the restoration for residents because some of the repairs occurred as long ago as last November. Contracting for this work also frees up our crews to concentrate on other pavement maintenance work such as pothole and pavement failure patching.

The total bid price is based on asphalt patching at fifty-nine locations which have accrued since last November.

The lowest bid was submitted by Schroeder Asphalt of Huntley, IL. Schroeder has successfully completed similar work for the Village of Forest Park, Palatine and Downers Grove, as verified by reference calls to these agencies.

This bid also establishes unit prices for this work which will accrue over the summer and into the fall.

RECOMMENDATION

It is therefore recommended that the Village Board award a contract for Hot Mix Asphalt Restoration Services to the lowest responsible bidder, Schroeder Asphalt, P.O. Box 831, Huntley, IL 60142 for their lump sum bid price of \$83,000 and further authorize execution of a contract regarding this engagement. The bidder has been determined to be responsible and the bid meets specifications.

Bid Section

Item: Asphalt Utility Restoration
Bid Opening Date: May 23, 2013
Account Numbers: 505-7201-561.21-30
Total Budget for Specific Item: \$315,000
Amount of Bidder Recommended: \$83,000

ATTACHMENTS:

Name:

Description:

No Attachments Available



Item: AC Compressor Replacement - Metropolis Theatre

Department: Public Works

BACKGROUND

This Spring the 40-horsepower air conditioning compressor unit at the Metropolis Theatre that cools the Theater, box office, washrooms and dressing rooms became inoperable. At that time, Hayes Mechanical was retained to investigate. Hayes Mechanical is the HVAC maintenance contractor for the Village's HVAC maintenance needs which includes the Metropolis Building. Hayes' investigation revealed that one of compressors for this unit was grounded out and therefore needed replacement. Staff prepared bid specifications for the furnishing and installation of the new compressor. Bid results are as follows:

<u>BIDDER</u>	<u>TOTAL BID PRICE</u>
Dynamic Heating Crestwood, IL	\$11,500
Oak Brook Mechanical Elmhurst, IL	\$11,775
Murphy & Miller Inc. Chicago, IL	\$16,624
Hayes Mechanical Chicago, IL	\$19,578
Delta Heating Elk Grove, IL	\$34,500

All of these affected areas are in the Village-owned portions of the Metropolis Building and are therefore our responsibility to repair. It should be noted that the affected spaces within the Metropolis building still have air conditioning provided by the second compressor which remains in operation.

Funds were not budgeted in the Arts & Entertainment Fund for this work as this repair was unforeseen. As such, the installation of the A/C compressor will require a budget amendment in order to provide the necessary funding.

The lowest bid was submitted by Dynamic Heating and Piping of Crestwood, Illinois. Dynamic Heating and Piping is under contract with the Village to perform HVAC maintenance on smaller Village-owned facilities, including Fire Stations #3 and #4, Teen Center, and the buildings on the Historical Museum campus. Staff has been very pleased with the service and response that Dynamic Heating has provided. Staff further believes that Dynamic is fully capable of performing the work as specified.

RECOMMENDATION

It is recommended that the Board of Trustees approve the bid submitted for the furnishing and installation of the 40-Horsepower A/C compressor at the Metropolis Theatre by Dynamic Heating and Piping of Crestwood, Illinois, in the amount of \$11,500. It is further recommended that a budget amendment be approved to allocate \$11,500.00 from the Arts & Entertainment Reserve Fund to Account #515-2005-525.50-55. The bidder has been determined to be responsible and the bid meets specifications.

Bid Section

Item: AC Compressor Replacement - Metropolis Theatre
Bid Opening Date: May 27, 2013 - 11:00 AM
Account Numbers: 515-2005-525.50-55
Total Budget for Specific Item: Unbudgeted - Emergency Repair
Amount of Bidder Recommended: \$11,500

ATTACHMENTS:

Name:

Description:

No Attachments Available



Item: Cash Contributions in Lieu of Land Dedication

Department: Finance

BACKGROUND

Two times per year, subject to the availability of funds, the Village solicits requests from other governmental bodies for the release of monies collected from developers under the Village's Land Dedication Ordinance. As of April 30, 2013 the following summarizes the amounts collected and the requests from the other governmental bodies including their proposed designation for the use of these monies:

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

Total collected to date and requested: \$ 1,224.30

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

Total collected to date and requested: \$ 344.62

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

Total collected to date and requested: \$ 10,113.38

RECOMMENDATION

IT IS RECOMMENDED THAT THE BOARD OF TRUSTEES APPROVE DISBURSEMENT OF CONTRIBUTIONS IN LIEU OF LAND DEDICATION TO VARIOUS LOCAL GOVERNMENTS AND APPROVE THE LOCAL GOVERNMENTS' DESIGNATION FOR USE OF THE MONIES TOTALING \$ 11,682.30.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Amount of Bidder Recommended:

ATTACHMENTS:

Name:

☐ [Land Dedication Contributions Nov - May 2013.pdf](#)

Description:

Land Dedication



Arlington Heights School District 25

Administration Building • 1200 S. Dunton, Arlington Heights, IL 60005 • (847) 758-4880 • FAX (847) 758-4908
Stacey Mallek, Assistant Superintendent for Business

May 21, 2013

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

Dear Ms. Wilkiel:

We are in receipt of your letter dated May 16, 2013 regarding land dedication monies for the period November 1, 2012 through April 30, 2013.

Please be advised that we are requesting \$1,224.30 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 L. Mallek
Assistant Superintendent for Business

RECEIVED MAY 22 2013

TOWNSHIP HIGH SCHOOL DISTRICT 214



RECOGNIZED FOR EXCELLENCE BY THE UNITED STATES DEPARTMENT OF EDUCATION

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

Dr. David R. Schuler
Superintendent

May 20, 2013

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

Dear Ms. Wilkiel:

Thank you for your May 16, 2013 letter in which you indicated that the Village has collected \$344.62 in cash contributions in lieu of land dedication for District 214 for the period of November 1, 2012 through April 30, 2013.

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

Thank you for your consideration of this request.

Sincerely,

A handwritten signature in cursive script that reads "Debra M. Parenti".

Debra M. Parenti
Associate Superintendent
for Finance & Operations
Township High School District 214

RECEIVED MAY 28 2013

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



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



May 28, 2013

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

Dear Pam:

The Arlington Heights Park District requests \$10,113.38 in cash contributions in lieu of land dedication from November 1, 2012 through April 30, 2013. The contributions shall be considered for improvements and/or additions to the following parks:

<u>Project</u>	<u>Amount</u>	<u>Parks</u>
701 W Rand Rd 11/01/12	5,779.07	Frontier, Rand-Berkley, Rand Connector, Raven, Greenbrier, Happiness, Hasbrook, Lake Arlington, Willow, Camelot
701 W Rand Rd 01/17/13	1,444.77	Frontier, Rand-Berkley, Rand Connector, Raven, Greenbrier, Happiness, Hasbrook, Lake Arlington, Willow, Camelot
701 W Rand Rd 02/13/13	1,444.77	Frontier, Rand-Berkley, Rand Connector, Raven, Greenbrier, Happiness, Hasbrook, Lake Arlington, Willow, Camelot
701 W Rand Rd 03/01/13	1,444.77	Frontier, Rand-Berkley, Rand Connector, Raven, Greenbrier, Happiness, Hasbrook, Lake Arlington, Willow, Camelot
TOTAL	\$ 10,113.38	

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

Sincerely,

Brian L. Huckstadt CPRP
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

RECEIVED MAY 29 2013

Village of Arlington Heights
Cash Contributions in Lieu of Land Dedication
November 1, 2012 - April 30, 2013

Date	Project	Elem School #59	Elem School #21	Elem School #25	High School #214	A H Park District	MP Park District	A H Memorial Library	Total
11/1/2012	701 W. Rand Road			\$699.60	\$196.93	\$5,779.07			\$6,675.60
1/17/2013	701 W. Rand Road			\$174.90	\$49.23	\$1,444.77			\$1,668.90
2/13/2013	701 W. Rand Road			\$174.90	\$49.23	\$1,444.77			\$1,668.90
3/1/2013	701 W. Rand Road			\$174.90	\$49.23	\$1,444.77			\$1,668.90
									\$0.00
									\$0.00
									\$0.00
		\$0.00	\$0.00	\$1,224.30	\$344.62	\$10,113.38	\$0.00	\$0.00	\$11,682.30



Item: Ordinance Amending Chapters 1, 2, 12, 14

Department: Legal

BACKGROUND

RECOMMENDATION

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Amount of Bidder Recommended:

ATTACHMENTS:

Name:

☐ [1 2 12 and 14.docx](#)

Description:

Ordinance

AN ORDINANCE AMENDING CHAPTERS 1, 2, 12, AND 14
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 Chapter 1, General Provisions of the Arlington Heights Municipal Code, is amended as follows (the language being deleted is stricken and the language being added is highlighted):

a. That Article 1, Name and Scope, and Article II, Form and Distribution, be merged into one Article and amended as follows:

~~Article II Form and Distribution~~

~~Section 1-201 Administrative Copies.~~

- a. ~~The Village Clerk shall keep two copies of this Code. These copies shall be preserved by the Village Clerk in a book or binder in loose leaf form, or in such other form as the Village Clerk may consider most expedient, so that all amendments thereto and all general volumes, and all sections of this Code or ordinances repealed from time to time may be extracted for the purpose of maintaining two copies so that they will show all general ordinances passed up to date at any time in such manner that ready reference may be had.~~
- b. ~~The Village Clerk shall insert in such volumes all amendments to the Code and shall delete from the Code all sections repealed.~~

~~Section 1-202 Loose Leaf Revisions.~~ ~~The Village Clerk shall prepare and publish revised sheets of every loose leaf page in need of revision by reason of amendment or repeal, at intervals not exceeding six months, and shall distribute such revised loose leaf sheets for a fee. The printed revisions shall not include the enacting and passage clauses.~~

~~Section 1-203 Legal Publications.~~ ~~No officer or employee of the Village shall issue, mail, or distribute as a publication on the part of the Village or any officer or department of the Village government, any book, pamphlet, leaflet, card, circular or other printed matter purporting to contain excerpts from this Code or purporting to give the law on any subject to the public, either as a reprint of an ordinance, or other legislative enactment, or as a digest, interpretation, resume, condensation or explanation, without submitting the book, pamphlet, leaflet, card, circular or other printed matter which purports to quote or give the law, to the Legal Department for examination and approval as to form and as to whether or not the law is correctly stated.~~

~~Section 1-204 Distribution of Code.~~ ~~All printed copies of this Code shall be in the custody of the Village Clerk. One copy shall be delivered to the President, one copy to each member of the Board of Trustees, one copy to the Village Attorney, one copy to each department director of the Village and copies to such other persons in each department as deemed appropriate. The Village Clerk shall sell printed copies of the Code at a price fixed by the Board of Trustees; provided,~~

however, that in the case of purchase by any public library, school library, or university library, a 20% discount from the regular purchase price shall be allowed. The Village Manager shall have the authority to reciprocate courtesies of other cities and villages, by presenting to each a copy of this Code, bound at the expense of the Village in such manner as may seem suitable.

~~**Section 1-205 Price and Cost of Ordinances Printed in Book Form.**~~ Whenever any chapter or any part of any chapter of this Code is printed in book or pamphlet form, published by authority of the Board of Trustees, the Village Clerk shall charge a price therefor commensurate with the cost of the book or pamphlet; provided, however, that complimentary copies may be furnished to any law enforcement officers or other agencies where the interests of the Village will be promoted.

Section 1-206 105 Enacting Style of Ordinances. The enacting style of all ordinances shall be: "Be it ordained by the President and Board of Trustees of the Village of Arlington Heights."

Section 1-207 106 Matter Adopted by Reference. At least three Copies of all statutes, codes, technical codes, public records and other matters adopted by reference, in whole or in part or as modified in this Code, shall be kept on file in the office of the Village Clerk prior to adoption in accordance with State law and be kept on file after adoption and available for use, inspection and examination by the public.

Section 1-107 Maintenance of the Code. The Legal Department shall be responsible for maintaining the Code, including distribution of copies as requested, and updates as needed.

b. That Article III, Recordations and Amendments, be renumbered as Article II, and amended as follows:

Article II

Recordation and Amendments

Section 1-3201 Recordation and Memorandum of Ordinances - Required. All ordinances passed by the Village Board shall be consecutively numbered. The Clerk shall maintain records of all ordinances passed as well as any required proof of publication of the ordinances, and recorded by the Village Clerk in proper books with indexes. The original shall be filed in the office of the Village Clerk and proof of publication of all ordinances requiring publication shall be procured by the Village Clerk, and proof or affidavit of publication shall be attached to and filed away with the ordinances; and the Village Clerk shall also note on the book of ordinances, at the foot of the record of each ordinance, a memorandum of the date of the passage and if published or posted, the date of the publication or posting of such ordinance.

Section 1-3202 Same - To Be Prima Facie Evidence of Contents, etc. The record and memorandum required by the preceding section, or a certified copy thereof, shall be prima facie evidence of the contents, passage and the publication or posting of ordinances.

Section 1-3203 Amendments. Any additions or amendments to this Code, when passed in such form as to indicate the intention of the Village Board to make the same a part hereof, shall be deemed to be incorporated in this Code so that a reference to the "Municipal Code of Arlington Heights" shall be understood to include them.

c. That Article IV, Definitions, be renumbered as Article III, and that renumbered Section 1-301 be amended as follows:

Section 1-301 Definitions.

- b. Code. The Municipal Code of Arlington Heights, Illinois, 1995, **as amended**.
- d. ~~Notwithstanding any other provision of this Code, the word Person. shall mean and include~~ Any natural individual, firm, trust, partnership, company, association or corporation in his, her or its own capacity or as administrator, conservator, executor, trustee, receiver or other representative appointed by a court; and when the word "person" is used in any section of this Code prescribing a penalty or fine as applied to partnerships or associations, the word shall include the partners or members thereof, and such term as applied to corporations shall include the officers, agents or employees thereof who are responsible for any violation.
- d. That Articles V through IX are renumbered Articles IV through VIII, respectively.

SECTION TWO: That Chapter 2, Elected Officers, be and is amended as follows (the language being deleted is stricken and the language being added is highlighted):

- a. That Section 2-204, Order of Business is amended as follows

Section 2-204 Village Board Meetings. Order of Business. ~~Any citizen wishing to be heard on an item not on the formal agenda at a Village Board meeting may make such a request at that Board meeting by filling out a speaker's card and handing it to the Village Clerk. All such citizens shall be given three minutes in which to make a statement.~~ **The following shall be the procedures for Village Board meetings:**

- a. **Order of Business.** The Order of Business to be observed at all meetings of the Village Board shall be as follows, except that a majority vote of all Trustees present may suspend the following order of business:
- I. Call to Order
 - II. Pledge of Allegiance
 - III. Roll Call of Members
 - IV. Approval of Minutes
 - V. Accounts Payable
 - VI. Recognitions and Presentations
 - VII. Public Hearings
 - VIII. Citizens to be Heard
 - IX. Old Business
 - X. ~~Approval of Bids~~ **Consent Agenda**
 - XI. ~~Consent Agenda~~ **Approval of Bids**
 - XII. New Business
 - XIII. Legal Ordinances and Resolutions
 - XIV. Appointments

- XV. Petitions and Communications
- XVI. Report of the Village Manager
- XVII. Adjournment

- b. **Consent Agenda.** The Village Manager may submit to the President and Board of Trustees ~~not less than five days prior to the date of meeting, a separate~~ a Consent Agenda to be considered by the President and Board of Trustees at each regularly scheduled Village Board meeting. ~~immediately after approval of bids and before new business.~~ The Consent Agenda shall contain all matters deemed by the Village Manager to be of a non-controversial nature. The Manager, in his or her discretion, may include on the Consent Agenda all matters on which a preliminary vote or recommendation, ~~awaiting the drafting of an ordinance or resolution,~~ has been taken by the Village Board.

The Manager may also include on the Consent Agenda resolutions or ordinances accepting plats of subdivision and appointments and reappointments from ~~Committees~~ **Boards and Commissions**, together with all other matters which the Manager deems suitable for a Consent Agenda.

The Consent Agenda may be adopted by a roll call vote and the roll call shall be recorded in the minutes of the Village Board as approving each item contained on the Consent Agenda. The motion to adopt the Consent Agenda shall be non-debatable. Any item may be removed from the Consent Agenda at the Village Board meeting by the request of any one Trustee, in which case the item shall be considered separately.

The taking of a single vote on the Consent Agenda shall be deemed sufficient compliance with all requirements of law to all intents and purposes and with like effect as if the vote in each case had been taken separately by nays and ayes on the question of each ordinance, resolution and motion included on the Consent Agenda.

In the event one or more Trustees wishes to be recorded as passing or voting against any item included in the Consent Agenda, that Trustee shall so notify the Village Clerk who will make an appropriate reference in the minutes to record such negative votes.

- c. That Section 2-205, Rules of Procedure, is renumbered as Section 2-206, with the following section added:

Section 2-205 Citizens to Be Heard. Any citizen wishing to be heard on an item not on the formal agenda at a Village Board meeting may make such a request at that Board meeting by filling out a speaker's card and handing it to the Village Clerk. All such citizens shall be given a maximum of three minutes in which to make a statement.

- d. That Sections 2-206 through 2-209 are hereby renumbered Sections 2-207 through 2-210, respectively.

SECTION THREE: That Chapter 12, Merchants, Article 10, pertaining to Peddlers and Solicitors, of the Arlington Heights Municipal Code, is amended as set forth below (the language being deleted is stricken and the language being added is highlighted):

Section 12-1002 Permit Required. No person shall engage in the business of a peddler or solicitor within the Village without first having obtained a permit; provided, however, that the classes of peddlers engaging in businesses specifically defined and licensed by other provisions of this Code shall be exempt from the provisions of this Article and must be licensed in accordance with those applicable provisions of this Code. ~~Solicitation and tag days shall be limited to two successive days.~~

Section 12-1003 Application. No one shall peddle or solicit from persons in the Village by door-to-door solicitation or the use of public streets and public ways without first obtaining a permit. Application for a permit shall be made to the Department of Building and Health Services and shall include the following information:

- a. The name of the organization, partnership, corporation or proprietorship for whom the applicant works, and the name under which it intends to solicit;
- b. The name, address, and ~~social security number~~ driver's license number of the person in charge of solicitation in the Village and a telephone number of the parent firm or corporation, ~~and an address within Cook County where service of process may be had;~~
- c. The names, permanent addresses, birthdates and ~~social security numbers~~ driver's license numbers of all persons who will solicit in the Village;
- d. The specific dates and times of day such solicitations are to be made and the specific location ~~geographic area~~ within the Village where such solicitation shall be conducted at a particular time and day;
- e. The number of vehicles, if any, intended to be operated and the kind of merchandise, if any, to be peddled or offered for order;
- f. If applicable, a written statement of recent date by the Attorney General of Illinois that the organization has complied with the provisions of "An Act to Regulate Solicitation and Collection of Funds for Charitable Purposes", 225 ILCS 460/1 et seq. as now or hereafter amended, if the organization is subject to the statute. A statement by the Attorney General of exemption under 225 ILCS 460/5 is required for religious organizations.

Section 12-1004 Administrative Procedures for Application for Permit.

- a. All applications shall be submitted to the Building and Health Services Department and shall be verified under oath by a responsible officer of the soliciting organization.

The failure of an applicant to fulfill the requirements of this Article shall be the sole basis for a denial of the permit. In the event that any permit is denied for failure to comply with the requirements of this Article, the applicant shall immediately be notified of the reasons for denial.

- b. For door-to-door solicitors and peddlers, no permit shall be valid for more than 90 days within any 365 days from the first date of solicitation. Each individual shall wear their Village-issued id card at all times while going door-to-door.

Section 12-1005 Solicitation Upon the Public Streets.

- a. It shall be unlawful for any person, firm or corporation to solicit, either in person or by agent, upon the public streets, sidewalks or any other public place in the Village without having first secured a permit.
- b. Tag days shall be limited to two events of no more than two successive days each, for a total of no more than four days in a 365 day period.
- c. A person, firm, or corporation may be issued a permit to stand upon streets or highways within the Village for purposes of soliciting from the occupants of vehicles; provided, that the solicitors shall comply with the following requirements:
 - 1. Solicitation shall occur only at intersections where all traffic is required to come to a full stop;
 - 2. Solicitation shall occur at highway intersections only during hours of daylight - from one-half hour before sunrise to one-half hour after sunset;
 - 3. Persons engaged in solicitation upon streets or highways shall be at least 16 years of age and shall wear a high visibility vest; and
 - 4. The soliciting agency shall provide evidence of a policy of comprehensive general liability insurance in a form and amount satisfactory to the Village Manager prior to the solicitation and shall be liable for any injuries to any person or property occurring during any solicitation activity which is causally related to an act of ordinary negligence of the soliciting agency.

SECTION FOUR: That Chapter 14, Other Businesses, of the Arlington Heights Municipal Code, is amended as follows (the language being deleted is stricken and the language being added is highlighted):

a. That Section 14-102, Licensed Businesses and Fees, is amended by adding the following subsection d:

d. A \$10 fee shall be charged for all replacement Public Passenger Vehicle Licenses.

b. That the title to Article XVI, Coin Operated Machines, is amended to Coin or Card Operated Machines, and that any and all references to “coin operated machines” located throughout the article be replaced with “coin or card operated machines.”

SECTION FIVE: This Ordinance shall repeals all ordinances or parts of ordinances in conflict with the provisions hereof, and shall be in full force and effect after its passage, approval and publication in pamphlet form, in the manner provided by law.

AYES:

NAYS:

PASSED AND APPROVED this 3rd day of June 2013.

ATTEST:

Village President

Village Clerk

CodeAmendments:1 2 12 and 14



Item: Ordinance - Land Use Variation - XilinAdult Day Care - 145 E. Algonquin Road

Department: Planning/Legal

BACKGROUND

RECOMMENDATION

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Amount of Bidder Recommended:

ATTACHMENTS:

Name:

☐ [xilinadultdaycare.doc](#)

Description:

Ordinance Approving a Land Use Variation

AN ORDINANCE GRANTING A LAND USE VARIATION

WHEREAS, the Plan Commission, in Petition Number 13-006, pursuant to notice, has on May 8, 2013, conducted a public hearing on the application of Xilin Associates, for a land use variation to allow a 13,012 square foot adult day care facility in an M-2 Limited Heavy Manufacturing District; and

WHEREAS, the Plan Commission has recommended the granting of a land use variation for the subject property; and

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

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

SECTION ONE: That a land use variation be and it is hereby granted to permit a 13,012 square foot adult day care facility in a M-2 Limited Heavy Manufacturing District, at the property legally described as:

Lot 1 of Lincoln Executive Plaza, being a resubdivision of part of Lot 2 in August Busse's Division of part of the East ½ of Section 16, Township 41 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois (except that portion of Lot 1 taken by Condemnation in Case No. 94 L 50202

P.I.N. 08-16-401-000-0000

commonly described as 145 East Algonquin Road, Arlington Heights, Illinois, located in the Lincoln Atrium Plaza, in compliance with the Floor Plan submitted by the Petitioner, consisting of one sheet, a copy of which is on file with the Village Clerk and available for public inspection.

SECTION TWO: That the land use variation granted by this Ordinance, is subject to the following conditions, to which the Petitioner has agreed:

1. If, in the future, the Petitioner sells the adult day care operation to another operator, the new operator must operate in compliance with the terms and conditions of this Ordinance.

2. The Petitioner shall comply with all applicable Federal, State, and Village codes, regulations and policies.

SECTION THREE: That this Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law and shall be recorded by the Village Clerk in the Office of the Recorder of Cook County.

AYES:

NAYS:

PASSED AND APPROVED this 3rd day of June, 2013.

Village President

ATTEST:

Village Clerk

LEGLB: LANDUSE/XilinAdultDayCare



Item: Circa '57 - 10 S. Vail Ave. - PC13-009

Department: Planning & Community Development

BACKGROUND

1. An amendment to PUD ordinances 98-061 and 99-028 to allow certain changes to the approved floor plan for the Metropolis Mixed Use Development.
2. A Special Use to allow a 4,189 square foot restaurant that has a total seating area of 2,953 square feet and a total capacity of 144 seats.

RECOMMENDATION

Commissioner Lorenzini moved and Commissioner Drost seconded:

A motion to recommend to the Village Board of Trustees approval of PC #13-009, an amendment to PUD ordinance 98-061 and 99-028 to allow certain changes to the approved floor plan for the Metropolis mixed use development; a special use to allow a 4,189 square foot restaurant that has a total seating area of 2,953 square feet and a total capacity of 144 seats.

This approval is contingent upon compliance with the recommendation of the Plan Commission and the following recommendations detailed in the Staff Development report dated May 17, 2013:

1. Full time employees who work prior to 12:00 pm shall be required to purchase a village employee parking permit.
2. The Petitioner shall comply with all Federal, State, and Village codes, regulations.

Roll Call Vote: Commissioner Lorenzini, Drost, Dawson, Green, Jensen, Sigalos, and Chairman Wolfe voted in favor. Motion carried.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:
Amount of Bidder Recommended:

ATTACHMENTS:

Name:

- ☐ [Staff Development Committee Report.doc](#)
- ☐ [Aerial.pdf](#)
- ☐ [Plan Commission Minutes.doc](#)
- ☐ [Elevation.pdf](#)
- ☐ [Floor Plan.pdf](#)
- ☐ [Parking Survey.pdf](#)
- ☐ [Market Assessment.pdf](#)
- ☐ [PC Timeline Tracker.doc](#)

Description:

- Plan Commission Report
- Aerial
- PC Minutes
- Elevation
- Floor Plans
- Parking Study
- Market Study
- PC Timeline

STAFF DEVELOPMENT COMMITTEE REPORT

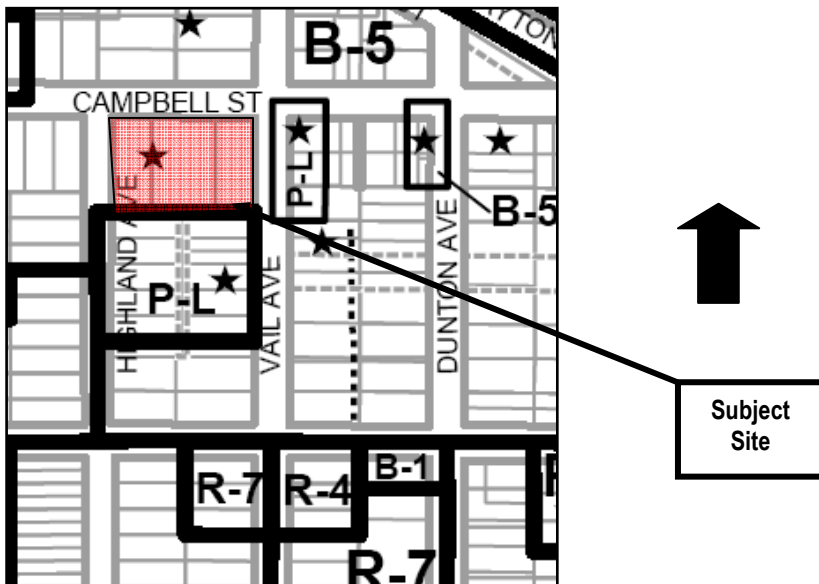
To: Plan Commission
Prepared By: Matthew S. Dabrowski, Development Planner
Meeting Date: May 22, 2013
Date Prepared: May 17, 2013
Project Title: Circa '57
Address: 10 S. Vail Avenue

BACKGROUND INFORMATION

Petitioner: Anthony Priola
Address: 101 W. Campbell Street
Arlington Heights, Illinois 60005
Existing Zoning: B-5, Downtown District

Requested Action:

1. An amendment to PUD ordinances 98-061 and 99-028 to allow certain changes to the approved floor plan for the Metropolis Mixed Use Development.
2. A Special Use to allow a 4,189 square foot restaurant that has a total seating area of 2,953 square feet and a total capacity of 144 seats.



Surrounding Zoning

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-5, Downtown	Village Green-Vail Building	Mixed Use
South	P-L, Public Lands	VAH-Vail Garage	Mixed Use
East	P-L, Public Lands	Harmony Park	Mixed Use
West	B-5, Downtown	Metropolis Theater	Mixed Use

Background

Circa '57 is a 1950's themed diner and soda fountain restaurant that has a casual dining atmosphere and specializes in a variety of American themed entrees, sandwiches, appetizers, and salads. This restaurant would occupy both the former Grand Station restaurant (101 W. Campbell Street) and People's Bank space (10 S. Vail Avenue), which are part of the Metropolis Mixed Use Development. The Petitioner has submitted a building permit to begin renovation of

the former Grand Station space, as this portion of the restaurant is in substantial compliance, both in terms of seating area (2,286 square feet) and capacity (156 seats), with the prior restaurant and can therefore assume the underlying special use approval (Ordinance 07-054). The south half of the restaurant however, which was previously used as a bank, will need to go through the public hearing process for a separate special use. Rather than amend Ordinance 07-054, a separate special use is being requested as the two spaces will have their own separate kitchen facilities and could function independent of each other. This approach will also give the Petitioner the flexibility in the future to either sell or make changes to either restaurant space without affecting the other.

The former bank space is 4,189 square feet and is separated from the north half of the proposed restaurant by a common lobby that provides access to the first floor theater space, washroom facilities, and upper level ballroom. Pursuant to the proposed floor plan, the south half of the restaurant would have a total seating area of 2,953 square feet and a total capacity of 144 seats. When combined with the north half of the restaurant, Circa '57 would have a total seating area of 5,239 square feet, and total capacity of 300 seats. As previously mentioned, the new south restaurant would have its own kitchen facility, accessory bar, and an elevated dining platform that could also be used for live entertainment. Both halves of the restaurant will use the existing bathroom facilities that are common elements for the Metropolis Theater, ballroom and commercial spaces. The hours of operation are daily from 6:00 AM to 1:00 AM and a total of 15 employees are anticipated to be within the new south restaurant at any given time.

Plat and Subdivision Committee Meeting Summary

A public meeting of the Plat and Subdivision Committee was held on April 24, 2013. The Committee was supportive of the Petitioner's efforts and they were excited about the concept, which they believed was unique and different to the Village and surrounding communities. The Plat and Subdivision Committee did not convey concern with parking and they encouraged the Petitioner to continue forward with the approval process.

Zoning and Comprehensive Plan

To proceed forward the Plan Commission must review and the Village Board must approve the following zoning actions. The first action is an amendment to underlying PUD to allow certain changes to the approved floor plan for the Metropolis Mixed Use Development. This amendment is necessary since the Petitioner is proposing to reconfigure the existing floor plan as well as add a new kitchen. The second action is a special use. According to Village code, all restaurants within the B-5, Downtown District require a special use. As part of the formal review process, the Petitioner provided a written justification (see attached) to the following special use criteria.

- **That said special use is deemed necessary for the public convenience at this location.**
- **That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.**
- **That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.**

Staff supports the proposed request as it is consistent with i) the Village's Comprehensive Plan, which designates the subject site as Mixed Use, as well as ii) the goals and objectives of the Village's Downtown Master Plan to promote a diversity of land uses. In addition, the proposed concept is unique to the Village and the nearest similar themed restaurant to the Petitioner's is Ed Debevic's located in downtown Chicago.

Building, Landscape & Site Related Issues

As part of the formal review process a number of building related issues were identified, and will need to be resolved prior to the issuance of a building permit. The first issue pertains to the grease trap, which is required for all restaurants. According to code the new Circa '57 kitchen will require a 750 gallon unit. The Petitioner plans to tie into the existing grease trap located within the adjoining loading area that is between the building and the Village's

parking garage. This existing grease trap, which is a common element to the development and is used by the Metropolis banquet hall, has enough capacity to accommodate the new kitchen facility.

The next issue pertains to how the ventilation system for the new kitchen will be routed as the space above is an open room for the ballroom and the building has a barreled roof. Since the kitchen is adjacent to the outer wall of the building, one possible option is to run the ductwork along the side of the building. A mechanical engineer has been retained to address this issue during the building permit process. Moreover, the Petitioner has indicated in writing that all intake and exhaust units will not be visible from the public view.

Lastly, the Petitioner is working on a sign package and façade enhancements for the south restaurant, which will require a separate review and approval process.

Traffic & Parking Issues

According to Code, one parking space is required for every 200 square feet of public seating area. As previously mentioned, the proposed floor plan has a total seating area of 2,953 square feet, which would require a total of 15 parking stalls. By way of comparison, if the tenant space were occupied by a retail use, a total of 5 parking stalls would be required.

The anticipated parking demands were also evaluated based upon the standards established by the Rich and Associates parking study. Pursuant to said study, it is anticipated that the new restaurant will generate a demand of 40 parking stalls during the weekday peak hour and 46 parking stalls during the weekend peak hour. By way of comparison a retail use occupying the same space would generate a total demand of 13 parking spaces during the weekday peak hour and 25 spaces during the weekend peak hour.

In addition to on-street parking, customer parking is also available in the nearby Vail Avenue municipal parking garage, which is immediate south of the subject site. Several years ago, the Village completed an expansion to the Vail Garage, which increased the total parking supply from 800 to 1,160 spaces. The expansion to the garage was necessary in order to accommodate future growth and development in the downtown. The 3-Hour Shopper spaces on the first floor of the Vail Garage were increased from 138 to 198 spaces and the regulations for the upper level Daily Pay parking spaces were modified to allow free parking from 12:00 PM to 2:00 AM, Monday through Friday and all day on Saturday and Sunday. The 4th floor permit parking within the Vail Garage has also been modified to allow free customer parking after 6:00 PM.

The proposed parking demand will not have a significant impact to the available parking supply in the downtown as there is ample parking in the Vail Garage. A parking survey of Levels 1, 4, and 5 of the Vail Avenue garage was conducted by the Village to determine the available parking. This survey was conducted on Friday May 10, 2013, Monday May 13, 2013, and Wednesday May 15, 2013. Pursuant to said study, the highest parking demand observed occurred on Friday May 10th at 7:10 PM, in which 418 of the 704 available spaces were occupied thereby leaving a surplus of 286 stalls.

With respect to employee parking, the Vail Avenue Municipal Parking Garage offers free parking in the daily pay parking spaces after 12:00 PM and all day (5:00 AM to 2:00 AM) on weekends. In addition, a reduced employee permit can be purchased for \$15.00 monthly in the Vail Avenue Parking Garage, and at other designated locations for employees that work full time during the day. Given the above mentioned information, the Staff Development Committee supports the proposed request as there is sufficient parking to accommodate the proposed restaurant.

RECOMMENDATION

The Staff Development Committee reviewed the Petitioner's request and recommends **approval** of a PUD amendment and a special use to allow a sit-down carry out restaurant, subject to the following conditions:

1. Full time employees who work prior to 12:00 PM shall be required to purchase a Village Employee Parking Permit.
2. The Petitioner shall comply with all applicable Federal, State, and Village codes, regulations, and policies.

_____, May 17, 2013

Bill Enright, Deputy Director of Planning and Community Development

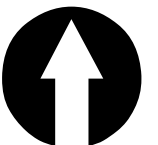
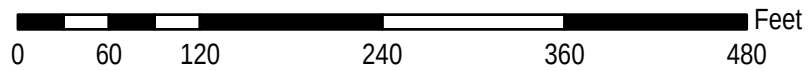
Cc: William C. Dixon, Village Manager
All Department Heads
Bill Enright, Deputy Director of Planning and Community Development
Steve Hautzinger, Design Planner



Circa 57 - PC#13-009

10 S. Vail Ave.

Prepared by the Village of Arlington Heights
Department of Planning and Community Development
May 22, 2013



PLAN

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

COMMISSION

RE: CIRCA '57; PC #13-009

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the
Arlington Heights Village Hall, 33 South Arlington Heights
Road, 3rd Floor Board Room, Arlington Heights, Illinois on the
22nd day of May, 2013, at the hour of 7:33 o'clock p.m.

MEMBERS PRESENT:

MICHAEL WOLFE, Chair
LYNN JENSEN
BRUCE GREEN
GEORGE DROST
JOE LORENZINI
SUSAN DAWSON
JOHN SIGALOS

ALSO PRESENT:

BILL ENRIGHT, Deputy Director

CHAIRMAN WOLFE: The next matter on the agenda is Circa '57, PC #13-009. Are the Petitioners here? Okay, Bill, have all the proper notifications been given for this petition?

MR. ENRIGHT: Yes.

CHAIRMAN WOLFE: Okay. And will anybody else be testifying? Whoever plans to testify, why don't you step forward? I'll swear you all at once.

COMMISSIONER DAWSON: Just in case.

CHAIRMAN WOLFE: It's fun anyway.

(Witnesses sworn.)

CHAIRMAN WOLFE: Then please give us your name and state your address, spell your name for the record.

MS. BRUCKBAUER: My name is Kelly Bruckbauer. I am with Tinaglia Architects, 814 West Northwest Highway in Arlington Heights. With me tonight is Anthony and Kimberly Priola, they're the owners of Circa '57.

CHAIRMAN WOLFE: Can you please spell your last name for the court reporter.

MS. BRUCKBAUER: It's B-r-u-c-k-b-a-u-e-r.

CHAIRMAN WOLFE: And your address?

MS. BRUCKBAUER: 814 West Northwest Highway.

CHAIRMAN WOLFE: Okay, thank you.

MS. BRUCKBAUER: Okay. Tonight we're going to talk about the People's Bank space, what we're calling the former People's Bank space. And we are planning on renovating that into an extension of the Circa '57 Restaurant which is currently underway in the former Grand Station space. It's going to have the same concept, 50's diner, soda fountain. It will have small differences.

The Grand Station space right now is planned on being more of a sit-down restaurant, full service, whereas the portion of the restaurant that's going to be going into the old bank space will be more of a diner. It's going to have a drive-in diner theme, and the menu will consist mainly of burgers and fries. It will have a late night menu. They will also have more of a focus on entertainment and music in the space than the other one.

Some of the features which we have photographs that you'll see later include car booths. It will also have a replica gas station and a drive-in diner facade. Part of this development also includes a new kitchen area specifically for that space so it will be able to function independently of the other space if it ever needs to. You can go to the next one.

This is a very preliminary concept for the exterior. We're still working on finalizing the plan with our sign company. And we realize that that's going to have to go through a more formal approval process, but this is what we have so far. We're

planning on adding garage doors where the windows currently are. The hope there is to bring sort of an outdoor dining feel into the space since there is not really any room on the exterior to be able to have outdoor dining areas; also, taking advantage of any of the concerts across the street in the park.

As far as signage goes, we're planning on creating a unified package between this portion of the project and the one on the corner. The corner will have new awnings, an updated blade sign. On this sign, that's the side of a 1957 Chevy Bel Air mounted on the facade, and the fins behind the text, behind the signage, mimic the shape of the fin of the Bel Air. And of course we will submit that separately and come back here if we need to. And if you go to the next?

This is some of the features on the inside. This is the signage for the drive-in diner, part of the drive-in diner itself. This is the filling station which will be parked, or rather a car booth will be parked right next to that. Next one. That is the gas station facade. And then that is an example of one of the car booths that we'll see inside the space.

I think that's all I have. We're available to answer questions.

CHAIRMAN WOLFE: Thank you. You can sit for now if there's nothing else. And then Bill will give the Staff report, and then if we have any questions of you, you can come forward and answer at that time. Okay, Bill?

MR. ENRIGHT: Chairman Wolfe and members of the Plan Commission, the action before you is a PUD amendment to Ordinances 98-061 and 99-028 which was the planned unit development for the Metropolis mixed use development. In addition, this would be a special use to allow a 4,189 square-foot restaurant with a seating area of 2,953 square feet, and a capacity of 144 seats.

This would be an addition to the former Grand Station space just adjacent to the north of the space here. The former Grand Station had a special use which this Petitioner was able to assume. Therefore, that portion will be renovated but also they were able to assume that existing special use without having to obtain an amendment to the special use. The Petitioner has asked for a separate special use for this portion of the restaurant. So, that's what we have been evaluating through the process working with the developer.

We're certainly very excited at Staff level to get this space activated again. It's in a great location downtown. We have the movie theaters opening up soon in downtown, and of course the Metropolis Theater is adjacent next door. This is a very unique restaurant. We have about 44 restaurants downtown which is a huge increase from the late 90's when we only had about 12, and we've seen a

lot of restaurants stick around. This is a new restaurant though that we don't have anything quite like it. It will be very unique to the area and I think it will bring in people from beyond Arlington Heights which is a good thing.

As far as parking which is the main thing we evaluate, the Vail Garage to the south within walking distance was expanded several years ago for the sole reason of incorporating, allowing for parking for the future. The garage was 800 spaces when it was originally developed in 1985. We increased that in 2005 by almost 400 spaces, so it's close to 1,200 spaces now. So, it's almost a 50 percent increase. We added a level up and we added out over Highland. We also added three elevators, there were no elevators on the former structure which was four stories. It's now five stories, there are two elevators fronting Vail and another elevator fronting Highland on the north end of the structure.

The parking counts which were included in your packet as an appendix indicate that there is ample parking on levels 1, 4 and 5. Initially, level 1 was customer parking as was level 5 which was daily pay during the day but free in the evenings. We've made adjustments to our parking system as demand necessitates over the years. And now level 5 is free after 12:00 noon. In addition, level 4 of the parking garage which used to be designated solely for permit spaces is open and available in the evenings for customers to park there because it hasn't been utilized from the permit parkers which is primarily commuters during the day and residents at night.

So, we've made some accommodations there. So, basically, you have three levels of parking available to customers patronizing the downtown. And I won't go, you know, go through all the numbers of the parking study that was attached. But as you can see, the recent parking counts conducted by our police department, May 10th was a Friday night between 7:00 and 7:30 p.m., the 13th was a Monday, the 15th was a Wednesday, and it just gives you the total number of spaces, 704 on those three levels that I talked about. And the maximum occupied was on of course the Friday night which 418 were occupied, 286 were vacant at that time which is kind of a peak time at Friday night during the dinner hours.

So, we're comfortable, more than comfortable that there's enough parking in the garage to accommodate the reuse of the Grand Station site for Circa '57 in addition to their new addition at the former People's Bank portion of the site. So, the Staff Development Committee is in full support of the project, are excited about it. Our recommendation is to approve the project with two conditions:

One is that any full-time employees who work during the day prior to 12:00 noon would obtain a Village employee

parking permit. This is a new permit that we started instituting about a year ago to allow permits to be sold to employees of the downtown for \$15 which is a reduction from \$30. They have to prove that they work, usually the employer will purchase those and provide proof who they are and give those out or make their employees pay for them, whatever they decide. But that would be for full-time employees. Most of the employees here of course are working either, you know, later hours so they can park in the daily fee spaces on the fifth level of the Vail Garage for free after 12:00 noon. But if they work mornings, they can either pay \$1.50 in the daily pay spaces a day or obtain the monthly reduced permit of \$15.

And the second condition is just a catch-all that the Petitioner shall comply with all federal, state and Village codes, regulations and policies. That would conclude our presentation.

CHAIRMAN WOLFE: Thanks, Bill. Is there a motion to accept the Staff report?

COMMISSIONER DROST: I'll make that motion.

COMMISSIONER GREEN: Second.

CHAIRMAN WOLFE: All in favor?

(Chorus of ayes.)

CHAIRMAN WOLFE: Any opposed?

(No response.)

CHAIRMAN WOLFE: Okay. Thanks, Bill. Questions? John, why don't we start with you?

COMMISSIONER SIGALOS: I really don't have really any questions. I think it's an exciting project. I was there at Plat & Sub and heard the preliminary presentation. And I'm just curious when I saw the elevation here with the garage doors, are those going to be operable? So, they'll open up to the sidewalk and to the park across the street then?

MS. BRUCKBAUER: Yes.

COMMISSIONER SIGALOS: I know you have some music entertainment. Will that be, I don't know if that would be an issue of sound bleeding outside? I mean I think it would probably be lively in the summertime, so I think it would probably be a good thing to bring people in.

MR. PRIOLA: I think we would coordinate with --

CHAIRMAN WOLFE: Sir, can you just identify yourself for the court reporter please?

MR. PRIOLA: Anthony Priola, owner of Circa '57.

CHAIRMAN WOLFE: Spelling?

MR. PRIOLA: P-r-i-o-l-a.

CHAIRMAN WOLFE: And your address?

MR. PRIOLA: 101 West Campbell.

CHAIRMAN WOLFE: Thank you.

MR. PRIOLA: So, in relation to the music and other events going on in the park, we would certainly coordinate with the Village, the Chamber, the people that put on those events to ensure that there would be no crossover. We feel that the park and the events that are put on would be equally beneficial to the patrons and the restaurant allowing those garage doors to open and for everyone in the restaurant to enjoy that as well.

COMMISSIONER GREEN: If I could just jump in, John? How do you address the screen requirement of the Health Department?

MR. PRIOLA: We would work hand in hand with the Health Department to ensure that any revisions that we do to the building utilizing those garage doors would also be approved by the Health Department.

COMMISSIONER GREEN: Okay. So, are they requiring you to put screens on them? Maybe that's a question for --

MS. BRUCKBAUER: So far, yes.

COMMISSIONER GREEN: Obviously you can tell we're in favor of no screens because it works throughout the City of Chicago and it's a really inviting --

MS. BRUCKBAUER: I think we're working, we're working on that.

COMMISSIONER DROST: Yes. Yes, it is. And the venue is Europe, I mean there is a lot of history for those open sites and that had been talked about before. There was a time when we did not favor outdoor eating, al fresco dining, and it takes a little while to work on our Village. But I think most of us are going to be encouraged and we're going to probably give you a recommendation to find a way to possibly keep an open-door or an open venue for that restaurant. It would add so much to the park and to the environ to create that buzz.

MR. PRIOLA: Absolutely.

COMMISSIONER SIGALOS: Yes, I mean I think it's perfect right across the street from Harmony Park, so it would be just great.

COMMISSIONER DROST: Or a waiver. So, anyway sorry to interrupt your interruption.

COMMISSIONER GREEN: I jumped on John's, I'm sorry, John, to interrupt you. Sorry.

COMMISSIONER SIGALOS: I think it's a very exciting project. I think it's going to bring a lot of people into Arlington Heights from other surrounding suburbs and it's a very neat concept, and I wish you well and I'm very much in favor of it.

MR. PRIOLA: Thank you.

COMMISSIONER DAWSON: Hi, I was not at Plat & Sub, so I believe that at Plat & Sub the Petitioner gave some information about their experience in the restaurant industry. Could you do that for the benefit of the Plan Commission?

MR. PRIOLA: Absolutely. I have over 28 years of experience directly with food service hospitality, and actually specifically with outdoor venues and special events. For 12 years, Kimberly and I owned and operated a theme-based destination in Downtown Chicago, the Oak Street Beach Front, which was actually Chicago's first completely open air outdoor dining experience. We took that concept to a world class level being named at number 11 out of the top 21 beach front restaurants in the world. We averaged over 1,500 customers a day coming through that location and won acclaim throughout the Chicagoland area as well as far beyond. And as we also expect the destination to become such here in Arlington Heights, we drew from well beyond the reaches of the actual Chicago limits as a destination dining experience.

With the creativity of the concepts, I assure you that we are a restaurant first. I'm also the chef, so I plan all the venues. I do the design of the kitchen. And you can't be restaurant unless you actually have food to back it up. So, beyond the scope of the project which we also feel is going to be a tremendous asset to the community and draw a great number of people to the Village as well as those residents that are here, the food will by far be a focus point of the location. And we intend to carry that throughout both parts of the restaurant.

COMMISSIONER DAWSON: Okay. Well, I'm really excited to see a restaurant come in here and I'm excited about the expansion. So, bear with me while I ask a couple of questions. It might not sound like I'm excited but I just have a couple of questions, because I am very much, I think it's great.

What type of market research perhaps did you do to determine that a 50's type diner is something that we need or that it is something people are looking for? Because I don't see a lot of 50's diners opening up anymore. It used to be a big thing and now you don't see that. So, did you do any type of research on that theme?

MR. PRIOLA: Well, the theme actually stems from an investment that we made back in 2009 where we actually purchased a 30,000 square-foot 1950's museum that was in operation in Branson, Missouri. From 2009 until now, we have done extensive market research in different areas throughout the Chicagoland market. And what we like most about our concept and theme is that it truly applies to all age brackets and it has evolved into a very family friendly concept that can be enjoyed by all patrons no matter if they're 2 or 92. So, we truly feel that Arlington Heights in particular has the demographics that will coincide with that family inclusive atmosphere, that we do have two different areas of the restaurant that we intend to unveil, one being more sit-down focused with full entrees and a little more upscale theme to the menu, the other more entertainment and music-based

with the drive-in concept. But in either location, it is a very family friendly orientated theme concept.

In addition to that market research, when we looked at locations, this concept in particular we felt required that hometown main street feel. And we looked at mall locations, we looked at new developments throughout the area, but always came back to the fact that it really needed that hometown feel.

COMMISSIONER DAWSON: How long, Bill, how long was the bank vacant? Do you know?

MR. ENRIGHT: Yes, I would say probably about two years.

COMMISSIONER DAWSON: Two years. And do we know, do we have any feedback from the landlord about their attempts to fill the space other than with a restaurant venue? Have they been unsuccessful, anything of that sort?

MR. ENRIGHT: I haven't had any feedback from --

COMMISSIONER DAWSON: Okay. And again, I'm in favor, so just bear with me. I'm trying to work through the special use criteria in my head. So, vacant for two years, okay. Is there any, when you open this, is there any, not to name a competitor but I grew up with Ed Debevic's being where everybody went. So, that kind of atmosphere that they have there, is that the intent here as well?

MR. PRIOLA: Well, in comparison, you know, Ed Debevic's does have the 50's theme. What they do is done more with some pictures on the wall and props, where, you know, we are actually using true vintage memorabilia throughout the restaurant as well as the experience of utilizing what I call a lifestyle experience of the 1950's where the customer is actually enveloped into their surroundings while they enjoy the dining experience. So, that's what I think sets us apart. And again, like many themed restaurant concepts, the food is kind of an after-thought. The food is our focus, so when we put out the menu and I design the recipes and create the menu, we are strictly a, you know, restaurant first that offers a great experience.

COMMISSIONER DAWSON: So, I guess my question was more it's very theatrical there, you know, you've got a lot of actors really. And you know, you expect to get insulted and all that kind of stuff, which I'm not against because it's fun. But I was just curious if you were trying to carry on some of that out here.

MR. PRIOLA: We do intend that our wait staff, our hosts, everyone working within the restaurant will play the part. However, I actually am strictly against the rudeness portion of Ed Debevic's. I don't feel that belongs anywhere in hospitality. And it's about the enjoyment of the experience, you know, not allowing a staff person to have the ability to kind of belittle and play along with that aspect of it.

COMMISSIONER DAWSON: So, my last question, and I'm not really sure who it goes to, is regarding the garage doors opening. I love the idea. I've been to restaurants in the city that have that, it's very cool. I love the idea of being able to make it open air, I'd love to see that work out. My only concern, and I don't mean to be pessimistic, is if the restaurant doesn't make it, now are we left with a space that has these garage doors that will be very costly and difficult to return to a standard window? I don't know who I'm looking at. I'm kind of looking at you, Bill, but I'm not really sure who I should be looking at.

MR. ENRIGHT: Well, the answer is you're right. So, unless the Petitioner made a commitment or the Village required it to restore it back, but you know --

COMMISSIONER DAWSON: Even if you made that requirement, if the restaurant folds, there is no one to go after.

MR. ENRIGHT: That's why it's --

COMMISSIONER DAWSON: Because it will be in the lease. I'm sure it will be in your lease unless, you're not buying the space, are you?

MR. PRIOLA: We do own it.

COMMISSIONER DAWSON: Oh, you're buying them?

MR. PRIOLA: We are the owners of the real estate as well.

COMMISSIONER DAWSON: Okay, so there is no lease.

MR. ENRIGHT: But I would think that any future tenant in there would, you know, require in their negotiations if they were going to lease it from the new owner to get the windows to what they wanted.

COMMISSIONER DAWSON: Okay, so there's really no good answer to that.

MR. ENRIGHT: At this point.

COMMISSIONER DAWSON: Again, I'm not trying to be critical. It's just a concern because typically when we have a space go vacant, lots of people could come in. There's significant changes being made here that don't necessarily adapt to other types of industries. So, it could be a concern.

That being said, I'm really excited to see a family style restaurant come in to the downtown that's going to be kind of a nicer environment. We really don't have a lot of that. There are certainly restaurants where children go to, you know, Peggy's, and my kids love to go to the Harry's Patio and stuff, but it's not really a children's environment. And as a mother of young children, you feel very uncomfortable with them crawling around the seats and such.

So, the idea of this being very family welcoming is exciting. I think my kids would love the concept. They'll have a

ball with the concept. My parents will love the concept. I am not a massive 50's fan but I was born in, you know, the 70's, maybe that's why. But you know, I love that you're coming here. I love that it's different. We don't have this here. There's too many restaurants that open that are just like something we already have.

So, I am excited about it and I am supportive of it. I'm just, the windows concept concerns me in the long term.

MR. PRIOLA: Commissioner Dawson, if I can just make a correlation. The space prior to us purchasing the real estate was actually a bank, and that bank had a large vault that was installed in the center of the space that was actually the focal point of the bank lobby. And just as we needed to make modifications to that building, it was actually very costly to remove the security vault from that space.

COMMISSIONER DAWSON: Sure.

MR. PRIOLA: So, no matter what the industry or what the use is, you know, when the space turns over, there's certainly going to be some need for changes beyond our concept. Now, we're very confident that we will be there for the long term, but I can certainly understand and appreciate your concern.

COMMISSIONER DAWSON: No more questions.

COMMISSIONER GREEN: You could use the vault for the rowdy children.

COMMISSIONER DAWSON: You could. I would volunteer mine.

COMMISSIONER GREEN: It would make a great dining experience.

CHAIRMAN WOLFE: Joe, any comments, questions?

COMMISSIONER LORENZINI: Yes, it's just interesting to know Susan likes to be insulted. On the garage door, I think it's a great idea, but is there a particular type of garage door made for this type of application where you got the proper installation?

MS. BRUCKBAUER: It will have to be an insulated door. And I believe what we discussed was coming up with some sort of way to put like a storm window over it when it came to be winter.

COMMISSIONER LORENZINI: I'm thinking more of the tracks, insulation along the tracks, you know, that's difficult to insulate then.

MS. BRUCKBAUER: No, that's something we're going to have to work on.

COMMISSIONER LORENZINI: Okay. All right. And so, now I stopped by there after the Subcommittee meeting, I stopped by there just to look at the space. So, it is going to truly be two separate restaurants because you're always going to have that hallway down the middle, right?

MR. PRIOLA: There is the designated easement access to both the Metropolis Ballroom as well as the Metropolis Theater. We do envision a modification and, as shown on the plan, and there's a courtesy door that's being put in through the hallway so there is accessibility between the two spaces. We already have kind of outdoor city street with the exterior, the existing Hagenbring building that runs through that hallway. And we would hope to carry a similar feel as you would enter into the other side of the restaurant.

COMMISSIONER LORENZINI: So, you'll be, the existing restaurant will have the 50's type feel, 50's style also? Without the cars and the signs?

MR. PRIOLA: There's six unique concepts going on within the two spaces. The space in question is our drive-in concept that has the cars and automotive theme. The existing Grand Station space, so you can see how it all ties together, has our family friendly concept. There's three separate rooms in the existing Grand Station. Those will be converted into the existing bar as a vintage 1950's soda fountain featuring ice cream creations and hand-mixed sodas made to order. The main dining space will encompass a classic diner, blue plate special. In conjunction with that main space which is the entryway at the corner of Campbell and Vail, we also intend to have a new commuter carry-out area, specifically focused on the commuter traffic that goes from the garage to the train station both in the morning featuring a carry-out breakfast and coffee menu and the ability for phone-ahead dinner orders where people can come into the restaurant, call ahead and pick up their dinner orders to go.

COMMISSIONER LORENZINI: You're going to have the same hours in both restaurants? Both sites?

MR. PRIOLA: The soda fountain diner side will feature breakfast, lunch and dinner. The drive-in side will be a lunch, dinner and late night.

COMMISSIONER LORENZINI: Will the menus, the lunch and dinners at each one be the same or different?

MR. PRIOLA: Different menus on both sides, but the ability for customers to order between the kitchens. And we are working with the Health Department to ensure that we have the proper needs to transfer that food between the two kitchens.

COMMISSIONER LORENZINI: Are you going to have any type of entertainment, showing old movies or something like that?

MR. PRIOLA: The drive-in side does feature a 26-foot ultra high depth projection system which will be modeled as a drive-in movie theater. And the vision is to be playing old sci-fi movies, muscle beach movies, clips of old TV ads. And so, that will be a focal point within the restaurant as well as on the entertainment side, as you mentioned, the wait staff kind of being the actors. They will be

expected to jump up and do a little song and dance. There is a vision as well for a rock and roll Sunday brunch as we get into our, you know, mainstream and the restaurant is up and running. We see all kinds of opportunities to enhance the experience.

COMMISSIONER LORENZINI: Bill, you talked about the kitchen in the old bank space. It talks about duct work going up the side of the building. Is there any concern about that, or aesthetic concerns?

MR. ENRIGHT: Well, that's something they're going to have to work on through their permitting process. And where that's going to be duct work, I don't know if you talked to the architects about it --

MS. BRUCKBAUER: We've had discussions with the Planning Department and the Building Department, and we're working out a solution. You won't be able to see anything from the street and it will all be screened.

COMMISSIONER LORENZINI: Okay, that's all I have.

MS. BRUCKBAUER: Yes, we're working that out.

CHAIRMAN WOLFE: Thanks, Joe. George?

COMMISSIONER DROST: Yes, it's an ambitious project. Some people have come up already asking where can I drive my car to pick up an order. And I think I disabused them of that, that it's going to be all interior. It's all in the theme that you're creating.

And that, to the point and sort of leveraging off some of the questions that Commissioner Dawson mentioned, that's got to be a pretty big investment. You know, when you look at it and I'm just looking at it sort of as back of the envelope when you calculate the tables and the menu prices or at least, you know, what kind of menu entrees that you're going to have and the kind of interiors that you're going to design, gosh, that's, I mean it's cool but does it make money?

MR. PRIOLA: That is the intention, yes.

COMMISSIONER DROST: Oh, I know it is.

MR. PRIOLA: The financial side of the partnership. It is a substantial investment that --

CHAIRMAN WOLFE: You better get up here soon.

MR. PRIOLA: You're absolutely right, it is a substantial investment that we're making into the infrastructure of the building as well as the community of Arlington Heights. This is being funded through an SBA project, so we are taking great advantage of that. In addition, the museum that I mentioned that we made the investment in 2009, again taking advantage of other's, you know, downfalls, that museum originally had a build-out price of over \$3.8 million. And we were able to purchase that for pennies on the dollar and bring that up here to Chicago which are the pictures that you've been shown. So, that gives us the ability to enhance the interior and

still remain within our budget. As best as we can.

COMMISSIONER DROST: Yes. From the History Channel, the American pickers, you went down there with your sidekick, and how much will you pay. I kind of like that story, that's a good one. But those interior improvements, they are really pretty spectacular, you know, looking at it from the standpoint of building out the interior. And you gave me some reassurance with your background which is really great, 28 years in the business and then being on Oak Street for 15 years which I guess kind of qualifies you for this, certainly qualifies you for this project.

I've got a couple of pet peeves. I'm one of your neighbors or will be your neighbor, or maybe I am if you've closed on the deal yet. The thing that is most annoying on that site is the clock because the clock is never right. And do you have a massive plan to make sure, well, you're going to redo the sign, the Grand Station, because actually when Grand Station came before us, you know, sort of the advance adulation was this is going to be the Marshall Field clock of Arlington Heights, you know, the place to gather. And what's your idea, what's your design for the clock?

MR. PRIOLA: The blade sign --

COMMISSIONER DROST: Not that it's part of this petition but it's integrated into it.

MR. PRIOLA: We do intend to bring that to the Design Commission as quickly as possible. Our intent for the existing blade sign is to do a revamp of the existing sign, utilizing the internal workings of the sign that's there. Grand, which is the existing sign, actually coincides with the five letters of Circa, so we will revamp the sign in nearly the same format. I actually love the clock as well, but I would agree with you if it doesn't tell time why would you have a clock there? So, I do intend to make sure that we have the correct time on that clock.

COMMISSIONER DROST: And the light bulbs, too.

MR. PRIOLA: Yes, absolutely.

COMMISSIONER DROST: I mean you've got a light bulb superintendent or mentor there that you need to have.

MR. PRIOLA: I agree.

COMMISSIONER DROST: And a question to Bill, on the doors, can the Village work with the Petitioner to get a waiver perhaps rather than changing ordinances? What's the process? What did the Staff do when they said, oh, these doors, that's not code?

MR. ENRIGHT: It's a health code issue in the municipal code. It's really the judgment, it's really the call of the director of Building and Health Services. It's not something that the Plan Commission has jurisdiction over, nor does the Planning Department. Certainly, you know, if you feel strongly about this, you can certainly

through the minutes, you know, make comment on that issue.

COMMISSIONER DROST: Well, I hope that minutes are being taken right now. And I think there will be some other strong comments here.

MR. ENRIGHT: But as far as recourse, I'm not, obviously the Village Board could grant, you know, a variation to that requirement.

COMMISSIONER DROST: Yes, with some conditions like there's periodic inspections, pest control, that's, you know, rats and insects I guess.

MR. ENRIGHT: You're right, there's --

COMMISSIONER DROST: And they can hire the Pied Piper of Hamlin.

MR. ENRIGHT: A lot of restaurants that have it open here though, it's a requirement and it's something the Petitioner will have to work with our Health Department and will be involved --

COMMISSIONER DROST: But there is a possibility that we can find a way to get the doors in?

MR. ENRIGHT: You know, that's something we'll explore.

I believe the Board would have the authority but we'd have to check with our Legal Department to see if they have the authority to grant a waiver of some sort to that requirement. But it's certainly not something under the purview of the Plan Commission, but it's something that, you know, I don't know if Health Department has said no way and it's finalized but I will talk to the department director tomorrow and see what their position is.

COMMISSIONER DROST: Yes. That would be inviting because I think the project is, as I read it, is one that will really increase traffic in the community and it won't really, there may be some cannibalization of some of the business but I think that the net-net will, and this is the Jensenian laws, will probably be a positive to the traffic in the community. So, I haven't any further comments or questions other than good luck.

CHAIRMAN WOLFE: Thanks, George. Bruce?

COMMISSIONER GREEN: I think it's a great project. And I just have a couple of, like George, a couple of requests. I think the '57 Chevy quarter panel should be turquoise blue in color. I think that's, you know, kind of traditional. You might want to, at least --

MR. PRIOLA: It might already be --

COMMISSIONER GREEN: What a great thing!

COMMISSIONER DROST: It's actually arctic turquoise because I had one of those, a '58.

MR. PRIOLA: The turquoise and actually Canyon coral are the two colors of 1957.

COMMISSIONER GREEN: Absolutely. And I think it's a

great project. I do know that they have, they tried to do insect abatement if you will, instead of a screen, they try to move air and things. I think the problem with that system is it gets too noisy for the people sitting there. You know, you've got to blast this air out there to keep the bugs out if that's the case. So, I just want to go on the record that I think you shouldn't have to do the air or screens. So, that's just my comment. But I think it's a great project and I think it's going to, you guys are going to do a phenomenal business in the downtown area.

CHAIRMAN WOLFE: Thanks, Bruce. Lynn?

COMMISSIONER JENSEN: Actually, Commissioner Drost watches the History Channel, and I do, too, but occasionally I turn to the Food Network and I was a little concerned whether you were going to have Chef Robert visit you and you're going to have Restaurant Impossible as one of the episodes. But I'm convinced from what you said and what your wife said when she came to Plat & Sub that that won't be the case. It sounds real exciting, I liked it in Plat & Sub.

I only have one comment which got a lot of discussion in Plat & Sub and very little mention here. The earlier restaurant that's not part of this petition had a horrible problem with internal acoustics, to the point where people and myself included said I will never come back to this restaurant. I hope you're going to address some of that and there is not those problems in the part that the petition relates to.

COMMISSIONER DROST: Yes, I'll concur on that one, too.

MR. PRIOLA: In looking at the overall scope of the project, what is truly being created throughout the complex is now a complete dining entertainment structure. So, not only within our confines of the existing restaurant, we have a piano bar in the lower level and a banquet hall in the upper level. So, one of my main concerns is within our space we want to ensure that we have a customer dining experience that's enjoyable. So, we have looked at the issue of sound bleeding from outside our space into the existing restaurant space. At the same time, I do understand that the noise level due to the materials of floor, ceiling, walls are such that there needs to be some attention within the restaurant as we do intend to have music in our rock and roll theme. You know, we also don't want to be the cause of wedding toasts going awry because Elvis Presley is playing, you know, downstairs.

So, we do have a plan that is being implemented, both for sound bleeding in as well as throughout the existing space. And that is the sound attenuation that we're focusing on through use of acoustic panels, an acoustic ceiling in the new drive-in space, as well as ensuring that the existing former Grand Station space has the proper attention to moderate the reverberation to a proper level.

COMMISSIONER JENSEN: Well, that's great and I think that will go a long ways. I'm looking forward to it, too. But I do assume with the title that you have for your restaurant you've ruled out the 1955 Chevy as making any appearance?

MR. PRIOLA: Actually, you may see a '55 Buick show up in front of the restaurant. That is one of my daily drivers. So, bright yellow, three-hole Buick, four-door sedan. You'll know I'm there if you see that car.

COMMISSIONER JENSEN: Okay, very good. I think it's a wonderful project. I can hardly wait to have you start it and finish it.

CHAIRMAN WOLFE: Thanks, Lynn. You answered, I kind of jotted down a couple of questions here and one of them had to do with Big Shot and the competing music right below and what that's going to be like. I know you kind of have a plan, but how is that really going to work? Because you've got live music I assume at some point coming from your point, and you've got the music coming from below. How is that going to work?

MR. PRIOLA: We have --

CHAIRMAN WOLFE: Because you can hear, as you know, if you walk by the sidewalk, you can hear the music coming out of the basement very clearly.

MR. PRIOLA: We have had discussions with the owner of Big Shots. Within the condominium association, we are, you know, looking at some guidelines. Right now the music that you hear from outside is actually supplied via a speaker that's currently in the doorway of Big Shots Piano Bar. I know there is concern as well from the banquet hall facility that they sometimes can hear that music downstairs. So, within the ownership of the building we are addressing that. And I'm certain that we'll come up with an amicable solution that works for everybody. I truly feel that bringing this concept into the building will create a destination complex that will enhance, you know, not only the existing businesses but the surrounding businesses as well with the traffic and increase the flow of people coming to the space. So, we really think it's a win-win for everybody's business.

CHAIRMAN WOLFE: Great. So, 300 combined seats?

MR. PRIOLA: Yes.

CHAIRMAN WOLFE: And what's the combined seating area?

MR. PRIOLA: Square footage, I think Kelly has the specifics in the Staff report.

MR. ENRIGHT: 5,239.

CHAIRMAN WOLFE: Combined?

MR. ENRIGHT: That's correct.

CHAIRMAN WOLFE: Okay. And how does that compare with what the Grand was?

MS. BRUCKBAUER: Grand Station currently 2,286, that's what it is.

CHAIRMAN WOLFE: 2,286. And what about seats?

MS. BRUCKBAUER: 156 seats in the Grand Station space.

CHAIRMAN WOLFE: So, will this be the largest restaurant in the downtown area, Bill, do you know?

MR. ENRIGHT: Yes.

CHAIRMAN WOLFE: Do you know roughly what the next biggest is?

MR. ENRIGHT: I can guess.

CHAIRMAN WOLFE: California? Grand or California?

MR. ENRIGHT: I think La Chiquinita has quite a few seats with their expansion and if you include their outdoor café. La Tosca has a lot of seats. Those are probably the biggest ones.

CHAIRMAN WOLFE: Okay. My other questions have been answered. I think it's a great project as well. And you know, I have the concern about the garage door, visually what that's going to -- I think it's going to look neat when there's people there eating and everything is happening. I'm not sure what it will look like, you know, in February, cold February afternoon as you drive by and it's closed. And I, too, have a concern about what would happen afterwards, but I think just kind of let the market take care of that and, you know, although it could be quite expensive for someone to come in and kind of retrofit that whole area. Putting a door in probably isn't that expensive in and of itself. So, I think overall though, the idea that you have and I think that hopefully the success that you'll have kind of outweigh what could happen down the road and I think that there's plans in place that will address that really through the market. And so I have no further questions.

Is there anybody from the public out there that would like to be heard? I see none.

COMMISSIONER DROST: I just have a couple, two more questions. Since the public has been heard?

CHAIRMAN WOLFE: Yes, they are now.

COMMISSIONER DROST: Question on Harry's. Where does that stand right now? I know that they had extended their permit and I know that there is perhaps, and the person that might know about that as to whether that is in the process, is it getting closer to --

MR. ENRIGHT: We have not had any --

MS. BRUCKBAUER: We're on hold at the moment.

COMMISSIONER DROST: Yes, because eventually that's going to be quite an interesting corner. That will be a big plus, too, once that develops. And in back, you know, that pathway that you have, how that can be enhanced, too, make it much more pedestrian friendly.

And then the final point on the noise, I remember

when Big Shots was in, that your wait staff, Mr. Priola, would be wise to use rubber-soled clogs. So, I guess they had noise transmission through the floor into their ceiling, so I'm not sure you're aware of that. But good.

CHAIRMAN WOLFE: Any other comments from members of the Plan Commission or a motion?

COMMISSIONER LORENZINI: I'll make a motion.

A motion to recommend to the Village Board of Trustees, approval of P.C. No. 13-009, an Amendment to PUD Ordinance 98-061 and 99-028 to allow certain changes to the approved floor plan for the Metropolis mixed use development, a Special Use to allow a 4,189 square-foot restaurant that has a total seating area of 2,953 square feet and a total capacity of 144 seats.

This approval is contingent upon compliance with the recommendation of the Plan Commission, and the following recommendations detailed in the Staff Development report dated May 17, 2013:

- 1. Full-time employees who work prior to 12:00 p.m. shall be required to purchase a Village employee parking permit.**
- 2. The Petitioner shall comply with all federal, state and Village codes, regulations and policies.**

COMMISSIONER DROST: I'll second the motion.

CHAIRMAN WOLFE: Okay. I just have a question about the square footage. It's a total of, okay, so it's a total of, that's the bank square footage.

COMMISSIONER DROST: Yes, that's just the bank.

CHAIRMAN WOLFE: Okay. Okay. Motion and a second.

Bill, can you take the roll?

MR. ENRIGHT: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. ENRIGHT: Commissioner Drost.

COMMISSIONER DROST: Aye, with comment.

MR. ENRIGHT: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. ENRIGHT: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. ENRIGHT: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. ENRIGHT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. ENRIGHT: Chairman Wolfe.

CHAIRMAN WOLFE: Yes. George?

COMMISSIONER DROST: The comment is that as we pass it on to the Board of Trustees, that there be strong consideration given to the concept of open dining through those garage door spaces and that we further look at other opportunities for outdoor dining and create a more lively atmosphere not only in the downtown area but in most of our restaurant venues where we can have open air dining.

CHAIRMAN WOLFE: Thank you. You've received a unanimous recommendation by the Plan Commission. It's just a recommendation, it's not a final vote. The final vote will come before the Village Board at their meeting. When is that, Bill?

MR. ENRIGHT: We are looking to schedule this on the first Board meeting in June which would be I believe the 3rd. Yes.

CHAIRMAN WOLFE: Okay, June 3rd. Thank you. Good luck.

MR. PRIOLA: Yes, thank you.

COMMISSIONER DROST: You have some things you can pick up here.

(Whereupon the public hearing on the above-mentioned matter was adjourned at 8:21 p.m.)

I, STUART KAROUBAS, depose and say that I am a direct record 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.

STUART KAROUBAS

SUBSCRIBED AND SWORN TO

BEFORE ME THIS _____ DAY OF _____
_____, A.D. 2013.

NOTARY PUBLIC



PROPOSED EAST ELEVATION

SCALE: 1/4" = 1'-0"

TINAGLIA ARCHITECTS • INC
814 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS • IL 60004
VOICE • 847 253 0002
DATA • 847 253 3063
www.tinaglia.com

TINAGLIA
ARCHITECTS

CLIENT

PRICOR
HOLDINGS, LLC.
101 W. CAMPBELL STREET
ARLINGTON HEIGHTS, IL 60005

PROJECT

CIRCA '57
10 SOUTH VAIL AVE.
RESTAURANT RENOVATION

DRAWING TITLE

PROPOSED
ELEVATION

FILE NAME 3654-4P			
DRAWN BY KQB		DATE 4.26.13	
NO.	REVISED PER	DATE	BY

JOB NO. 365412

SHEET NO.
OF -- 3.P

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PROFESSIONAL DESIGN FIRM LICENSE #184-002934

CLIENT

PRICOR
HOLDINGS, LLC.

101 W. CAMPBELL STREET
ARLINGTON HEIGHTS, IL 60005

PROJECT

CIRCA '57

101 W. CAMPBELL & 10 S. VAIL
RESTAURANT RENOVATION

DRAWING TITLE

PROPOSED
FLOOR PLAN

FILE NAME

3654-3P-PC

DRAWN BY

KQB

DATE

4.23.13

NO.

1 DESIGN DEVELOPMENT

DATE

4.30.13

BY

KQB

JOB NO.

365412

SHEET NO.

OF 3

1.P

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

BULK DATA

PROPOSED SEATING AREA

EXISTING RESTAURANT SPACE (101 W. CAMPBELL)	2,286 SQ. FT.
FUTURE RESTAURANT SPACE (10 S. VAIL)	2,818 SQ. FT.
TOTAL SEATING AREA	5,104 SQ. FT.

PROPOSED SEATING COUNT

EXISTING RESTAURANT SPACE (101 W. CAMPBELL)	156 SEATS
FUTURE RESTAURANT SPACE (10 S. VAIL)	144 SEATS
TOTAL SEATING AREA	300 SEATS

PLUMBING FIXTURE COUNT

REQUIRED

PROVIDED*

EXISTING & PROPOSED RESTAURANT SPACE (300 SEATS)

150 MEN

WATER CLOSET	2	2
URINAL	1	1
LAVATORIES	2	2

150 WOMEN

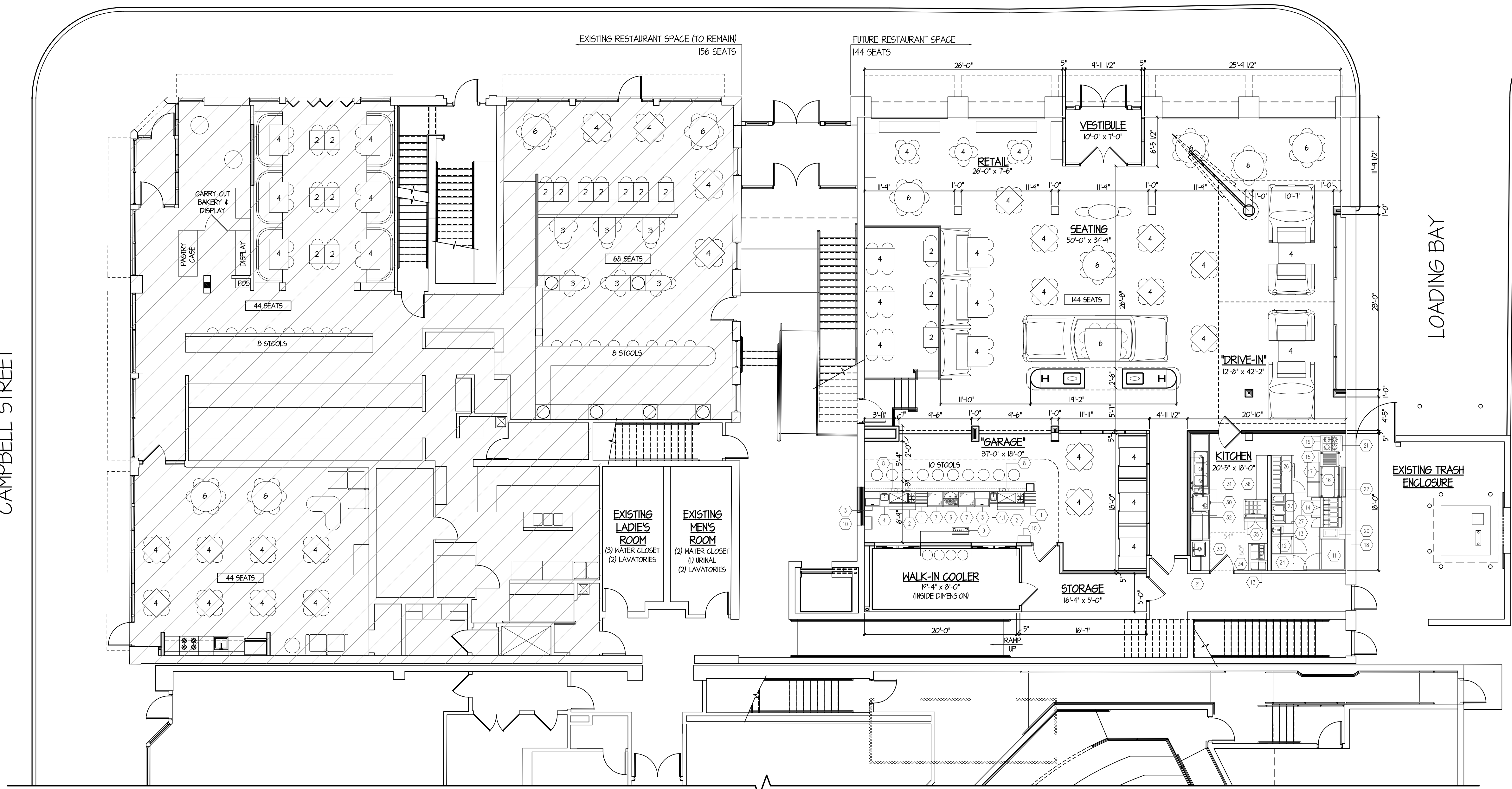
WATER CLOSET	3	3
LAVATORIES	2	2

*PLUMBING FIXTURE NOTE: ADDITIONAL FIXTURES ARE AVAILABLE FOR USE IN ADJACENT SPACE - AGREEMENT WILL BE NEGOTIATED WITH METROPOLIS PERFORMING ARTS CENTRE AS REQUIRED.

VAIL AVENUE

EXISTING RESTAURANT SPACE (TO REMAIN)
156 SEATS

FUTURE RESTAURANT SPACE
144 SEATS



LOADING BAY

EXISTING TRASH ENCLOSURE

WALK-IN COOLER
18'-4" x 8'-0"
(INSIDE DIMENSION)

STORAGE
16'-4" x 5'-0"

KITCHEN
20'-5" x 18'-0"

VESTIBULE
10'-0" x 7'-0"

RETAIL
26'-0" x 11'-6"

SEATING
50'-0" x 34'-4"

"DRIVE-IN"
12'-8" x 42'-2"

"GARAGE"
31'-0" x 18'-0"

EXISTING LADIES' ROOM

(3) WATER CLOSET
(2) LAVATORIES

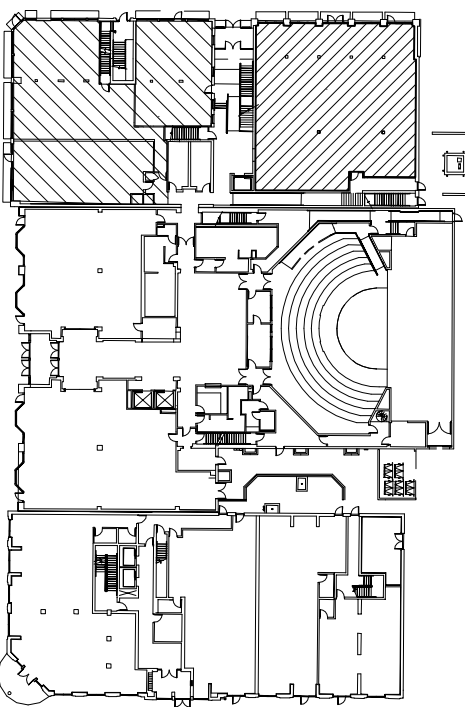
EXISTING MEN'S ROOM

(2) WATER CLOSET
(1) URINAL
(2) LAVATORIES

PROPOSED FLOOR PLAN

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

KEY PLAN



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PARKING SURVEY

Vail Avenue Parking Garage Parking Counts

Parking Counts between 7:00 PM and 7:30 PM

Level	Total	May 10, 2013		May 13, 2013		May 15, 2013	
		Occupied	Surplus	Occupied	Surplus	Occupied	Surplus
1	210	204	6	83	127	165	45
4	242	115	127	38	204	49	193
5	252	99	153	78	174	28	224
Total	704	418	286	199	505	242	462

MARKET ASSESSMENT , BUSINESS SUMMARY, AND MENU

C57 Operations LLC
101 W. Campbell St.
Arlington Heights, IL 60010

Village of Arlington Heights
33 South Arlington Heights Road
Department of Planning & Community Development
Arlington Heights, IL 60005

May 15th, 2013

To Whom It May Concern,

C57 operations DBA Circa 57 is requesting the special use variance at 10 S. Vail Ave. to convert the existing commercial retail space, formerly known as The Peoples Bank, to a restaurant.

This said special use is deemed necessary for the public convenience at this location because it provides a family friendly destination currently not available within the VAH entertainment and dining district. Offering breakfast, lunch, dinner, and late night menus, Circa 57 will enhance the Village of Arlington Heights comprehensive plan by creating a family friendly destination for dining and entertainment.

It is the intention of Circa 57 to uphold the highest standards of customer service, food quality, and community relations, and will work with the Village of Arlington Heights staff to protect the safety, morals, and general welfare of persons residing and working within the vicinity. Such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity.

The proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made part of the authorization granted by the Village Board.

RECEIVED

MAY 16 2013

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Anthony T. Priola
Managing Member
C57 Operations LLC
Circa 57

C57 Operations LLC
101 W. Campbell St.
Arlington Heights, IL 60010

Village of Arlington Heights
33 South Arlington Heights Road
Department of Planning & Community Development
Arlington Heights, IL 60005

April 23, 2013

To Whom It May Concern,

Circa 57 is proud to be opening its doors in the heart of the Arlington Heights downtown dining and entertainment area. While there are several restaurants and bars in the vicinity of Campbell Street and Vail Avenue, Circa 57 is a one-of-a-kind 50's themed restaurant. Our family friendly, food first concept will be created in the newly remodeled Grand Station space and completely renovated People's Bank space.

The former Grand Station area will feature a soda fountain, classic diner, and 50's house, offering a breakfast, lunch, and dinner menu. This side of Circa 57 will also feature a new commuter carryout space keeping the Arlington Heights resident train commuter in mind by offering the convenience of grab and go or call ahead pick up.

In addition, Circa 57 will also incorporate a lively nightlife feel by converting the former People's Bank space into a unique automotive themed experience including a drive-in movie theatre, drive-in diner, and 50's gas station. This space will offer a lunch, dinner and late night menu featuring burgers, fries, milkshakes, and pizza amongst other house specialties. This space will also be available for private parties, corporate functions, teen events, and even an occasional sock hop. With live rock and roll and singing waiters, this will surely become a local hot spot. Customers will even experience some celebrity look-a-likes. You might be lucky enough to have Marilyn Monroe or James Dean as your server, or be greeted at the door by Ed Sullivan himself who will take you to a seat in a shiny '57 Chevy Bel Air where you will dine while watching classic Sci-fi thrillers at the drive-in.

Circa 57 will undoubtedly become a destination location for residents and out of towners, but will always be focused on its food, unique atmosphere, and impeccable business reputation to keep customers coming back again and again.

We look forward to becoming an integral part of Arlington Heights' comprehensive plan of dining and entertainment, creating new jobs, and enhancing the overall synergy of the downtown business community that has been so well established.


Anthony T. Priola
Managing Member
C57 Operations LLC
Circa 57

Circa 57

When Life Was Good, and Cars Had Fins

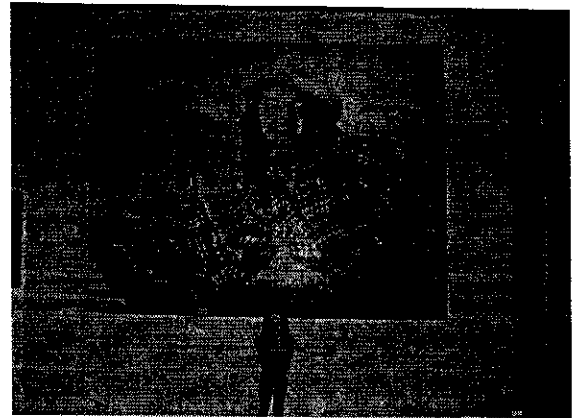
101 W. Campbell Street Arlington Heights, IL
Circa-57.com (847) 392-1957

Get ready for a time warp Arlington Heights! A time when life was good and cars had fins. A time when some of the simple pleasures of life meant things like sharing a milkshake at the soda fountain, the daily Blue Plate Special at the diner, a hearty home cooked meal by mom, or a T-bone steak off of dad's backyard grill on a summer night. Tail fins were in, and Elvis was the King! America was at the height of the baby boom, and Main Street USA was at the heart of every town. You can picture it. Can't you? A date at the Starlight Drive-in. Waitresses on roller skates serving burgers, fries, and milkshakes, delivering them on trays that hung from the car window. At the local gas station, full service really meant "full service" and gas was \$.24 a gallon. It's time to experience the good life again right here in Downtown Arlington Heights.

It is our pleasure to introduce Circa 57. A lifestyle, interactive, destination restaurant right in the heart of downtown Arlington Heights. Taking over the former Grand Station restaurant and People's Bank space in the Metropolis-Hagenbring Condominium Building, Circa 57 will enhance the downtown synergy with a new and vibrant destination for eating, drinking, and entertainment. The new Circa 57 restaurant will feature 7 unique interactive snapshots of life in the 50's while maintaining a food first philosophy that will keep residents and out of town'ers coming back time after time. A family friendly concept that is sure to appeal to all.

Our first phase of construction will focus on the remodeling of the Grand Station space and will encompass three of our themes - the Soda Fountain, a Classic Diner, and the vintage interior of a 1957 Bungalow House.

The former Grand Station bar will be transformed into a vintage 50's soda fountain serving hand crafted sodas, floats, and phosphates along with ice cream specialties while the comical soda jerk's put on their razz-ma-tazz behind the counter. With vintage Seeburg Select-o-Matic Juke box selectors at the tables, a nickel can play you your favorite song while you sip on a cherry coke and enjoy a banana split.



In the main dining room, we will bring the classic diner back to life. Sit at the counter or grab a booth, the Blue Plate Special is what the diner is all about. Featuring breakfast, lunch, and dinner, as well as a new commuter carry-out area where you can grab a hot cup o' Joe and a giant home made sticky bun, old fashion doughnut, or some hearty stick to your ribs steel cut oats or Malt-O-Meal while you make your way to the train.

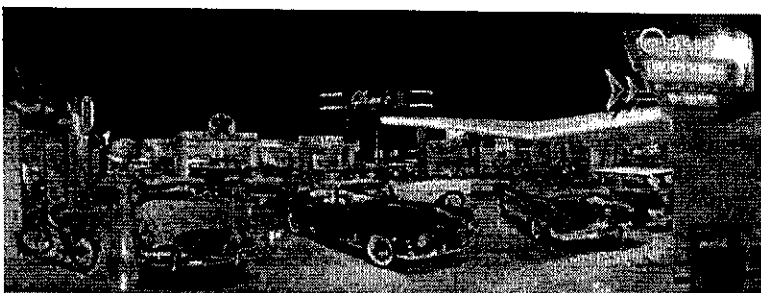


The last room of the Grand, formerly a private party dining room, will be converted to replicate the interior of a 1957 Bungalow House. Mom is in the kitchen washing dishes while dad and sis watch TV. Home cooked comfort food and dad's back yard BBQ will make you feel warm and cozy, and if it's time for Ed Sullivan, don't worry, kids can even order a TV dinner so you don't have to miss a minute.

Because of the Grand Station restaurant's existing infrastructure, we will make full use of the kitchen, bar, server areas, and back of the house and focus efforts on the light remodeling of the dining space with our 50's decor. We intend to re-open this corner by early summer 2013.

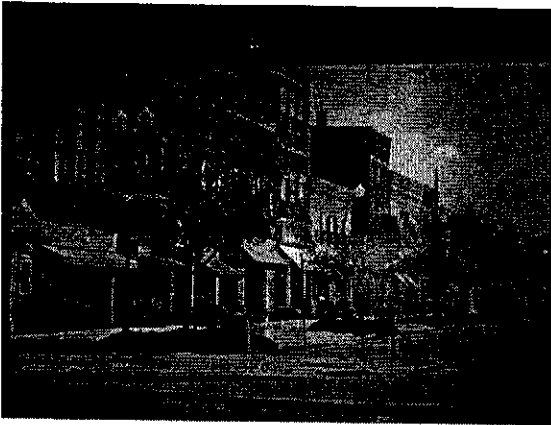


The transformation of the People's Bank Space will be more extensive. A complete overhaul will transform this space into three more interactive vignettes featuring an automotive theme of the 50's. This side of the Circa 57 concept will feature a drive-in diner, a bar designed and built inside the service bays of a full size vintage gas station, and of course, no trip back to the 50's would be complete without a drive-in movie theatre.



Here, you can sit in a '57 Chevy Bel Air and have your milkshake and fries. Stop in for a fill up at "Red's Pump and Polish" service station. Park at the Star Light Drive-in for a sci-fi thriller on the

ultra HD 40 ft screen. Don't be surprised if you see Marilyn Monroe or James Dean taking orders at the table, and you just might have to kick your shoes off and join in for an impromptu dance off led by Ed Sullivan while Elvis Presley sings *Jail House Rock*! Our stage area will feature live entertainment that will keep the crowd tapping their feet and singing their favorite Rock an' Roll songs of the 50's.

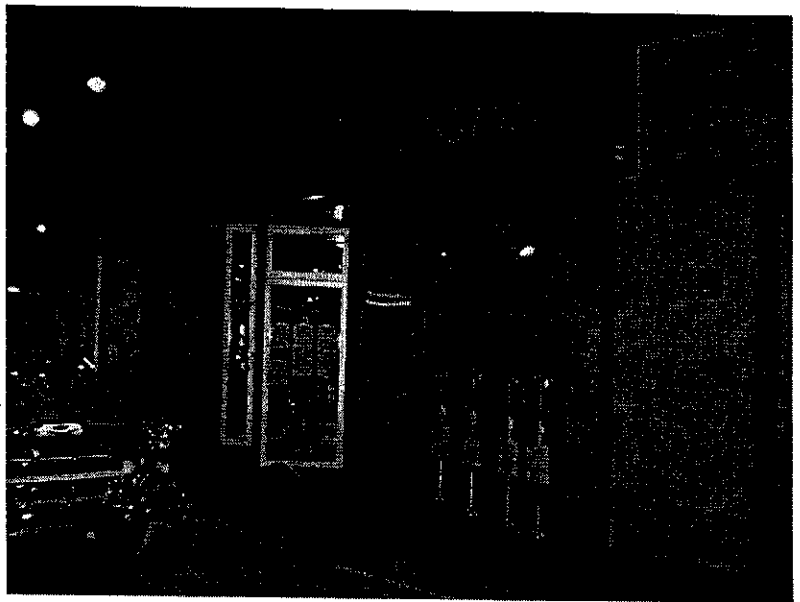


The last proposed renovation of the space will tie both sides of Circa 57 together by transforming the easement through the Hagenbring Building into a vintage scene from Main Street. With the existing exterior brick of the original Hagenbring Building beautifully restored on one side, we will convert the rest of the easement area to include a vintage department store window dressed with vintage clothing and accessories for each season, directional "street signs" for the Metropolis Theatre, Big Shots Piano Bar, and the Metropolis Ballroom, and even a city lamp post.

We are thrilled to soon be a part of the Arlington Heights community and can't wait to open the doors on what is sure to be an exciting enhancement to the business community. We welcome the Village's input, and we would be happy to answer any questions about Circa 57.

Sincerely,
Anthony and Kimberly Priola

anthony@circa-57.com



Circa '57 Operational Details

of employees: minimum of 50 employees @ opening and then potentially up to 100 or so based on business

Hours of operation: 6am - 1am (breakfast, lunch, dinner, and late night)

Breakfast - Carry out

Pastries

- Giant Cinnamon Roll w/ Cream Cheese Icing
- Warm Sticky Buns w/ Caramel Drizzle
- Old Fashion Sour Cream Doughnut
- Apple Cinnamon Fritter
- Big Wheel Raised Doughnut
- Butter swirl Danish

Stick to your ribs Hot Cereal

- Steel Cut Oats
 - Berry Medley
 - Brown Sugar, Golden Raisins, Toasted Pecans
- Grits and Cheese
- Malto Meal

Biscuits, Sausage and Gravy

Corned Beef Hash

Breakfast Sandwiches

- Ham, Egg, and American Cheese Biscuit
- Sausage, Egg, Spinach, and Fontinella Cheese on Brioche
- Applewood Bacon, Egg, and Cheddar on English Muffin
- (substitute egg beaters or egg whites on any sandwich)

Beverages

- Fresh Squeezed Orange Juice
- Apple

Cup O' Joe Coffee Bar

Coffee etc.

****DRAFT****

Circa 57 Menu (in progress)

****DRAFT****

Diner Breakfast

From the griddle

Vanilla Bean French Toast w/ vanilla whipped cream, fresh strawberries and toasted almonds served w/ whipped butter, homemade strawberry syrup and real maple syrup

Grandma's own farmhouse recipe buttermilk cakes served w/ whipped butter and real maple syrup

Silver dollars - 6, 12, 18 - "you keep eatin 'em, we'll keep makin 'em"

Chocolate Chip

Bohemian - Apricot and sour cream topped with 2 fried eggs

The Waffle Iron

Our batter is made fresh every hour! Hot out of the iron and smothered in whipped butter and maple syrup

Plain Jane - If you just like waffles, you won't be able to stop eating them

All American - Strawberries, Blueberries, and Vanilla Whipped Cream

Farmhouse - your choice of crumbled applewood bacon or maple syrup sausage mixed into the batter and topped with 2 fried eggs

Roadhouse Skillets

Everyone has their own combination - go ahead and tell us yours, and we'll make it!

Ham, Bacon, Sausage, Tomato, Green Onion, Mushroom, Spinach, Black Olive, Jalapeño, Avocado, Onion,

Mixed with our crispy seasoned home fries and topped with 2 eggs, our special blend of cheeses, and a dollop of sour cream

Egg Specialties

Juevos Rancheros

"The Classic" Eggs Benedict

3 egg omelet your choice

The "Real Steak and Egger" - 6oz NY Strip seared on our wood chip grill, topped with mushrooms and caramelized onions served with 2 eggs and a warm biscuit with whipped honey butter

****DRAFT****

Circa 57 Menu (in progress)

****DRAFT****

Starters & Sides

Parmesan crusted chicken fingers w/ marinara

Quesadillas - chicken, steak, or veggie

Sliders - pulled pork, beef tenderloin, buffalo chicken

Hand-cut shoestring potatoes

Onion loaf

Spam fritters

Fried Zucchini

Cheesy crab melt on cocktail pumpernickel

Victory Garden / Salads

Diner wedge

Tuna stuffed tomato

Caesar

Chopped salad

Pear, raspberries, candied pecans, dried tart cherries, Amish blue cheese and raspberry vinaigrette

****DRAFT****

Circa 57 Menu (in progress)

****DRAFT****

Lunch

Sandwiches

Crab cake BLT

Grilled veggie on focaccia

Philly steak & cheese

Grilled chicken croissant w/ avocado

Dagwood Deli

Tuna or chicken salad

Beer batter fried walleye

Burgers

BBQ cheddar bacon w/ onion strings

Blue cheese & avocado

The Classic
w/ cheese

Polynesian - teriyaki, grilled pineapple, red peppers, and shaved ham

Specialties

Country fried chicken w/ biscuit, honey, choice of potato, and coleslaw

Meatloaf and mashed potatoes

Pulled pork served as a dinner

BBQ ribs

Chicken pot pie

****DRAFT****

Circa 57 Menu (in progress)

****DRAFT****

Supper

Entrees

Chicken & waffles

Chicken croquettes

Beer battered walleye

Chicken enchiladas

Braised short ribs

Fried chicken & biscuits

Meatloaf

Pot roast

Chicken pot pie

Spaghetti & meatballs

Veggie lasagna

Teriyaki rice bowl - steak, chicken or veggie

From Dad's backyard BBQ grill and smoker

T-bone steak

8 oz. beef tenderloin

Prime rib

BBQ ribs

BBQ pulled pork

Grilled salmon w/ KY bourbon glaze

****DRAFT****

Circa 57 Menu (in progress)

****DRAFT****

Kids' Meals - TV Dinners

Entree Choices (pick 1)

Chicken croquette
Pot roast
Burger slider
Parmesan chicken fingers
Fried chicken drumstick
Beer battered walleye

Side Choices (pick 2)

Sweet corn
Glazed carrots
Mashed potatoes & gravy
Baked apples
Buttered sweet peas
Fries
Steamed green beans
Steamed broccoli

Dessert Choices (pick 1)

Apple pie
Cherry cobbler
Chocolate chip cookies
Chocolate cake

****DRAFT****

Circa 57 Menu (in progress)

****DRAFT****

Soda Fountain

This menu is truly “under construction” as it requires items, recipes, and names from the 50’s.
This draft gives you an idea of the categories...

Handmade Sodas and Phosphates

Ice Cream Sodas and Floats

Sundaes

Banana Splits

****DRAFT****

Circa 57 Menu (in progress)

****DRAFT****

Bar

Wines by the glass and bottle ranging from “house” to “fine”.

Beers by the glass and bottle or can ranging from popular national brands to more specific brands that lend themselves to the diner / automotive theme.

Liquor choices to include typical drinks from a fully stocked bar as well as a menu of high balls, old fashioned, and hand crafted martinis that enhance our vintage menu.

We will finalize this menu after we have met with the distributors and suppliers in regards to specific products.

****DRAFT****

Circa 57 Menu (in progress)

****DRAFT****

Drive-in Diner / Late Night

Burger Stacks - single, double, triple, or quad. These burgers are smashed on our flat top grill and stacked up on a buttered toasted bun w/ pickle, lettuce, tomato, green relish, mayo, mustard, and catsup

Grilled Chicken Sandwich - a double lobe chicken breast served on a buttered toasted bun w/ pickle, lettuce, tomato, green relish, mayo, mustard, and catsup

Fried Chicken Tenderloins served w/ your choice of dipping sauce

Pizza

We slice ours like a pie, but if you want to be "square" we won't hold it against you.
Just tell your server.

Hand-cut shoestring potatoes

Onion loaf

Spam fritters

Fried zucchini

Milkshakes, Hand crafted sodas, floats, and freezes

More Drive-in Specialties to be added

PLAN COMMISSION PROJECT TIMELINE

Project Name: Circa '57
PC Number: 13-009
Location: 10 S. Vail Avenue
Requested Action: Special Use for a Restaurant

	Date	# of Business Days
Preliminary Meeting	10/10/12	
Awaiting Petitioner Plat & Sub Request	04/18/13	129
Plat and Sub Committee Request	04/18/13	
Plat and Sub Committee Meeting	04/24/13	4
Awaiting Petitioner PC Application	04/24/13	
PC Application Submittal Date	04/24/13	
1 st Round Department Comments	05/03/13	7
Petitioner's Response	05/16/13	9
PC Hearing	05/22/13	4
Village Board	06/03/13	8
Village Board Ordinance Adoption	06/17/13	10

Note:

Legal notice; State Statue requires 15 to 30 days notice.

The initial meeting with Circa 57, they were still negotiating contract to purchase and had questions regarding bathroom fixture count

Village worked with Petitioner to address fixture count

Petitioner did not want to proceed forward and schedule a Plat and Subdivision Committee meeting until they closed on the property

Petitioner closed on the property on April 4th



Item: Hickory / Kensington Overlay Zone - PC13-002

Department: Planning & Community Development

BACKGROUND

On January 7, 2013 the Village Board approved the Hickory Kensington Area Plan (Ordinance #13-001). Approval of the Plan included changes to the Land Use Map as depicted on page 17 (and attached as Exhibit A). In addition, several recommendations and actions were adopted in the Plan including the following:

Recommendation 4: Rezone properties from M-2 to R-6, R-7 and B-2 as illustrated in the Zoning Map on page 25.

Action: Commence Plan Commission public hearing process to rezone said properties as soon as feasible concurrent with consideration of an Overlay Zone.

Recommendation 5: Adopt an Overlay Zone specific to the unique characteristics of the area creating development guidelines.

Action: Develop specific text amendments to Chapter 28 – Zoning Regulations, creating an Overlay Zone, and proceed with Plan Commission public hearing and Board consideration concurrent with rezoning.

RECOMMENDATION

Commissioner LaBedz moved and Commissioner Sigalos seconded:

A motion to recommend to the Village Board of Trustees approval of PC #13-002, an Amendment to Chapter 28 establishing the Hickory Kensington Overlay Zone, and Text Amendments to Sections 5.1-7 and 5.1-7.1, location of the R-7 Zoning District.

Roll Call Vote: Commissioner LaBedz, Ennes, Green, Jensen, Lorenzini, Sigalos and Chairman Wolfe voted in favor. The motion carried.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Amount of Bidder Recommended:

ATTACHMENTS:

Name:

- ☐ [StaffDevelopmentCommitteeReport.doc](#)
- ☐ [Overlay_Standards.pdf](#)
- ☐ [Proposed_Zoning_Map.pdf](#)
- ☐ [Comprehensive_Plan_Map.pdf](#)
- ☐ [Property_Ownership.pdf](#)
- ☐ [PropertyOwnerMeeting.pdf](#)
- ☐ [PCpublichearingsummaryQA.docx](#)
- ☐ [PC_Minutes.doc](#)

Description:

Staff Development Report
Overlay Standards
Proposed Zoning Map
Comprehensive Plan Map
Property Ownership
Property Owner Meeting
PC Summary of Questions
PC Minutes

MEMORANDUM

To: Chairman Wolfe and Members of the Plan Commission

From: Bill Enright, Deputy Director Planning and Community Development

Date: April 11, 2013

Subject: Chapter 28 Text Amendments: P.C#13-002
1) Hickory Kensington Area: Overlay Zoning District
2) Location of R-7 Multi Family District

On January 7, 2013 the Village Board approved the Hickory Kensington Area Plan (Ordinance #13-001). Approval of the Plan included changes to the Land Use Map as depicted on page 17 (and attached as Exhibit A). In addition, several recommendations and actions were adopted in the Plan including the following:

- Recommendation 4:* Rezone properties from M-2 to R-6, R-7 and B-2 as illustrated in the Zoning Map on page 25.
- Action:* Commence Plan Commission public hearing process to rezone said properties as soon as feasible concurrent with consideration of an Overlay Zone.
- Recommendation 5:* Adopt an Overlay Zone specific to the unique characteristics of the area creating development guidelines.
- Action:* Develop specific text amendments to Chapter 28 – Zoning Regulations, creating an Overlay Zone, and proceed with Plan Commission public hearing and Board consideration concurrent with rezoning.

Staff has prepared the Overlay Zoning District text amendment which is attached to this memo. The purpose of the Overlay is to establish development standards unique to this area, providing clear direction to developers as to the desired development in the Overlay. The development standards will complement those outlined in Chapter 28 and where the Overlay standards differ from the underlying zoning, the Overlay will supersede the underlying zoning. Also attached is a chart which compares the current zoning standards with the Overlay Zone. Several standards proposed are less restrictive than current code in order to reflect the vision of the Plan. It should be noted that Design Guidelines will also be proposed for the architecture and streetscaping program at a later date, to be reviewed by the Design Commission.

A separate amendment to Sections 5.1-7 and 5.1-7.1 addresses the location of where the R-7 zoning district is permitted. Currently R-7 is permitted adjacent to the downtown.

This amendment would expand the use of R-7 zoning to include “areas within a designated redevelopment area consistent with a redevelopment plan”.

Overlay Zone

The Hickory Kensington Area Plan (Plan) was the primary guide in determining the standards recommended. Staff also reviewed current lot sizes/dimensions, lot ownership, current use of land, and proposed zoning to test the overlay standards for various development scenarios. Past developments for multi family were reviewed to measure building sizes and floor plans to ascertain the viability of each overlay standard. Existing grade elevations were reviewed to determine how heights may be impacted. Attached to this memo is a map which illustrates ownership and lot dimensions in the Overlay. Most of the platted lots are 25' wide by 135' deep, although the minimum ownership is two lots or 50'. Therefore the smallest buildings along Hickory are built over two lots, not on individual 25' lots.

The following summarizes each overlay standard recommended. Staff will also provide at Ordinance Review Committee some visuals for different development scenarios to illustrate these requirements and how they apply to the area.

Building Height

Staff is recommending minimum and maximum heights for the R-6, R-7 and B-2 districts in the Overlay Zone. This will assure the Village of a height range for each area consistent with the Plan. R-6 zoning with a height range of 30' to 40' is typical of other recent townhouse developments. However it could permit a three flat style development. Four floors could fit into 40' but the Plan calls for three floors maximum, and the density standards in the R-6 district are restrictive enough to make a four story building unlikely. Also a Planned Unit Development is proposed for all development thus the Village has control over the type and style of development. R-7 is recommended at 35' to 55' to accommodate three to five floors, which would allow for townhouse style or apartment or condo style buildings. The B-2 district would call for 40' to 60' to establish buildings in the four to five floor range with commercial on the first floor. The maximum is 5' taller than in the Plan in order to provide more flexibility for the height of the first floor commercial space. There is no height requirement in B-3 and no change is recommended as the Plan recommends one to two floors.

Floor Area Ratio

The recommendation for the R-7 district is to increase the FAR from 200% to 250%. In the B-2 district the FAR would be eliminated. The current R-7 FAR is 200%, so assuming the building covers 50% of a site, only a four floor building could be built. This is one floor short of the top limits suggested for R-7 properties. An FAR of 250% would allow for a five floor building. The B-2 FAR is 250% which would allow a five floor building covering 50% of the site, however given the lot dimensions in the proposed B-2 district, this requirement may be too restrictive. Staff is of the opinion that the density, height, and setback requirements of the Overlay are sufficient to guide the development of the B-2 sites consistent with the Plan. The current R-6 and B-3 FAR's are sufficient for the type of development envisioned therefore no change is recommended.

Building Lot Coverage

The R-7 building lot coverage maximum is 45%, which may be too restrictive for the Overlay area. It is recommended that this requirement is increased to 60% to reflect the lot sizes and type of development sought. In addition the setback and density requirements can guide the type of development envisioned. The other districts should remain the same.

Building Setbacks

Frontages: Staff recommends that the front yard setback requirements for R-6, R-7, B-2 be eliminated and in lieu of, require a Public Street Frontage setback. This will assure a minimum and maximum setback for buildings in the Overlay consistent with a more “downtown” environment. The minimum and maximum will assure a cohesive street line for the buildings while allowing for some flexibility. The R-6 and R-7 district would require some setback along the street frontages to allow for green space. The B-2 allows for a minimum setback of 0’ up to 5’ as these buildings contemplate commercial on the first floor. Setback requirements are larger along Kensington (10’ to 15’) to create a more open feel along that roadway. B-3 (south side of Kensington) would also establish a minimum (10’) and maximum (15’) setback along Kensington that mirrors the B-2 district which is on the north side of Kensington. This will allow for uniformity of open space on both the north and south sides of Kensington.

Side Yards: Recommended side yards in R-6 and R-7 would be based on 10% of the lot width with a minimum yard of 5’ and maximum of 30’. Current code is based on 10% but then adds 1’ for each foot of additional height above the height limit for the district. Since a minimum and maximum height is recommended for the Overlay, staff does not think additional side yard setbacks are needed as height increases as that would reduce floor area. Given lot dimensions, adding a foot of setback as height increases could make development in some cases unfeasible if the side yard requirement is too large. In the B-2 district side yards are required if there are windows on either the building proposed or an existing adjacent building. This will assure a 25’ setback but also allow buildings in B-2 to abut each other if there are not window openings. Downtown is a good example where some buildings abut to establish a connective line of buildings.

Rear Yards: A 30’ rear yard is recommended for R-6, R-7 and B-2. This will assure adequate open space at the rear of buildings given the lot dimensions. B-3 would remain the same which requires a rear yard only if adjacent to residential zoning. In this area that would be zero.

Minimum Lot Size – Multiple Family

The current density standards in the R-6 (11 to 17 units per acre), R-7 (48 to 72 units per acre) and B-3 (9 to 12 units per acre) districts are sufficient to allow for the density desired for three, four and five floor buildings. The B-2 district will require a change to allow for more density in order to allow for development in the four to five floor range as

desired in the Plan. B-2 currently allows 9 to 12 units per acre, which is not enough to support a four to five floor building. Therefore the B-2 density standard in the Overlay should mirror the density allowed in the R-7 district.

Spacing Between Buildings

Current code in the R-6 and R-7 districts require spacing anywhere from 12' to 50' depending on what rooms are facing each other. It is somewhat of an antiquated zoning requirement. Staff is recommending simplifying the spacing requirement by requiring 10' between buildings irregardless of room type. The 10' standard takes into account the possible development scenarios along Hickory where the narrowest development could be on a 50' development lot. Side yard setback requirements will in some cases require an even larger spacing.

Parking – Residential

The recommended parking ratio of the B-2 district is 1.5 per residential unit, which is the same as the R-7 requirement. Given the proximity of the area to downtown and Metra, and based on parking data for other multi family development, a ratio of 1.5 versus 2.0 per unit should be adequate. If a developer desires a higher ratio, than more can be provided. Multi family residential development is trending towards rental housing, which requires less parking than ownership/condo development. Each individual development will need to demonstrate adequate parking.

Parking Lots: Surface

In R-6, R-7 and B-2 districts no more than 33% of a development can be allocated to surface parking lots. The reason for this requirement is to assure that development prioritizes actual buildings fronting the streets verses parking lots. The desired streetscape should consist of buildings to establish a sense of place based on living units and not parked cars. Ideally autos will be parked inside or behind the building.

B-2 First Floor Commercial

The focus for additional commercial should be along Kensington Road, therefore first floor commercial shall not be required along Campbell Street but remains optional if determined that commercial is feasible.

Prohibited Uses

If the rezonings are approved then the R-6 and R-7 districts would allow certain uses not consistent with the Plan such as Single Family Detached; Institution Residential; and assembly type uses such as Day Care Centers, Schools (Elementary, High and College); and Churches, Synagogues, and other places of worship (including lodging). It is recommended that these are prohibited in the Overlay Zone.

Use of Existing Buildings (currently zoned M-2)

This provision will allow buildings zoned M-2 on the current zoning map, which are already constructed at the time the Overlay is adopted, to continue to be used for uses permitted in the M-2 district in Section 5.5-1 (Non manufacturing uses). This will allow re-tenanting of existing buildings for uses currently allowed in Section 5.5-1. Otherwise

the properties currently zoned M-2 that are rezoned to R-6, R-7 and B-2 would require a Land Use Variation in order to re-tenant for M-2 uses. This provision does exclude re-tenanting for uses allowed in the M-2 district under Section 5.5-2 (which is the more intensive Processing and Manufacturing Use section).

Planned Unit Development Requirement

In order to assure development consistent with the Hickory Kensington Area Plan, a Planned Unit Development should be required. The benefit of the rezoning and Overlay is that the basic zoning standards for this particular area are articulated in the Plan and Overlay. However, there should be oversight via the public hearing process as this important area transitions from manufacturing to mixed use.

Additional Height Standards

On page 23 of the Plan, one standard suggested is a floor window sill height and a first floor ceiling height. The purpose of this idea is to establish windows closer to the ground for a more inviting streetscape (rather than a brick wall). However when reviewing current grade elevation differences, it would become difficult to achieve as the grade rises along Hickory from an elevation of 678 at the north end to 682 at the south end. Therefore no standard is recommended.

Location of R-7 District

Also, staff is recommending a text amendment to Chapter 28, Sections 5.1-7 and 5.1-7.1 Location of R-7 Multi Family Districts. This text amendment is necessary in order for property within the Hickory Kensington Area Plan to be rezoned to R-7.

Ordinance Review Committee

The Ordinance Review Committee recommended approval of the Overlay Zone and R-7 text amendments at their March 27, 2013 meeting.

Recommendation

The Staff Development Committee recommends approval of the Overlay Zone text amendment and the text amendments to Sections 5.1-7 and 5.1-7.1, Location of the R-7 District.

C: Bill Dixon, Village Manager
Department Directors

5.1-23 Overlay Zoning District – Hickory Kensington Area. The purpose of the overlay district is to implement the goals of the Hickory Kensington Area Plan by establishing development guidelines specific to the redevelopment area. The following conditions of use shall supplement the underlying zoning for the area, but supersede the underlying zoning where different.

5.1-23.1 Conditions of Use:

a. Building Height

R-6	Minimum:	30'
	Maximum:	40'
R-7	Minimum:	35'
	Maximum:	55'
B-2	Minimum:	40'
	Maximum:	60'

b. Floor Area Ratio

R-7	250%
B-2	no requirement

c. Building Lot Coverage

R-7	60%
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d. Building Setbacks

Public Street Frontages:	R-6	R-7	B-2	B-3
Minimum	10'	8'	0' (10' on Kensington)	10' on Kensington
Maximum	15'	10'	5' (15' on Kensington)	15' on Kensington

Front: R-6, R-7, B-2 No Requirement

Side: R-6 10% of lot width (5' minimum, 30' maximum)
R-7 10% of lot width (5' minimum, 30' maximum)
B-2 In the case of walls having window openings there shall be a minimum open space of 25' between buildings.

Rear: R-6 30'
R-7 30'
B-2 30'

e. Minimum Lot Size - Multiple Family

B-2	1 BR	600 sq ft per unit
	2 BR+	900 sq ft per unit

f. Spacing Between Buildings

R-6	10'
R-7	10'

g. Parking - Residential

B-2	1.5 spaces per unit
-----	---------------------

5.1-23 Overlay Zoning District – Hickory Kensington Area. The purpose of the overlay district is to implement the goals of the Hickory Kensington Area Plan by establishing development guidelines specific to the redevelopment area. The following conditions of use shall supplement the underlying zoning for the area, but supersede the underlying zoning where different.

5.1-23.1 Conditions of Use:

- a. Building Height

R-6	Minimum:	30'
	Maximum:	40'
R-7	Minimum:	35'
	Maximum:	55'
B-2	Minimum:	40'
	Maximum:	60'

- b. Floor Area Ratio

R-7	250%
B-2	no requirement

- c. Building Lot Coverage

R-7	60%
-----	-----

- d. Building Setbacks

Public Street Frontages:	R-6	R-7	B-2	B-3
Minimum	10'	8'	0' (10' on Kensington)	10' on Kensington
Maximum	15'	10'	5' (15' on Kensington)	15' on Kensington

Front:	R-6, R-7, B-2	No Requirement
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Side:	R-6	10% of lot width (5' minimum, 30' maximum)
	R-7	10% of lot width (5' minimum, 30' maximum)
	B-2	In the case of walls having window openings there shall be a minimum open space of 25' between buildings.

Rear:	R-6	30'
	R-7	30'
	B-2	30'

- e. Minimum Lot Size - Multiple Family

B-2	1 BR	600 sq ft per unit
	2 BR+	900 sq ft per unit

- f. Spacing Between Buildings

R-6	10'
R-7	10'

- g. Parking - Residential

B-2	1.5 spaces per unit
-----	---------------------

- h. Parking Lots: Surface R-6, R-7 & B-2 No more than 33% of a development can be allocated to surface parking lots.
- i. B-2: First floor commercial shall not be required fronting Campbell Street
- j. Prohibited Uses
 - Single Family Detached;
 - Institution, Residential;
 - Schools, Elementary, High and College (Public and Private);
 - Churches, Synagogues, and other places of worship (including lodging);
 - Day Care Centers;
- k. Buildings constructed prior to adoption of this Ordinance, in areas zoned M-2 as set forth on the Village's Zoning Map dated January 1, 2013, can be occupied by uses permitted in the M-2 Limited Heavy Manufacturing District as outlined in Section 5.5-1.
- l. All development shall be subject to an approved Planned Unit Development consistent with the Hickory/Kensington Area Plan.

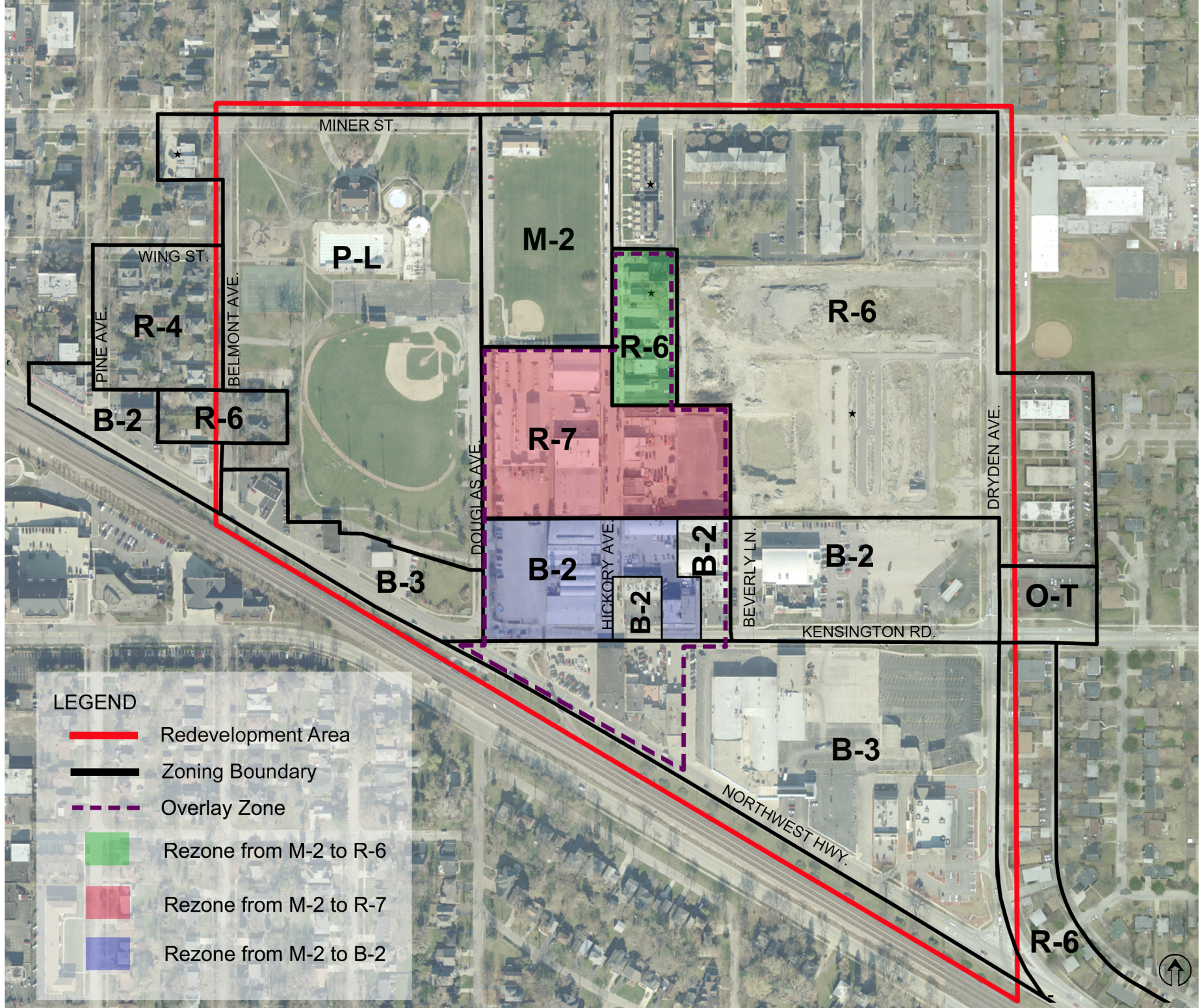
Location of R-7 Multi Family Districts

5.1-7 Multiple-Family Dwelling District (R-7). The purpose of the R-7 district is to provide high density multiple family developments which will provide a buffer between the Downtown (B-5) District and the single family neighborhood, reduce transportation needs by locating high density developments close to public transportation facilities and provide a consumer base for the Downtown District area. In addition the purpose of the R-7 district is to stimulate development in areas within a designated redevelopment area consistent with a redevelopment plan.

5.1-7.1 Location. All Land within the R-7 zoning district classification, shall be located in the areas adjoining the area designated Downtown District mixed use or areas within a designated redevelopment area consistent with a redevelopment plan and also designated for “High Density Multi-Family” on the Village of Arlington Heights General Comprehensive Plan. All other parcels of land zoned R-7 prior to the adoption of this amendment, but not indicated as “High Density Multi-Family” shall conform to the requirements of the R-6 District, except that the minimum lot area for two or more dwelling units shall be 2,100 square feet per dwelling unit. ~~Notwithstanding the provisions of the paragraph, no property which is not presently zoned R-7, but is within “High Density Multi-Family” areas designated on the Village of Arlington Heights General Comprehensive Plan shall be classified R-7 Multiple-Family Dwelling District, except after proper notification, public hearing and approval of the Arlington Heights Village Board, as required by the provisions of this ordinance. (See Map on following page.)~~

Hickory Kensington Area Overlay Zone

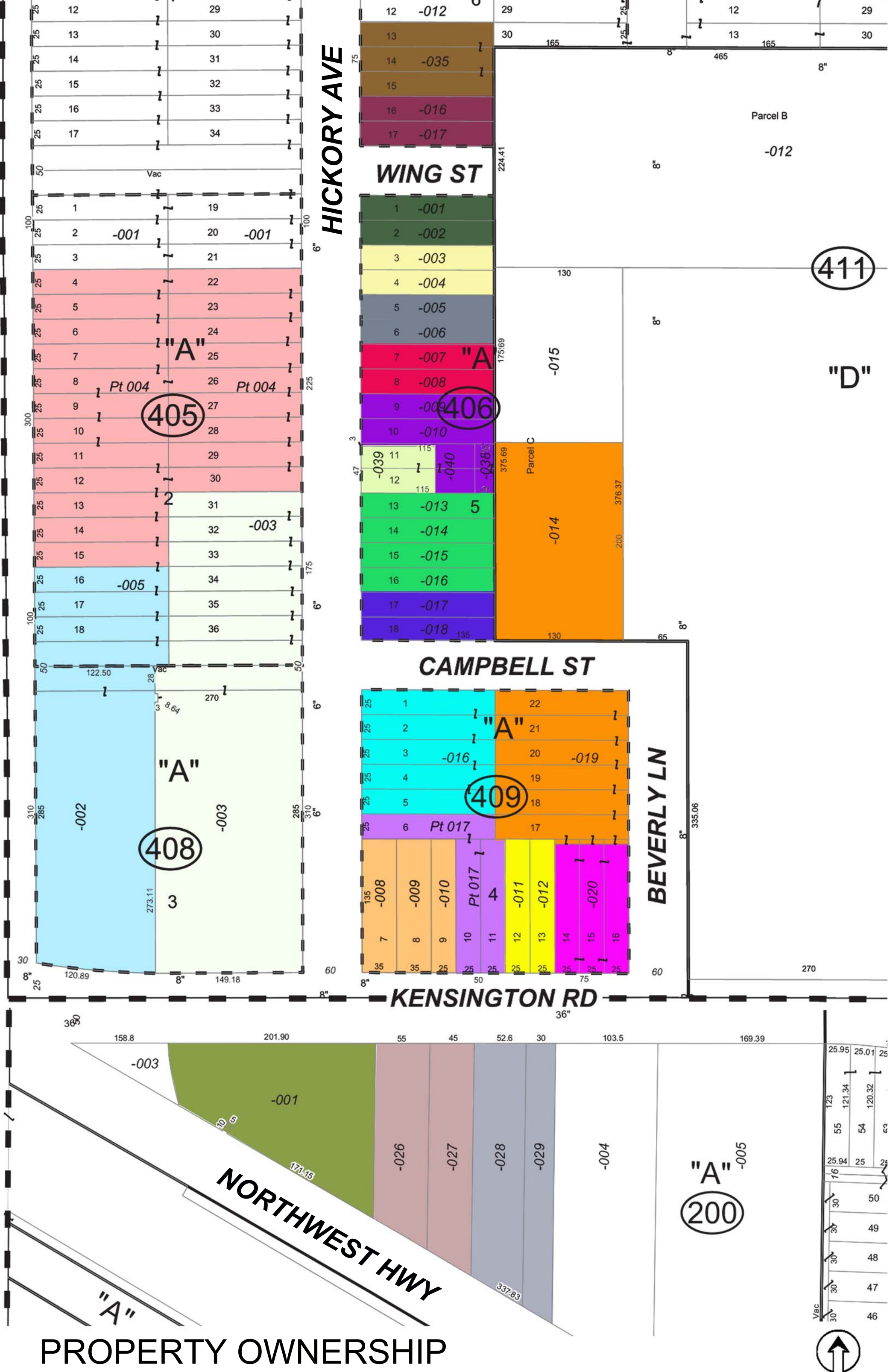
Zoning Standards					Overlay: Proposed Standards			
	R-6	R-7	B-2	B-3	R-6	R-7	B-2	B-3
Building Height	40	60	no requirement	no requirement	min: 30'	min: 35'	min: 40'	no
					max: 40'	max: 55'	max: 60'	change
Floor Area Ratio	150%	200%	250%	350%	no change	250%	no requirement	no change
Bld Lot Coverage	35%	45%	no requirement	no requirement	no change	60%	no change	no change
Building Setbacks								
Front	25 + 1' above 25'	25 + 1' above 40'	if adj to residential	if adj to residential	no requirement	no requirement	no requirement	no change
Public Street Frontages					min:10' max:15'	min: 8' max: 10'	min:0' max:5'	
							min 10' max 15'	min 10' max 15'
							on Kensington	on Kensington
Side	10% + 1' above 25'	10% + 1' above 40'	if adj to residential	if adj to residential	10% of lot width, 5' min., 30' max.		25' adj to walls with windows	no change
Rear	30 + 1' above 25'	30'	if adj to residential	if adj to residential	30'	30'	30'	no change
Minimum Lot Size (Density)								
1 br	2500	600	3500	3500	no change	no change	600	no change
2br	2500	900	3500	3500			900	
3br	3500	900	4500	4500			900	
4br	4000	900	5000	5000			900	
Spacing Between Bldgs	12' to 50'	12' to 50'	no requirement	no requirement	10'	10'	no change	no change
Parking: Residential	2.0 per unit	1.5 per unit	2.0 per unit	2.0 per unit	no change	no change	1.5 per unit	no change
District Area Min	1.0 acres	2.0 acres	4.0 acres	4.0 acres	no change	no change	no change	no change
Imperv Surface Ratio	no requirement	no requirement	no requirement	no requirement	no change	no change	no change	no change
Lot Width Min	no requirement	no requirement	no requirement	no requirement	no change	no change	no change	no change
Dwelling Unit Size Min			no requirement	no requirement	no change	no change	no change	no change
Eff	500	500						
1 br	600	600						
2br	750	750						
3br	900	900						
Additional Height Standards								
window sill	no requirement	no requirement	no requirement	no requirement	no change	no change	no change	no change
first floor ceiling	no requirement	no requirement	no requirement	no requirement	no change	no change	no change	no change



LEGEND

- Redevelopment Area
- Zoning Boundary
- Overlay Zone
- Rezone from M-2 to R-6
- Rezone from M-2 to R-7
- Rezone from M-2 to B-2





Memorandum

To: Chairman Wolfe and Members of the Plan Commission

From: Bill Enright, Deputy Director of Planning and Community Development 

Date: April 17, 2013

Subject: Meeting with Property Owners on April 16, 2013

On April 16, 2013, I held an informal meeting with property owners who are included in the rezoning and/or overlay zone (please see attached invitation letter dated April 5, 2013 sent to all 23 property owners in advance of the meeting). Approximately 20 persons attended the meeting. The Plan Commission staff development committee reports were included in the invitation so that the property owners would have time to read through the materials prior to the meeting and public hearing. The purpose of the meeting was to answer any questions regarding the proposed rezoning and overlay.

One of the issues raised was what happens if a building (currently zoned M-2) were destroyed by fire. If that were to occur, the property owner would have to conform to the new zoning for the area and thus could not rebuild the same building. In order to rebuild a similar building, the owner would need to seek a land use variation. One question posed was whether or not the rezoning could include a stipulation that if a building were destroyed by fire, could they be allowed to rebuild on the same footprint as currently exists. I indicated that I would need to confer with our Legal Department.

The Village's Legal Counsel has indicated that the Village can grandfather in the existing buildings as part of the rezoning ordinance which would allow a building to be rebuilt with the same footprint/size as it exists today if destroyed by fire or other event (tornado, flood, etc.). It should be noted that if the area is not rezoned, many of the buildings in the area could not be rebuilt in the same fashion as they exist today as they don't meet M-2 district standards for setbacks and in some cases parking. Therefore variations would be required in order to rebuild the same building even under the current M-2 zoning.

Staff does not think it's necessary to grandfather in existing buildings as many of the buildings would require a variation(s) to be rebuilt under the current M-2 zoning. In addition the proposed overlay zone would allow for re-tenanting of existing M-2 buildings for uses permitted in M-2 Non Manufacturing.



Village of Arlington Heights

33 South Arlington Heights Road
Arlington Heights, Illinois 60005-1499
(847) 368-5000
Website: www.vah.com

April 5, 2013

RE: Hickory Kensington Rezoning and Overlay Zone

Dear Property Owner:

I am writing to you as a property owner that is subject to rezoning and / or establishment of an Overlay Zone. I would like to invite you to an informal presentation on **Tuesday, April 16, 2013 at 6:00pm** at the Village Municipal Building, Third Floor, Community Meeting Room, to discuss the Village Of Arlington Heights plans to rezone the area (please see attached map of areas to be considered for rezoning). Also the Village is proposing an Overlay Zone, which would establish development standards unique to the area.

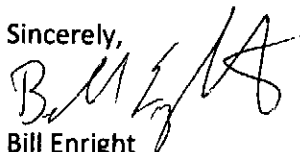
These actions are subject to a public hearing to be held on Wednesday, April 24, 2013 at 7:30 PM at the Village of Arlington Heights Municipal Building, 33 S. Arlington Heights Road. The Village has sent such notice under separate cover.

Attached please find a copy of the Staff reports which were discussed by the Ordinance Review Committee of the Plan Commission on March 27, 2013. The Committee recommended moving forward with the Plan Commission Public Hearing (April 24th), but also concurred that staff should first meet with owners of property to be rezoned and / or included in an Overlay. The purpose of the informal meeting on April 16th is to answer any questions regarding the plans for the area and the rezoning and Overlay.

If you have any questions, please feel free to contact me at 847-368-5211 or via email at benright@vah.com.

Thank you.

Sincerely,



Bill Enright

Deputy Director of Planning and Community Development

Hickory Kensington Overlay and Rezoning

Plan Commission Public Hearing: April 24, 2013

Summary of Questions and Answers

The Plan Commission requested that staff provide to the Village Board a summary of the key questions which were raised at the public hearing.

Q: Were School District 25 and the Park District informed of the Hickory Kensington Area Plan?

A: Yes Planning staff informed both SD 25 and the Park District of the Hickory Kensington Area Plan prior to the Plan being considered by the Plan Commission last November. The Park District has not expressed any interest to the Village in acquiring additional land for Rec Park east of Douglas Ave., nor does the Park District have a "Park Land Reservation" indicating a need for additional land east of Douglas Ave. In addition the Park District Master Plan for Rec Park, which involved extensive community outreach, does not include acquiring additional land east of Douglas Ave.

SD 25 has not expressed concerns to the Village with respect to the Plan. Planning requested enrollment projections for SD 25 which includes enrollment at Windsor School. SD 25 total enrollment has leveled off and is estimated to decrease over the next 10 years. Also due to redistricting enrollment at Windsor decreased from 631 in 05-06 to 447 for the current year and is estimated to continue to decrease over the next 10 years. In addition there are currently only 14 students in K-8 who live in the two primary rental buildings downtown (620 units; equating to 2.25 K-8 students per 100 units).

Q: Can existing businesses which are located on land currently zoned M-2 continue their business if the property is rezoned (to either R-6, R-7 or B-2)?

A: Yes. Currently there are 10 businesses located within the areas to be rezoned. All can continue as either conforming with the Overlay District which will continue to permit uses allowed in the M-2 Non-Manufacturing section of Chapter 28 – Zoning, or as legal non conforming (the brew pub business). Even if the Village did not approve the Overlay Zone, all 10 businesses could continue as legal non conforming if rezoned.

Q: Can an existing business which is rezoned sell their business and the new owner continue to operate?

A: Yes.

Q: Can existing buildings currently zoned M-2 lease their property to new businesses after rezoning?

A: Yes, assuming the Overlay Zone is approved. The Overlay Zone allows existing buildings to re-tenant for uses permitted in M-2 Non-Manufacturing. The Overlay Zone does not allow re-tenanting for uses permitted in M-2 Processing and Manufacturing (as these uses are more intense).

Q: If an existing building zoned M-2, and not rezoned, is destroyed by fire or other act of nature, can it be rebuilt?

A: Yes, however most of the buildings currently do not meet M-2 standards for setbacks and or parking. Therefore in order to rebuild the same building footprint/size, variations would be required.

Q: If an existing building currently zoned M-2 is rezoned, and then the building is destroyed by fire or other act of nature, can the building be rebuilt for M-2 type uses?

A: No. New construction would have to comply with the new zoning district and overlay standards.

Q: Can the Village “grandfather in” existing buildings that are rezoned so that they can rebuild for M-2 uses if destroyed by fire or act of nature?

A: Yes. Language in the rezoning ordinance could allow for buildings to be rebuilt as if they were still zoned M-2. It should be noted that the Plan Commission has included in their recommendation, that buildings be grandfathered in, but that they would have to meet the zoning requirements or seek variations as necessary.

PLAN

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

COMMISSION

RE: HICKORY/KENSINGTON AREA PLAN/OVERLAY ZONE; PC #13-002

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
24th day of April, 2013, at the hour of 7:30 o'clock p.m.

MEMBERS PRESENT:

MICHAEL WOLFE, Chair
LYNN JENSEN
ROBIN LaBEDZ
TERRY ENNES
BRUCE GREEN
JOE LORENZINI
JOHN SIGALOS

ALSO PRESENT:

MATTHEW DABROWSKI, Development Planner
BILL ENRIGHT, Deputy Director

CHAIRMAN WOLFE: I'd like to call the meeting of the Plan Commission to order. And please join me in rising and saying the pledge, over there to your right.

(Pledge of allegiance.)

CHAIRMAN WOLFE: Thank you. Matt, would you please take the roll?

MR. DABROWSKI: Certainly. Commissioner Dawson.

(No response.)

MR. DABROWSKI: Commissioner Drost.

(No response.)

MR. DABROWSKI: Commissioner Ennes.

COMMISSIONER ENNES: Present.

MR. DABROWSKI: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. DABROWSKI: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. DABROWSKI: Commissioner LaBedz.

COMMISSIONER LaBEDZ: Here.

MR. DABROWSKI: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. DABROWSKI: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. DABROWSKI: And Chairman Wolfe.

CHAIRMAN WOLFE: Here. Okay, the first item on the agenda is the Hickory Kensington Area Plan, PC #13-002. Matt, I presume -- okay, Bill, right, you'll give the presentation on behalf of the Village. First, I just want to state for the record or confirm for the record whether all the proper notices for the hearing tonight, the meeting tonight have been posted/published?

MR. ENRIGHT: Yes.

CHAIRMAN WOLFE: Okay. Okay, Bill?

MR. ENRIGHT: Thank you, Chairman Wolfe, members of the Plan Commission and members of the public. I just want to explain a little bit about tonight. There are two public hearings. The first public hearing which we are holding right now is for the overlay zone and the text amendments for the R-7 District. The overlay zone, as many of you probably know by now, are the standards for future development of this area of this corridor along Hickory. So, if it is redeveloped, these are the standards that they would have to conform with. And then, so there would be a recommendation from the Plan Commission after public input and discussion on the overlay zone, first and foremost.

Then there would be a second public hearing on the rezoning of the property which is proposed, which I think has been more of the interest from the public more than the overlay text amendment.

So, there will then be a public hearing for the rezoning and an opportunity for the public to ask questions at that time, and then the Plan Commission will deliberate and make a recommendation on the rezoning separate. So, there will be two separate recommendations from the Plan Commission presumably tonight.

So, we're starting with the first public hearing which is the overlay zone. The Village Board in January of this year approved the Hickory/Kensington Area Plan which was a vision for the future of the corridor primarily along Hickory, south of Miner, all the way down Northwest Highway. Two recommendations were made, multiple recommendations but two of the recommendations were, first, to rezone properties along Hickory from manufacturing to either R-6, R-7 or B-2, and we'll get into those details at the second public hearing tonight.

The second recommendation, recommendation number 5 in the plan, was to adopt overlay zone standards which are specific guidelines for redevelopment of this area, unique to this area. The purpose of the overlay standards will be to complement the standards already articulated in Chapter 28 which is our zoning code. However, there are some differences, so where there are differences, the overlay zone supersedes the underlying zoning.

In addition, there are two amendments required to Section 5 of the Village Code, and that's in respect to the R-7 Zoning District. Currently, R-7 Zoning is only allowed in the area around the downtown. For instance, the building south of Sigwalt, you can see our kind of mid density, four to five stories. That's the R-7 District. Some of the zoning in this area we're recommending tonight in the second public hearing is for R-7. So, technically, we need to amend the code to allow R-7 to exist in areas outside of the downtown fringe which is within 300 feet of the downtown. So, we'll get into that a little bit later.

The purpose of the overall plan for this Hickory area is to develop the core area which is basically the area along Hickory for residential and mixed uses given existing conditions of the area. Also, to continue with the trends and redevelopment in the areas, everybody is well aware of the area has changed quite a bit or is in the process of changing. The Arlington Market site is undergoing redevelopment, some of which has already occurred at the north end with the townhouses. And then there's the middle portion and the southern portion which we have no plans at this point, but that would require separate public meetings. And then also, Mariano's obviously and Walgreen's, redeveloping the Ladoff property and the former Brown's Chicken which goes back several years.

So, the area has been kind of in transition for several years. So, this kind of picks up on that, and also takes advantage of the proximity to downtown. Being just a few blocks from

downtown and the railroad station, we feel this is a good opportunity to provide additional housing opportunities in the Village. The Village population has actually decreased in the last ten years, which is not uncommon for many municipalities throughout the country unless you're in the southwest or south where there's still growth. That's due to aging of the population, so it's kind of at, we're kind of at a natural point where a population is pretty much stabilized and we'll only increase if there's redevelopment opportunities.

And we're very much landlocked with respect to future redevelopment opportunities. Obviously everybody is aware of, certainly the Plan Commission, of the Arlington Downs project where there's a mixed use development contemplated there. This is obviously, in the Hickory area, a much smaller scale. But it's an opportunity to provide those housing opportunities and also to increase the equalized assessed value and tax base of the Village.

Again, I went over the two recommendations from the Hickory Plan which is regarding the adopting the overlay zone, and the action item is to move forward with the public hearing. One thing I want to make the Plan Commission aware of is last week on the 16th of April, I had sent out a separate notice, aside from the legal notice, just to the property owners that are within the overlay, to have a pre-meeting with them just to discuss the proposed overlay zone as well as the proposed rezoning. And about 20 persons attended that meeting, and I gave a brief presentation. It was mostly a question and answer session. I think it went quite well and there were a couple of good questions that came up and I was able to get legal opinions on a couple of those which I will bring up a little bit later.

But with respect to the overlay zone itself, really when we looked at this area, the primary guide in the overlay zone was the Hickory Plan that was adopted by the Board in January in terms of what the Village wants to see here. And it's primarily three to five-story buildings up and down Hickory, and then along Kensington, north side of Kensington, again four to five stories with some commercial presence on the first floor facing Kensington, and possibly a little more facing Campbell Street which would come through in the future. South of Kensington in that little triangle area that's west of Mariano's would still stay kind of low density commercial though in the one to two-story range.

But we really looked, our staff looked at the guidelines for the overlay zone that we're recommending. And we looked, we did a careful analysis of current lot sizes and dimensions.

And also, we looked at, here you can see this map, the lots on the east side of Hickory are about roughly 135 feet deep and they're 25 feet wide. But most of them are owned, the minimum development size is two lots, so there aren't any developments on one single lot, they're

all owned at a minimum of two lots or 50 feet. Some have three, some have four lots.

The bigger parcels on the west side of Hickory where Dana Molded Products used to exist, they had moved to Carpentersville and since torn down their buildings, obviously Heller Lumber is a large parcel there. And then Alan Ladoff still owns the parking lot along Douglas which is being leased to Mariano's for additional parking. So, we reviewed the guidelines for the overlay, we really tested it out depending upon, you know, each individual area given the lot sizes, current ownership, and the proposed zoning, either R-6, R-7 or B-2.

And just for the public, the R-6 area which we're recommending at the north portion of Hickory is a townhouse style development, usually three stories or row house. On the R-7 type development which is kind of that middle area which is, I apologize, it's kind of hard to see because of the lighting here, but it's kind of the middle portion on both the east and west side of Hickory. R-7 again is similar to what we have outside the downtown, not in the downtown but adjacent to downtown. That allows four to five stories. It's more apartment or condo type buildings versus a townhouse. And then B-2 at the southern portion, we're looking at again four to five stories but with commercial on the first floor.

CHAIRMAN WOLFE: Excuse me a second, Bill. If it's difficult for people to see the screen, I think we're probably okay if you want to dim the lights a little bit.

MR. ENRIGHT: Yes, we can, of course. I handed out to the public in the back, I don't know if everybody got one because we did about 25, there are color photos of this which you may be able to follow along. But --

CHAIRMAN WOLFE: Does anybody out there want to see it more enhanced or are you okay with it?

(Positive response from audience member as to dimming the lights.)

CHAIRMAN WOLFE: Okay.

MR. ENRIGHT: Okay, and we'll do so. So, some of the standards that we are looking at for the area for redevelopment include building height. The R-6 area which again would be kind of at the northern end of Hickory would be in the 30 to 40-foot range which would accommodate townhouses. We looked at a lot of different developments that have happened over the last few years, townhouse developments and multi-family, to see, you know, how big these developments are based on today's development standards to make sure it fits. But again, R-6 would be more along the lines of a row townhouse.

R-7 has a little more density. That would be, you know, as you go down Hickory towards Kensington, minimum of 35 feet

which would accommodate three-story buildings, maximum of 55 which would accommodate a five-story building. And then B-2 which would front along Kensington, the north side of Kensington from Douglas over to Beverly, you're looking at 40 to 60 feet. And the reason we're going a little higher to 60 feet is it would still be a five-story building, but it would accommodate first floor commercial. Usually, first floor commercial you're going to have a higher floor plate, 14 to 16 feet, so you need a little more height there.

Floor area ratio, R-7, we're looking at a slight increase from 200 to 250 percent. The reason for that is 200 percent would only allow if you built on 50 percent of the site four floors. 250 would allow five floors, so it's necessary to make that change. B-2, we're recommending no requirement because the B-2 in this area, the lots are a certain dimension and size that they're probably going to have a slightly larger footprint than 50 percent of the lot area. So, you're actually going to need, in order to get five stories, more than the 200 percent which is in there now. So, we're just recommending no requirement because we have all the other standards, height limits, setback requirements, density requirements, which could guide that development.

One thing I want to, you know, make sure that everybody knows is that part of this overlay zone, too, which we'll get to in a second, but any development in this area is still going to have to come through and obtain what's called a planned unit development. And so, they would have to go through separate zoning hearings for each development that's built in this area, and that goes through the Plan Commission similar to tonight. The public gets noticed and has a chance to comment on every development that would be built in this area. And ultimately, the Village Board would have to approve it.

So, we're going to still have review, this is not a carte blanche rezoning area allowing developments to just start building. They would still have to go through a process and submit detailed plans including parking studies, traffic studies, engineering studies, architectural plans, to make sure it's consistent with the overlay standards if they're adopted, you know, ultimately by the Village Board. So, any future development would have to go through that extensive process and the public would certainly be involved with that through the processes.

Some of the other standards, I won't get into each and every one, but we're looking at building setbacks. Instead of your typical requirement of 25 feet with one foot for each additional height above 25 feet which is what normal R-6 and R-7 requires, we're looking at just having a street frontage requirement. So, if a building fronts on any street, whether it's Douglas or Hickory or Kensington or Beverly or Campbell Street which is not there now but would be under this plan,

we're recommending a set type of setback so that you have a consistency in buildings. So, for instance, in the R-6, the townhomes would be anywhere from 10 to 15 feet set back which allows for green space in the front yard.

R-7 has more, you know, more density in the four to five-story range, a minimum of 8 feet, maximum of 10 feet. And some of this is important, too, because again given the lot dimensions, if you go more than this, it's going to be tough to actually site the building. Granted if you buy, if a developer were to buy, you know, Mr. Ladoff's lot and Dana Molded and Heller Lumber and got that big parcel, there would be more flexibility. But we're trying to create a little more urban sense here with the setbacks. And then also in the B-2 District which would front on Kensington, we're recommending either zero lot line, zero feet or 5 feet. For instance, in the downtown the setback is zero feet because you have the buildings right up against the sidewalk because there's commercial on the first floor.

Front yard, therefore, we wouldn't have a requirement other than the public street frontages above as I mentioned. Side yard, we're looking at 10 percent of the lot width with a 5-foot minimum, 30-foot maximum. In addition, in the B-2 area, we'd want to have some minimum if there's windows. So, if somebody builds in the B-2 area and puts windows on the side, the next developer is going to have to set it back 25 feet to create openness to those windows. If they build it without any windows, then you could build it, you know, right up abutting the building similar to what we have downtown in some of the older buildings where, you know, historically they were built up against each other so there's a continuous row of buildings. And the rear yard, 30 feet.

Minimum lot size for multi-family, what that is, is density. The R-6 and R-7 standards, R-6 allows about 11 to 18 units an acre, R-7 is about 48 to 72 units an acre, B-2 allows only about 9 to 12 units an acre. So, we're recommending that the standards for the R-7 be adopted here in this overlay because we want the B-2 properties along the north side of Kensington to be in the four to five-story range. You couldn't do that under the current B-2 density standards, you could probably only get like a two-story building.

Spacing between building, we're recommending 10 feet. Right now, we have a pretty archaic system that depends on what type of windows face others. If you have a bedroom window facing a living room window, it's a wider setback. If it's a bedroom versus bedroom, it's a shorter setback. It's a 1959 code in a lot of respects. So, we're just saying that building spacing should be a minimum of 10 feet. Obviously as plans come in and it's reviewed through the public process, that could be different, it could be greater.

For parking, the R-6 development, townhouse development requires two per unit which we're not recommending changing. The R-7 development requires one and a half spaces per unit, typically because R-7 with, you know, condos or apartment styles typically don't require as much as a single-family home. And that's what we found with all this development in downtown, we've done a lot of research on that. We are recommending that B-2 which would normally require two spaces per dwelling unit to be one and a half spaces per dwelling unit to be consistent with the R-7 which is the four to five-story buildings. We found that that's sufficient. But again, every individual project is going to have to come in and go through the planned unit development process and we're going to analyze, dependent upon the bedroom mix, dependent upon the type of unit. Condos tend to have a little bit higher ratio for parking need. Apartments rental do not, they're a little bit lower. So, it really depends on each individual type of building.

H, this parking lot surface, we're recommending that in the R-6, R-7 and B-2 overlay, that no more than 33 percent of a development can be allocated surface parking lots. What we're trying to avoid here is a developer just paving over, you know, 50 to 60 percent of the lot and sticking the building on one side of it, and it's not very conducive to developing a good neighborhood. So, the idea here is to minimize the amount of surface parking. Obviously we want to have enough for some of the commercial that happens here, if it does, that will depend a lot on market conditions. But you know, some will either have to be in a garage on the first level or behind the buildings or possibly underground if it's feasible.

First floor commercial, not required along Campbell Street. We do want it required on Kensington because we think it would be viable there. Would it be viable on Campbell? Remains to be seen, but we want to be flexible on that. We're skeptical on whether or not it would be viable on this new Campbell Street, which I'll go back to the graphic and show where that would be.

Prohibited uses, if the properties are rezoned R-6 or R-7, one of the problems with that is that single family homes would then be allowed in those districts by code. And we certainly don't want this area being developed with just single family homes. That's not the intent. It's for a little more density. And economically, I don't think it would work anyway. I don't think you'll get a developer coming in here buying up property and just building a couple of homes.

But we do want to prohibit single family homes from this overlay area along Hickory. Also, institutional residential type uses which are kind of along the lines of, you know, the Moraines or Luther Village. Schools we would want to prohibit, those are permitted if we rezone the property, the Village. So, schools,

elementary, high and college, not that these uses are that likely to come in, but they would be allowed by code. Also, churches, synagogues and other places of worships as well as daycare centers, those are all uses that are normally allowed if this property is rezoned, so we want to prohibit them with the overlay because those uses are not consistent with the goals of the area.

One very important point that's come up a lot, and one thing we're trying to do as much as possible is be as fair as possible to the current property owners. They've owned property that's been zoned manufacturing for years. And one thing we were contemplating in doing here in the overlay zone is buildings that are constructed prior to adoption of this ordinance if it's approved, so basically anything that's out there today, even if it's rezoned to R-6, R-7 or B-2, we would still allow those existing buildings to be re-tenanted for uses that are currently allowed in the M-2, but under the non-manufacturing uses of the permitted use table. What we would preclude though are the processing and manufacturing uses in the permitted use table.

The reason for that distinction is if this area does start to develop, it will likely develop over time and incrementally. And the processing and manufacturing section of the code allow more intense M-2 uses. M-2 happens to be the most intense zoning district that we have in terms of permitted uses. And we wouldn't want residential and then right next to it a processing type of use for chemicals or anything like that that fall under that more intense processing portion of the permitted use table. But we would still allow uses that are permitted that are non-manufacturing.

And quite frankly, most, well, all the uses that are out there today actually fit under that non-manufacturing category. And any of that, we've had a couple of tenants looking at the area recently that would either fit under the non-manufacturing or they needed a land use variation but had nothing to do with the processing or manufacturing. We really haven't seen any of those uses coming into the area. One use that was there that would fit under processing and manufacturing was Dana Molded Products. And then also, lastly, all developments shall be, as I mentioned, subject to an approved planned unit development which should require public hearings.

A couple of other text amendments that are necessary, as I mentioned earlier, the R-7 District is only permitted within 300 feet of the downtown. This amendment to the code would allow the R-7 to exist in redevelopment areas consistent with an adopted redevelopment plan. And the second section also alludes to that Section 5.171 that also coincides with that location of R-7 Districts. The recommendation before you then is an amendment to Chapter 28 which would establish this Hickory/Kensington Overlay Zone

which again are the future development standards if it redevelops, and the text amendments to Section 5.1 which regards location of the R-7 Zoning District.

I just wanted to call attention to, we did receive, you know, a couple of e-mails which I included in your packets. One came in after the packets were distributed so we e-mailed those to you, but I also left them on your dais, from Mr. Erwin Hintz. So, I just wanted to let you know that they have that and have had it for a couple of days, but I gave them a hard copy tonight in case they didn't print it out.

And with that, I'd like to conclude Staff's presentation on the overlay zone.

CHAIRMAN WOLFE: Thank you, Bill. Is there a motion to accept the Staff report?

COMMISSIONER ENNES: So moved.

CHAIRMAN WOLFE: Second?

COMMISSIONER LaBEDZ: Second.

CHAIRMAN WOLFE: All in favor?

(Chorus of ayes.)

CHAIRMAN WOLFE: Any opposed?

(No response.)

CHAIRMAN WOLFE: Okay, the Staff report is made a part of the record. John, why don't we start with you as far as any questions?

COMMISSIONER SIGALOS: Bill, I had a question in the development along Kensington where it's, it would be the B-2 which would have commercial development along the first floor.

MR. ENRIGHT: Yes?

COMMISSIONER SIGALOS: I'm just looking at the street frontages, it says a minimum of zero feet, a maximum of 5 feet. Now, I would think that maybe a restaurant or some type of a place like that would possibly be built there, so this would preclude having any outdoor seating with this maximum of 5-foot setback. Is that correct?

MR. ENRIGHT: Well, it depends. In Kensington, we're recommending more 10 to 15 feet, so that would allow it. A maximum of 5 feet along Campbell Street, for instance, would make, yes, it would preclude it but that doesn't -- yes, it would preclude it. 5 feet would not be enough to do outdoor cafes. So, you know, if the Plan Commission felt they wanted to increase that to 10, I don't think that would be an issue at all.

COMMISSIONER SIGALOS: I'm just thinking like maybe trying to create something like the old Chicago neighborhoods that we see being developed so successfully in Chicago right now that has a lot of outdoor seating. And if we ever get nice weather this year, it would be nice to have something, you know, in a development like this

So, I just thought maybe that might be something we want to look at.

I don't have anything else. I'd be very much interested in listening to some of the comments from the public, so I defer to my fellow --

CHAIRMAN WOLFE: And just so people out there know, if there is sometimes a lack of questions, we've already seen a lot of this at Ordinance Review and we've been through it pretty extensively once, and a number of people have seen this before. So, it's not a lack of curiosity, it's rather we're pretty familiar with it.

COMMISSIONER SIGALOS: Yes, I'd like to just comment that I'm not a member of the Ordinance Review Committee but I was in attendance at that meeting. So, I did hear a lot of this and so I pretty much, I feel I understand this all. But again, I'd like to hear some of the public comments.

CHAIRMAN WOLFE: Sure. Okay, Joe?

COMMISSIONER LORENZINI: Thank you, Mike. So, Bill, this overlay zone, we're doing it just for this area, correct?

MR. ENRIGHT: That's correct.

COMMISSIONER LORENZINI: And we're changing a lot of the setback and height rules and whatnot just for this area that's being recommended?

MR. ENRIGHT: That is correct. But they are fairly consistent with R-6 and R-7 in other areas of town. So, it's not too far off, it's just adapting a little bit. Certainly the B-2 is, we don't require any height limitations in B-2 in the zoning. This would restrict it to the numbers that we have.

COMMISSIONER LORENZINI: Okay, but the reason we need to make the changes to the current code is because basically of the lot sizes here?

MR. ENRIGHT: Well, it's a combination of a lot of things. The code is very old and we're going off of rules that go back to 1959. So, you know, as you've seen throughout your years in Plan Commission, there's a lot of variation requests for various items. So, it's partly because the code just is a little bit antiquated, but also this area is unique. It's not like every R-7 area or R-6 area or B-2 area, and we're trying to create a unique identity for this corridor to create a minimum and maximum.

For instance, our current code doesn't minimum requirements, it only has maximums. So, you could get, you know, one-story buildings throughout, not that anybody would develop that as residential. But so, we're trying to establish a certain look and a feel for the area, and our current code doesn't quite achieve that.

COMMISSIONER LORENZINI: Okay. And this letter from Mr. Hintz, I'd like to get your input on the concerns he has. Is now the time to do it or the next hearing?

MR. ENRIGHT: Well, most of the concerns are regarding the rezoning, so since that's the second hearing tonight, I was going to hold off on responding to that. But I do have, I've done some research with our Village attorney and have some responses for Mr. Hintz and as well as other members of the public.

COMMISSIONER LORENZINI: Okay, that's all I got.

CHAIRMAN WOLFE: Okay, why don't we continue with you, Bruce?

COMMISSIONER GREEN: I am a member of the Ordinance Review Committee, so I'm very much familiar with what we're talking about here. I'm going to wait and take any comments from the public first.

COMMISSIONER ENNES: I'm also a member of that committee and familiar with this. I do have one question, Bill. Your comment that nobody would develop this as single family homes, at the value that the properties would probably command as R-6 and R-7?

MR. ENRIGHT: That's correct. It would be my opinion that it would be unlikely that someone would come in here and try and build single family.

COMMISSIONER ENNES: Single family residences.

MR. ENRIGHT: Given the fact that the zoning would allow much higher density, four to five stories. But you never know.

COMMISSIONER ENNES: Right. I just wanted to make that clarification. That's all I have.

COMMISSIONER LaBEDZ: Like Commissioner Sigalos, I am not a member of the Ordinance Review Committee, but I was there that evening also. So, I also pretty much understand this proposal, and I will say that in general I am in favor of this approach. I like the idea of an overlay zone to help to provide some sort of a cohesiveness as it develops. And as Bill said, it's not going to happen overnight, it's going to all take a lot of time and it's going to depend on the market and so on.

I don't have any questions but I am very interested in hearing what the members of the audience have to say. Thank you.

COMMISSIONER JENSEN: Yes, I am a member of the Ordinance Review Committee and, for the most part, don't have any questions and want to hear what the public has to say or ask first.

I do have one thing I wanted to ask you, Bill. Obviously, this overlay is for guidance and standards into the future. Give us some sense of the timeline that we might expect in an urban area for these standards to actually come to prevail. Are we looking at 5 years, 10 years, 15 years? I mean what's your sense of when this becomes the actual standard in an area?

MR. ENRIGHT: Well, if the Plan Commission recommends

approval of these standards and the Village Board adopts them, it will be in the code upon ordinance adoption. So, that will be, you know, immediate if it's approved. And this ordinance, these overlay standards could be approved and the rezoning not approved or vice versa, I mean it doesn't, they both don't have to be approved, but they really would take practical effect once there is a developer interested.

You know, there are several steps in any development process. I mean, first and foremost, you know, we're still coming out of the, you know, difficult economy. We're starting to see developers do some things but it's still hard to get financing. And so, it's not, it probably doesn't happen as quickly as maybe it once did, but you know, if the property is rezoned and the overlay is established, the Board has authorized in the budget for this coming fiscal year starting May 1 the Village hiring a consulting firm to study the area for a tax increment financing district.

A TIF District is what we did downtown which are now expired, which allows the Village to capture the increment and property tax that results from redevelopment and uses that money to reinvest in the area, the specific area to offset public infrastructure costs, land costs, things of that nature. It remains to be seen whether or not it will qualify as a TIF. My preliminary opinion is it would. And it remains to be seen whether or not the Village would take that step.

So, that may be a very important step to take in order to facilitate development in the area. It doesn't mean it can't necessarily, but if it's determined that it's necessary, then I think that's going to be a critical component of how fast and whether or not this develops. It was certainly critical for the downtown and several other areas of town where we have TIF Districts. But so, that's a big part.

The other part is just the economy and the market. We have had a lot of developers interested in doing multi-family. We have the Arlington Downs project. So, there's a lot of interest. We've had developers looking at this area, downtown, there's, you know, the Norwood site, we've had developers asking about that. So, there is interest in doing multi-family development in town.

So, we feel that it could move forward, but something like this would probably take, you know, 10 to 15 years to fully implement. And it also depends on the property owners, whether or not they're really interested in selling and whether or not a developer is able to negotiate an acquisition price. So, there are so many different factors. And downtown took, you know, almost 30 years to develop, and it kind of developed in phases.

COMMISSIONER JENSEN: So, the purpose of this overlay

then is to give that direction and that guidance, set the standards, and as the market evolves, you nudge them with incentives or with the standards in the direction you'd like them to go, and you don't allow relapse in the manufacturing and other things that had been there before. Is that what essentially the overlay does?

MR. ENRIGHT: Well, the overlay accomplishes some of that, but the rezoning of the property accomplishes other parts of that which we'll get into when we get into that hearing. But with respect to, you know, the rezoning, that's obviously important from our view because it does give the Village a lot more control over the future development here. So, we think that that's an important part of the overall project here in achieving the ultimate goal for the area to transition over time.

But yes, I mean, the overlay is important, too, because what it does is if the property is rezoned, the overlay will allow the existing buildings to continue to be used for M-2 uses in the non-manufacturing portion of the permitted use table. So, it doesn't, you know, it doesn't stop any future M-2 uses. What it would do is it would not allow any M-2 redevelopment.

COMMISSIONER JENSEN: I see. Well, I think I'll stop there and we'll hear from the public, from my point of view, and ask the questions afterwards.

CHAIRMAN WOLFE: Can you flip back to the slide that has the prohibited uses? Okay, now, those are -- are those all otherwise permitted within the residential districts?

MR. ENRIGHT: Both, yes, R-6 and R-7.

CHAIRMAN WOLFE: And what about, okay, so are there any other, I'm assuming the answer is no, otherwise you would have listed it. I'm just curious as to what other kinds of uses besides residential purely, you know, as in single family home or townhomes that are more of an institutional use that would be permitted in there.

MR. ENRIGHT: Well, we've covered everything here. So, the only thing that would be remaining would be strictly residential in R-6 along the lines of a townhouse, in R-7 along the lines of, you know, four to five stories, as we've articulated in the plan.

CHAIRMAN WOLFE: Okay. So, that's pretty much, that's the list?

MR. ENRIGHT: Yes.

CHAIRMAN WOLFE: Cemeteries? Okay, I'm not familiar with that. I'm not real familiar with that, I just want to take a look at that. Again, I'm not real familiar with what those uses are.

Okay, I don't have anything further as well. I'd rather wait and hear from members of the audience who care to speak. So, I think this is the time to open it up to the members of the audience. And can I just see a show of hands of who would like to

Speak?

Okay. All right. Why don't we start on my right? And so, left side. And what you need to do is come forward and state your name and address and spell your name. So, state and spell your name and give your address for the court reporter so they can hear. Yes, sir, go ahead.

QUESTIONS FROM AUDIENCE

MR. CALANDRA: My name is Peter Calandra, C-a-l-a-n-d-r-a. I live at 407 South Evanston, and my business is 25 North Hickory. We have been there since --

CHAIRMAN WOLFE: What business is that?

MR. CALANDRA: Montclare Scientific Glass.

CHAIRMAN WOLFE: Okay.

MR. CALANDRA: Been there since '81.

CHAIRMAN WOLFE: Can you show us on the map, Matt or Bill? It will be helpful to have one of those maps up so we can see the address of the business.

MR. ENRIGHT: 25 I believe is, is it the second one down or the third building down?

MR. CALANDRA: In front of Heller Lumber.

MR. ENRIGHT: Yes, right in here where my arrow is.

CHAIRMAN WOLFE: Okay.

MR. CALANDRA: Been there since '81. At that time, the Village was talking about possibly doing what you're doing right now. And they had the opportunity to buy that whole block for what it may cost you to buy one building. Now, we bought the building for location, like I says where I live now. My two sons are in the business. They also bought, one lives in Arlington, one lives in Rolling Meadows. My daughter lives in Arlington who is involved in the business. So, we bought for our location, for our best interest.

We have established our business there. We have established ourselves in the Village. And now the Village wants to come and say no, we want that property, we want to develop this property. Just as if you own homes and you all live here and you bought, you bought because of the location you're at and you like the location, you like the Village, and all of a sudden the Village would come up to you and say we're going to take your homes because we think it's better for the Village when you've already established yourself here.

There are businesses on Hickory who have been established, the auto places and stuff like that, their business is concerned around the Village. That's where their heart is. You cut that heart out and they're out of business. In today's economy,

they're out of business.

Now, would I be out of business? Probably not. Will it be very costly? Yes, it will. Will the convenience of where we're located be disturbed? Without a doubt.

So, what I'm saying here basically is you want to rezone it, by rezoning it you're tying our hands, either to rent or to sell. And I don't think that's fair for the Village to pull something like that off. That's my feelings. That's really about all I have to say.

CHAIRMAN WOLFE: Thank you. Okay, next, why don't we, anybody else on that side? Then why don't we start on my left side with, start with the front row and move back? Sure.

MR. HINTZ: Good evening, Board. My name is Erwin Hintz, H-i-n-t-z. I currently reside in Twin Lakes, Wisconsin at 121 Polly Avenue. Own the property at 19 North Hickory which is to the south of Montclare Scientific who was just up previous. On this map here, we're in red. We're the fourth parcel lot of Wing Street. I believe that's us. So, anyway, we're next to the Knights of Columbus.

Rezoning this right now to R-6 or R-7 is a definite impact on the people that currently own the properties. I'm in the process of wanting to market my property. This cloud that's been hanging over Hickory has stopped potential tenants from coming in and has definitely killed any sale ability I have. So, it's created a financial hardship.

I'm not really sure why something has to be rezoned without the future in place. I don't see this developer being there this year, next year or five years from now. So, why does this cloud have to have over this street that basically you guys are gone? We all bought these properties in good faith, hard earned money. The rezoning, I can see the vision that everybody wants but it's not their money.

It's easy to say I don't like the color of your jacket, but it's your jacket. Those are our properties. And to rezone them is a definite financial impact on the owners. Any one of you board members, are you going to buy my property? Or lease my property with this rezone hanging over their heads? Would anybody here buy the property knowing that it really has no value in an R-6?

What can I put up on an R-6 on 50 by 135? I got to create two parking spaces per apartment or whatever. The setbacks, the rear yard setbacks, the side yard setbacks, I have a piece of earth here that has no value. It's in the middle of this. How am I going to get compensated?

I mean right now we have 2,700 square-foot of commercial space which has a value because it's a great community. Businesses want to be here. It's a great, I mean fabulous location,

proximity to downtown. But with this hanging over, that's gone. I just don't know how any of these people here are going to get compensated if they decide that they want to sell, re-tenant or whatever.

I'm hearing that the re-tenanting is being dealt with but one of the things that came up was if 51 percent of my building burns I'm not allowed to rebuild it without permission from the Board. This is the United States of America. You bought a piece of property, you should be entitled to deal with it in a proper manner. You shouldn't be restricted to do something that was there when you purchased it. Or if that decision is made, where is this money coming from? Does Arlington Heights have the money to buy out Hickory and relocate all these businesses and compensate everybody correctly? Where are these funds coming from?

I became a developer in Wisconsin, lost millions of dollars in the last five years. Development is not a hot item right now. Especially a single family home, you can't sell a single family home. There's open condos, there's open apartments.

So, what is the purpose of this rezone at this time when there is nobody there to purchase this? And like I said last week, if there is somebody there that can come in and purchase this, let's sit down with them. But why is this cloud got to hang now? And like I asked, is anybody in this room willing to buy my property with this cloud, knowing that their future is determined by government? I rest my case. Thank you very much for your time.

CHAIRMAN WOLFE: Thank you. Can you just wait until you get in front of the microphone so the court reporter can hear please?

MS. MCGANN: I'm sorry, what?

CHAIRMAN WOLFE: I just wanted to wait for you to get in front of the microphone before you start spelling your name.

MS. MCGANN: All right. I'm Sharon McGann and I own the property at 3 North Hickory which is actually along Campbell Street.

CHAIRMAN WOLFE: And how do you spell your last name?

MS. MCGANN: M-c-G-a-n-n. And I think my question is kind of a concern that was verbalized to me by my current tenant that moved in there now, and it's a brewery. Now, what I've been listening to now is the fact, is that considered manufacturing? If residential starts there, are they going to tell this man now that you've moved in there and you put this money into here, we have a residence down four buildings so we don't want a manufacturer here? Is that considered heavier manufacturing or normal that he could still stay there?

CHAIRMAN WOLFE: Bill, you want to address that?

MR. ENRIGHT: That use was permitted under the M-2 and

would continue. Any uses out there now, even if the property is rezoned, can stay there as legal nonconforming. However, with the overlay, since the overlay contemplates allowing uses that are still permitted in the M-2, non-manufacturing portion, you can still re-tenant. But any businesses out there like the business that you're alluding to, and I did speak with the business owner, and she had indicated, she had asked me the same question, I said yes, you can stay there for as long as you want to stay, as long as your lease and as long as the property owner still leases you the property. In fact, the business owner said to me that she thought it was kind of an exciting plan and thought that she might want to grow her business and possibly expand into a restaurant and stay in that area.

So, but any businesses that are out there would continue to stay even if it's rezoned.

MS. MCGANN: Even if the residential started moving to next door, we could, she could still stay there?

MR. ENRIGHT: Absolutely.

MS. MCGANN: Okay, thank you.

CHAIRMAN WOLFE: And just to clarify, if that lease were to expire or they want to lease to a new operator, you know, if that business moves out anyway and she wants to lease to a new operator, it's still considered M-2.

MR. ENRIGHT: As long as it's allowed in the M-2 under non-manufacturing, the non-processing of manufacturing.

CHAIRMAN WOLFE: But the underlying, they can continue to use the property for the zoning that's in place right now.

MR. ENRIGHT: With the limitations of the overlay zone which is M-2 uses that are permitted under non-manufacturing.

CHAIRMAN WOLFE: As revised by the overlay.

MR. ENRIGHT: That's correct.

COMMISSIONER ENNES: And would that be prohibited under the new overlay?

MR. ENRIGHT: That's in processing and manufacturing. However, since it's there and established, it's legal nonconforming.

CHAIRMAN WOLFE: But a new one would not be a legal one?

MR. ENRIGHT: No, but that business is there and would be able to stay as a nonconforming use.

CHAIRMAN WOLFE: Correct, okay.

COMMISSIONER JENSEN: Let me get a little clarification on it. When you say you can re-tenant, could another brewery become a tenant in that space? If this person said, you know, I'm through, closing up this brewery, and the owner wants to --

MR. ENRIGHT: No.

COMMISSIONER JENSEN: Wants to re-tenant with a

brewery?

MR. ENRIGHT: No, it would only be applicable to the current tenant under the circumstance.

COMMISSIONER JENSEN: So, you really can't re-tenant, you can renew as a tenant.

MR. ENRIGHT: You can re-tenant for uses that are permitted in the M-2 non-manufacturing section of the code, but not the processing and manufacturing.

COMMISSIONER JENSEN: I see.

MR. ENRIGHT: But this existing business, since it's there prior to the rezoning, could stay as a nonconforming use for as long as they're in business.

COMMISSIONER JENSEN: Well, I think the concern we'll hear more about isn't so much, you know, will these things continue, but what does it do to the actual sale ability of it? If you've got somebody coming in and wants to make a different use of it that's compatible with the new overlay and the zoning and so forth, they wouldn't lose any money ostensibly. But if they had nobody who wanted to come in with a new use that's acceptable and somebody wanted to come in with a previous use, they would be able to lose money because they'd have to say no, you can't do that.

CHAIRMAN WOLFE: Well, they could also come in for a, could they come in for a variance?

MR. ENRIGHT: Yes, you can always seek a land use variation and their circumstances would warrant, potentially warrant a land use variation. But as you know, a hardship criteria has to be met in order to get that land use variation. But yes, there is no doubt that rezoning has some impact, not all negative. You know, if you're increasing the allowable density here, residential property is a lot more valuable than industrial property.

Now, Mr. Hintz makes a great point though, there is no developer knocking on the door trying to develop this area that we're talking about in the overlay. However, not many developers even know about this because, you know, it's something new. We haven't gone very far with this. We do want to market it if it does happen. In fact, the mere approval of the redevelopment plan, we still want to market the areas for potential, irrespective of whether or not the overlay or rezoning even happens right now.

CHAIRMAN WOLFE: Okay. Anybody else on my right side before we --

MR. QUINN: I'm Jonathan Quinn, I live at 916 East Wing Street. A very brief question is with regard to traffic, traffic in that area just with Mariano's on a Saturday and Sunday, oftentimes you're required to have police there directing traffic. That artery is not the most conducive for high volumes of traffic. What is the plan?

I mean you look at what happened in Downtown Palatine when they put all the high rise buildings, increased traffic, and how much money was spent on widening the roads and allowing for the increase of traffic that they saw in Downtown Palatine. That's one major question that I have about the whole plan.

CHAIRMAN WOLFE: Okay, Matt or Bill?

MR. ENRIGHT: Well, as I said, any development here would require individual traffic studies. We've done some preliminary studies and, you know, the corner area we're looking at about 300 dwelling units potentially being built. That's actually smaller than Hancock Square downtown which is 410 units. Dunton Tower is 210 units. Certainly there's going to be traffic generated, but there is also traffic generated from some of the existing businesses although a lot less than residential.

So, each individual, there is no question in our mind that the existing streets can accommodate any increase in traffic from the area. You've got major roads, Northwest Highway, Kensington Road, Miner is a collector, Dryden is a collector. There may be some, we would like to see potentially some improvements made to Kensington Road to calm the traffic there so it isn't such a drive from Douglas to Dryden, a lot of people move very quickly through there.

We would be looking at some improvements potentially to the intersection with Douglas, Kensington and Northwest Highway because that's actually not optimal from an engineering standpoint. So, that's something we would want to look at. And we'd want to look at potentially, you know, some sort of traffic control at Hickory and Kensington as well. But we're not overly concerned at all with adding 300 units to the area with the overall system of, you know, infrastructure that we have already.

MR. QUINN: So, you're adding 300 units, but then you're also trying to bring commercial businesses as well which is going to increase traffic additionally during the day. So, on a weekend, you're going to see it's that, I'm not debating 14's ability to handle the traffic one bit. But your roads, the road design is going to impact B-2 and everything in R-7, and it's also going to impact any sort of development in R-6 because you're going to have to reroute people some way in some form.

So, I guess that's my only real concern is that area in there, because there is no question, 14 can handle it, but the rest of it? It's real questionable.

MR. ENRIGHT: Well, keep in mind that when you say the commercial, there's already commercial out there, so if it redevelops, that commercial is no longer there. So, any commercial that would come in along Kensington, the north side between Beverly and Douglas, would effectively be replacing existing commercial. And dependent upon the

type of commercial, you know, obviously restaurants require more parking and traffic than some other uses. But you have to keep in mind, we're trying to create an area here that people can walk so they don't have to get into their cars and go everywhere, and create a more pedestrian environment. The downtown is within walking distance.

You know, traffic and parking always comes up. And I've been here for 25 years and I've been through all the downtown developments, and there's a lot of concern from the public about, you know, the downtown becoming a big mess. But we added about 1,500 units downtown over a short period of time, and obviously the infrastructure is a little bit different because you have Northwest Highway and Arlington Heights Road, but 300 units in this area considering that you're going to probably have a lot of one and two-bedrooms, they don't generate anywhere near the traffic that single family does for instance. So, per unit, per unit, well, that's a fact, a statistical fact.

So, we don't think there's going to be huge traffic problems in the area at all. And that's based on our experience throughout the town where you've had density.

MR. QUINN: When I mentioned commercial, I was referring to the retail aspect of it. But the difference between this section of that area versus downtown is you have many cross streets. You don't have one single artery for that main point is where the real traffic issue is going to be.

CHAIRMAN WOLFE: Thank you. Anybody else on the right side? Okay, why don't we move back over to my left side?

MR. ZIKES: Good evening. I'm Lyle Zikes from Beverly Lanes. I'm here with my dad tonight who has been involved with Beverly Lanes now for 50 years, since 1963.

First of all, as this development started, in a way it's kind of exciting for a business, if in fact indeed there were at some point several hundred new residents all within a very short distance from our business. That's kind of exciting. But we do want to clarify a couple of things and questions, and one of them regards the sale ability question.

Based on where we are, and we're B-2 with the building and that would stay the same, but the parking lot would change over to R-7. So, our question would be if there would be a day that we would want to sell the bowling center to somebody that would want to keep it a bowling center and maintain the parking lot as it is, is that allowed?

CHAIRMAN WOLFE: Bill?

MR. ENRIGHT: Yes, I mean the parking lot can stay as an existing nonconforming use. If it's associated with your B-2 redevelopment, let's say you wanted to redevelop the bowling alley to

something, you know, four to five stories and keep the bowling alley in the first level, yes, you could keep the parking lot. No one is going to force you to change that parking lot into something else. So, that doesn't have to develop. I mean, a lot of this is going to be dictated by the property owners, whether or not they want to sell. So, if you have a building and you have a business in there and you want to keep operating, you know, unless you feel like it's worth selling, you know, you don't have to.

MR. ZIKES: Right, okay. And that even would put to mind, it almost seems like our building isn't tall enough. I'm not sure if it is 30 feet high, at least not all of it. But, so if there is going to be a bowling center continuing 20, 30 years down the line at that site, it would almost require some kind of serious rebuilding or remodeling. Which I guess is logical in a way, but we're just, you know, trying to clarify what our options are, and indeed if it could be sold as a bowling center.

MR. ENRIGHT: Well, one option is just keep it and let it stay there as is forever. That's certainly an option. Or you could sell it to a developer, they probably need other parcels to put it together to make a development site which is, you know, good enough to develop upon. Probably the property to your west, possibly the properties to the south, because I don't think one little piece or one little segment would be much of a pad, although your building is pretty big. I mean it's pretty, it's about 20,000 square feet or so?

MR. ZIKES: Right.

MR. ENRIGHT: Yes, so it's a decent size pad. So, I mean it's a possibility that your site could develop where the bowling alley is on its own with, you know, if you negotiated with a builder, hey, can I keep my bowling alley here in the first floor, you know, negotiate the ceiling heights, things like that, you probably want it made out of concrete so they couldn't hear the activities below if there's residential above. So, you know, there's a lot of different options. I think, you know, a bowling alley would be great as an amenity in the area. Depends on what you negotiate with a future developer, too.

MR. ZIKES: Okay. And the final question, I'm assuming that it's pretty much out of our hands what the Village will do with Campbell Street, when it will come through. I don't even know that it will hurt us, although it causes us a little bit of concern for people walking out our door. But basically that's an assumption, you could do it if you want to when you want to.

MR. ENRIGHT: Well, Campbell Street is already there on paper and the Village owns the right of way between Beverly and Hickory. We own about 50 feet of right of way, it's not physically built but we still own the land. It's just kind of being used by the

businesses over time.

MR. ZIKES: Was it ever built? Was it ever actually a street?

MR. ENRIGHT: I don't think so. I think it was just paved over by whoever was adjacent and they've just been, you know, using it for years. But the Village does own 50 feet here; normally, we need about 60 to 66 feet. So, if Campbell were to ever come through, we would need probably an additional 16 feet. So, it's really probably only going to go in if we get some sort of development proposal in that area.

MR. ZIKES: Thank you.

CHAIRMAN WOLFE: Thank you.

COMMISSIONER ENNES: If I could, Bill, I have a question. If Mr. Zikes, is that, am I pronouncing it right? If he decided to sell the bowling center at this time after the rezoning is done, the overlay is done, would they be able to do that?

MR. ENRIGHT: Well, keep in mind where the bowling alley is located. It's currently zoned B-2 and we're not changing that. So, his present zoning will stay as is. His parking lot is currently zoned M-2 Manufacturing, it would be rezoned to R-7, but he could still continue to use that as his parking lot.

COMMISSIONER ENNES: And he'd be able to sell that property so this change will --

MR. ENRIGHT: He can sell whatever property he owns, yes, but --

COMMISSIONER ENNES: As a continuing use?

MR. ENRIGHT: Yes, the bowling alley is, yes, would be continued as a permitted use in B-2 since it's been there as well. I mean it's an allowable use in B-2, we're not changing that zoning.

COMMISSIONER ENNES: Right.

MR. ENRIGHT: There's overlay standards, but only if it redevelops to something else.

COMMISSIONER ENNES: Thank you.

CHAIRMAN WOLFE: I just want to get clarification on that. There's overlay standards, if the zoning goes through, you've got now a B-2 which is part of an overlay. So, what are the changes to B-2 that would be more restrictive?

MR. ENRIGHT: Nothing. He could still operate the bowling alley because it's a permitted use in B-2 and we're not rezoning where his bowling alley is, the building. The changes would be in the overlay, and the overlay only is linked to if he redevelops the property for higher density, you know, four to five stories. If you want to rebuild, there is a minimum standard, so you'd have to --

CHAIRMAN WOLFE: Right.

MR. ENRIGHT: Put it this way, if you want to rebuild

the bowling alley, tear down the existing building and build just a bowling alley there, you would have to get a land use -- you would have to get variations. The land use he would be permitted, but he'd have to get variations because the overlay says it's got to be a minimum of four stories, maximum of five. So, if you wanted to come in with a one-story building, you'd have to get a variation to that height requirement.

CHAIRMAN WOLFE: Right.

MR. ENRIGHT: But the use is fine.

COMMISSIONER JENSEN: What's the implication of the parking lot being an R-7 and the bowling alley being a B-2 and if he wants to sell that, sell both of those or that piece which has two different zonings? What's the implication of that?

MR. ENRIGHT: He can still use it because the parking lot is part of the bowling alley. It's used for the bowling alley. And it can continue as a legal nonconforming use.

COMMISSIONER JENSEN: So, even if he sells it for something even different from a bowling alley, he can use, that parking lot would still be able to be used with the other part of the --

MR. ENRIGHT: That's right.

COMMISSIONER JENSEN: Okay.

MR. ENRIGHT: Yes.

CHAIRMAN WOLFE: Okay. Anybody else on the left side? My left side I should say. Yes, sir.

MR. CLARK: My name is Tom Clark, I live at 303 North Beverly. I'm involved in a number of different developments in this area and we've usually found out very late who is recommending these changes. And it appears that the Planning Department by themselves are recommending these changes.

Now, the Planning Department has a rather checkered past as far as we're concerned. We're looking at the Arlington Market development which is still under development after five years where it was a totally misguided project, where now they're going to give in to the developers to build anything they want on the remaining land just to get the project finished. We're looking at density that's unrivaled in any part of Arlington Heights.

The current project right now is very, it's unfunded and it's very misinformed. We think you're basically looking at a failed project after failed project. And the zoning precludes a lot of other options. By locking this zoning in that you're putting up there now, you preclude a lot of other developments.

I'll give you an example. Right after Ladoff Chevrolet pulled out, there was a development proposed by the Planning Department for townhouses on the property. Another cut and run townhouse development. All of a sudden, Mariano's showed up and took

the whole corner.

I'm sure the Village is very happy with their share of the retail tax. It's a much, much better project and a very good employer for the area. Better than any townhouse development.

I see nothing here that says that other governmental agencies are for this project. Having been involved in the Weber property, we saw a project that was originally going to be 70 townhouses built there that the Planning Department was pushing for. The Planning Department also had the developer on line, they were ready to go. The only thing that stopped everything was an EPA certificate. The land underneath there is very polluted.

There is no qualification here, you're zoning something that you don't even know what's underneath. Now, the Weber property, if there's honor among thieves, the Park District cut a very favorable deal and bought 7.2 acres for \$750,000, most of it was legal expense. And all they had to do was scrape off a foot and a half of dirt, put a foot and a half of new dirt on it, burn the old dirt and get rid of it, and then promise never to build on the property. Underneath that property, underneath that foot and a half are things that don't even have names.

Weber Steffens wasn't exactly a nice guy, pumped it right down old wells. And if you remember the old kettle grills, they were porcelain. Now, the thing of it is there is nothing to say that that hasn't migrated to this other piece of property. But originally, and at least at the time of the acquisition of the Weber Steffens property, the Park District wanted to acquire the lumber yard when it goes out of business. It wasn't going to put it out of business but wanted it, you know, if it ever wanted a business it was going to take that option, and the next parcel of land which was the plastic molding company. And then it could take out the street in between and it would come away with a lot of acreage.

If you're not from this area in the city, you ought to stop over there maybe on a Saturday morning and you'll see maybe 100, sometimes up to 200 kids playing soccer on the old Weber Steffens property. There was a need in the community for a park, for more Park District. Now, they haven't been heard from here.

Now, the school district hasn't been heard from. The school district, you're putting in 300 units, Winsor School District physically is maxed out. They've expanded the school to the point where they can't expand it anymore physically. Now, its enrollment is at capacity, too. The school district hasn't been heard from. What are they going to do? Are they going to go to their back end of their district and chop that off? Those parents are going to be here with, you know, flame out in front of the city hall if they're cut out of Winsor.

So, you got 300, are they all going to be single bedrooms? They're all going to be, no kids are going to come out of these townhouses? Come on, you've got to be smoking something to believe that.

So, the thing of it is this is poorly thought out. You're locking your options up. You're putting B here, M there, whatever. And the turnaround, you don't even know who is looking at this piece of property and you're locking yourself in. And the answer is, well, if we have to change our plans later, we'll do it. But in the meantime we'll just screw all these business owners, okay? And we'll acquire the property and we'll sit on it, okay? And maybe somebody will come along.

Maybe, maybe not. Maybe not in our lifetime. But the thing of it is this is a productive property right now. You haven't closed out your options. By doing the zoning changes, you are closing your option out. Some of the building classifications in here will again not meet any other part of Arlington Heights.

Now, it's great that you're going to put all these townhouses and all these high rises in here. The only problem is you ought to go look downtown here at the Central Business District and see what the occupancy rate is. You'd be shocked at what some of these buildings are at. If they hit 60 percent, they consider it a great year.

So, the thing of it is now you're going to fill this up with new rental people. You know, I don't know where you're going to get them. I have a sneaking hunch but I don't like it. So, the thing of it is what we're going to do is we're going to watch this real close. And we can guarantee you that every piece of this property is going to have a very stringent EPA examination because we don't think it's going to pass.

We'd like to see this whole tract go over to the Arlington Heights Park District. We're big fans of grass. We need a lot more grass in this area. That's all I have to comment on.

CHAIRMAN WOLFE: Thank you. Bill, can you address any of the EPA issues?

MR. ENRIGHT: The Village does not have access to these parcels, so it's up to the individual property owners. I'm sure there is environmental problems on some of these properties given the industrial nature of the property. That's why I think it's important to create a TIF District to help establish some incentives for environmental cleanup because that's something that could be incentivized. But yes, there's probably issues with some of the properties. But until the property owners have an environmental study conducted, we're not going to know the extent of those. But that's part of the reason why we would look into doing a TIF District here

because that's an eligible cost.

CHAIRMAN WOLFE: Okay. Anybody else? Yes, sir.

MR. MORROW: My name is John Morrow, 603 West Hackberry, north end of town.

CHAIRMAN WOLFE: Can you spell your name?

MR. MORROW: M-o-r-r-o-w.

CHAIRMAN WOLFE: And spell the name of the street as well?

MR. MORROW: Hackberry, H-a-c-k-b-e-r-r-y.

CHAIRMAN WOLFE: Thank you.

MR. MORROW: I'm a member of Knights of Columbus, that's the purple on there. And I just, I can't even figure by looking at this whether you're going to split our property, part R-7 and part something else.

CHAIRMAN WOLFE: Can you switch to the parcel map?

MR. MORROW: It's orange there. I guess that's Beverly Lane. And we're the purple there, and I think that little yellow thing is the power station. We got the land behind the power station from Commonwealth Edison. And the dumpster is there, if the development goes in, how are we going to get our dumpster emptied, you know? There's a little quasi-alley that everybody has put up a fence on and we can't, you know, walk out of our hall and go east now. We have to go out to Hickory.

There is a, you know, an issue where, at least it would be nice to have a pedestrian passageway through there. When we are front here to -- you can't go east or west, you got to walk around. We made a big stink about the Wing Street, that you couldn't get through to Douglas, and they said, oh, we'll let you drive through our development. You sort of can get through if you follow the road around.

So, I just would like to know also, will the Hall be able to stay? You know, it's been there for 50 years. What are our options?

MR. ENRIGHT: You'll be able to stay.

MR. MORROW: And what zone is it getting, we're designated? R-6 or R-7?

MR. ENRIGHT: The northern portion where the actual building is would be R-6. The southern portion, that back portion would be R-7.

MR. MORROW: Now, the little yellow area, that would be R-7?

MR. ENRIGHT: Yes, the common property, that's correct.

MR. MORROW: And would it be feasible that somehow the substation would relocate itself?

MR. ENRIGHT: You know, these are all issues that we

would have to work on with any development plan. It really depends on what the developer wanted to build, what property they had in their contract. So, all these issues would have to be resolved. I mean, when the downtown redeveloped, there were a lot of issues to come up with every development that was built downtown, and not just involving the property itself that was redeveloped but adjacent properties and making sure that their rights weren't inhibited, like access to trash and so forth like you're alluding to.

So, these types of issues all have to be worked out. Whether ComEd would, that would be one of our hopes was to work with them and move that, because it obviously would be right in the middle of where we'd want some sort of residential development. But these are all issues that, you know, you only work on once you get further along with an actual development plan or a developer in hand.

MR. MORROW: I mean, I think we should leave alleys in place so we can get to, you know, the back of the houses along these streets here.

MR. ENRIGHT: That would be --

MR. MORROW: Some are already gone.

MR. ENRIGHT: Yes, we'd have to maintain access to properties. And when the Arlington Market site was redeveloped, at least the northern portion, there is still access to the rear of the buildings along Hickory, south of Wing Street.

MR. MORROW: Yes, but there's a big fence there and gates, but you know, it's not being used by us. I don't know what the story is there. Thank you.

CHAIRMAN WOLFE: Thank you. Anybody else? Yes, sir

MR. REESE: Good evening, ladies and gentlemen. My name is Ron Reese, R-e-e-s-e, Reese Automotive, 9 North Hickory. I'm amazed, some of the people that spoke before me are very well spoken. Thank you very much. They took all my thunder.

But I do have something I want to share with you. My brother has been turning wrenches at 9 North Hickory since '86. I think he has a very reputable business, repeat business, no problems. We pay our bills, we pay our taxes. I guess the question is if something like this happens, and I'm in the real estate business, so it ain't going to happen overnight. That I know for a fact. But my brother is younger than I, and when this thing comes down, where is he going to go? Where are the Hellers going to go? Where is Pete going to go? I mean, and the list goes on.

You're, you know, tinkering with people's lives, you know. It's grandiose. You go to planning school and, ohhh, everybody walks down from the condos and has dinner? I've seen a lot of restaurateurs, they're out of business. What happened to Grand Station? They're out of business. There's another, what, Circa 57

coming in, how long are they going to last? A 10,000 square-foot facility is delusional in this marketplace. And then you have the snack shops in Downtown Arlington thinking all these people are going to walk downtown, walk to their restaurants and have breakfast, lunch, dinner, and cocktails after bowling. It ain't happening.

So, I think the walking village, it's very beautiful. It's picturesque, it's Disney World, but it ain't going to happen. And so, anyway, I let it in your good hands, my brother's family, you know, what's going to happen? Where are they going to go? Another auto repair shop, Jeff's Auto Repair, where are they going to go? I mean that's the big question. And that's a concern for my kid brother. Thank you very much.

CHAIRMAN WOLFE: Thank you. Anybody else in the audience who would like to be heard?

Okay, so we'll close that portion of the meeting. And why don't we start down this time on the right with you, Lynn?

COMMISSIONER JENSEN: Sure. I think the public have raised quite a few interesting questions, and I'd like to kind of recap and see if I can get some responses because you've clearly thought about this a lot, Bill and Matt.

What are the implications if at this point we do nothing? We don't make any changes. What do you see if we don't do the rezoning which we haven't got to yet and the overlay? What are the implications for this area in Arlington Heights?

MR. ENRIGHT: Well, first of all, this public hearing is regarding the overlay standards which only affect the properties upon redevelopment. So, they're standards that would be set up so if a developer wanted to come in and build, and if you didn't rezone it and he wanted to rezone to R-6, R-7 or B-2 consistent with the already adopted Hickory plan which, by the way, went through quite an extensive public process in which case we met with the public at the Teen Center prior to coming to Plan Commission, sent out 400 notices to people in the area, and had the public hearing and the Village Board meetings. So, this is a policy that was established by the Village Board through an extensive process.

The implications for the business owners are if you rezone which is part of the second public hearing, not this public hearing. So, really the overlay zone only has meaning if there is a redevelopment in the area for R-6, R-7, B-2 uses. The rezoning is where it has more significance.

CHAIRMAN WOLFE: Well, can you just, I don't know if these folks are going to stay for that or want to reincorporate their comments. But I think they kind of view it as one and the same. So, without getting too far ahead of yourself, if you can just address your responses to those questions and take in account the zoning as well?

Because it's all one project as far as the members of the public are concerned.

MR. ENRIGHT: Sure. Well, if the Village Board were to rezone the properties, then there would be restrictions on the properties as we have alluded to. However, we're trying to accommodate the businesses by, number one, first and foremost, if the properties are rezoned, the existing businesses can stay for as long as they want. If they can't find another, if a developer came to them and said, hey, I'll offer you money and they're saying that's great, but part of this deal has got to be finding me a new location and that can't happen, then they stay. But if it works out for them and they find a new place and they want to stay in business, then if they can find a spot in Arlington Heights then maybe that would be good for them, I don't know. But they can stay if they don't want to because even if we rezone the property, the existing businesses can stay there.

With respect to the overlay, allowing existing buildings to be re-tenanted also allows flexibility for the future in case a business closes or it is an existing building that's vacant or becomes vacant for uses that are permitted in the M-2 non-manufacturing.

Another issue that came up that we'll go ahead and address now is, Mr. Hintz brought it up and some of the property owners at the meeting that we had last week, was what if the building is destroyed, you know, most likely by fire or flood or some other act of nature, but you know, more likely than not it would be a fire, if 50 percent or more of the building is destroyed, then you can't rebuild it under the M-2 zoning. You'd have to conform with the new zoning district. So, in order to rebuild the building that you had, you'd have to get a land use variation which is a public process through the Plan Commission and the Village Board.

However, Mr. Hintz asked if legally they could be grandfathered in, I didn't have the answer at that meeting, I do now. And our attorney Jack Segal has indicated that, yes, through the rezoning ordinance, if the Board were to rezone the property in that ordinance, they could stipulate that existing buildings, if they were to be destroyed by an act of nature, that they could be grandfathered in and rebuilt under the same footprint and size that they are today. So, that is an option for these types of circumstances that hopefully wouldn't arise but certainly could.

So, that's an option that's available to the Plan Commission that you could recommend with the second public hearing on the rezoning if you make a recommendation to rezone. So, that is an option available to you to recommend to the Board as a legal option.

COMMISSIONER JENSEN: Actually, I'm going to mention three things that sort of came out of this discussion, and I'm not sure

that I'm really expecting an immediate answer here but they are issues that have been raised. One is: there has been a number of assertions that this action, either this and the zoning action will have an adverse economic impact on the current owners. And I don't know whether the Planning Staff or anyone has actually taken a look to see if there is any basis for that. But it seems like we should have some sense of whether we're really going to have a significant adverse economic impact on the current owners. They clearly believe there is going to be one.

Let me just go through the other two and then let you respond. Then there was a point made that previous industrial tenants such as Weber Stephenson, you know, may have created some EPA problems that we're not even aware of. You suggested that might indeed be the case, but if we were going to redevelop that, that would be of a major concern to the Village, and not only the Village in general but the Plan Commission and the Board. And so, I don't know that we can just sweep that under the rug and just say we'll deal with it when someone comes along and wants to redevelop. I mean I think it is an issue.

The third major point was have we really taken into account the impact of developing this the way we want to develop it according to the plan in terms of its impact on other governmental entities, the park districts, school districts, in terms of enrollments and other things?

So, I guess with that said, these are the sets of issues that are sort of troubling many of the residents in that area. And it seems like we need to at least do something to assuage their concerns or suggest how we might respond to their concerns.

MR. ENRIGHT: Well, first, adverse on impact on the business, I don't see why it would have an adverse impact on current businesses. They are going to be allowed to stay. And if they have a business that does well, I don't know why that would change because the zoning changes. Anybody who comes and shops or gets their car fixed here, they don't know what the zoning of the property is. They're not going to not go there anymore because the property is zoned something differently. The business is still there, so I don't know why --

COMMISSIONER JENSEN: Well, I think they're going to the point of resale. I think the issue is resale.

MR. ENRIGHT: Well, you know, as I said, R-6 and R-7 and B-2 under this plan have higher densities allowed than what's currently allowed under the M-2 Zoning District. And those properties are more valuable than manufacturing properties. You know, we have not seen a lot of investment in this area in years. In fact, we've seen disinvestment.

The biggest business there moved to

Carpentersville because their buildings were so antiquated there was nothing they could do with them, and that's Dana Molded Products. And they moved to Carpentersville and they've torn down their buildings. So, now we have a large vacant lot there.

I don't know, I've talked to Mr. Hintz about this property. He has not indicated what environmental issues there may or may not be there. But unless it's an immediate public health and safety standard, there is no involvement for the Village at this point with respect to any environmental. That's handled by the EPA.

Certainly as property develops, you start digging, you got to know what the remediation is if it's out, you know, if there is contamination. And that certainly has to be dealt with through redevelopment. Otherwise, if there is contamination, it's going to sit underground. But unless it became, unless things started surfacing to the top of the land, there is nothing for the Village to do right now.

COMMISSIONER JENSEN: And the zoning wouldn't really matter. I mean if you had an EPA issue, it really doesn't matter what the zoning is.

MR. ENRIGHT: No, it's irrelevant to what the EPA would look at. They're going to look at a site and decide whether or not it's a public health and safety issue.

CHAIRMAN WOLFE: Well, what matters is when you put a shovel in the ground if it's redeveloped. That's the effect of the zoning.

MR. ENRIGHT: Well, once you start developing, you have to mitigate, you have to do environmental studies. No developer is going to buy these without doing their due diligence, especially a former manufacturing area. In fact, even if you kept it as M-2 and a developer came in and wanted to build M-2 uses, if they're going to be redeveloping properties for M-2, they're going to be doing their due diligence on M-2 and they're going to have to, you know, mitigate any environmental impacts that might be present on some of these properties.

And with respect to other governments, we've talked to the Park District. They are not interested and have not expressed an interest in buying these properties. With respect to the portion that they did buy which is the former Weber parcel, Park District actually wanted to put their maintenance facility there and the Village was against that. And we negotiated with them and they decided to just make it green space. Otherwise, it would have been their location for all their maintenance vehicles which they then built over in the industrial area south of Northwest Highway on Davis. So, the Village actually supported the green of that property and was not supportive of the original intent for that which was for the maintenance vehicles for the whole Park District.

So, with respect to other governments, the school district is aware of the redevelopment plan. With respect to the school district enrollment, I did receive a copy of their enrollment so we have looked at that. Their projected enrollments have stabilized and are actually going to decrease a little bit. But they've also decreased the number of students here in the location from about 650 or 450 more or less, I'm a couple off there. But they've made a great reduction in the student population there because, number one, the district has leveled off; and number two, they redistricted so they were able to alleviate some of the congestion with that school.

COMMISSIONER JENSEN: Well, thank you. I'm going to, at this point stop asking questions. I may want to come back a little later but I'll let others ask their questions.

COMMISSIONER LaBEDZ: I don't really have too much in the way of questions. Bill, I do appreciate the comments that you just gave because I do see that this has really become sort of a blended public hearing. It's, even though we're specifically going to vote first on the overlay zone, a lot of the questions and concerns deal with the actual zoning. And so, I'm glad that you addressed those issues at this point.

I was actually going to say in terms of the parks and the schools, their independent boards, their board members live in this community also. They're well aware of what's going on within and among each other. So, I wasn't worried about whether or not they were aware of what is going on.

I would think that if anything comes up, it would be if there is a decision to move forward on a TIF District. That would be something that could have an impact, well as you know, we've been through that several times here. But that's a different discussion for a different meeting because we haven't gotten to that point.

So, at this point, in terms of the overlay zone, I don't have any further questions. Thank you.

COMMISSIONER ENNES: I have a couple of questions, but I wanted to start with a comment. I think the Planning Department does do a very good job in the community. I'd also like to point out that this board consists of people that volunteer their time who come from a lot of different walks of life. And while some of us have had some planning training, we come from all different types of walks, from architects to tax people to attorneys. We have a lot of different perspectives that we bring forward to consider these issues.

A couple of points that I did want to try and clarify. I've heard a number of owners in the area indicate that they thought that the Village was going to be coming in and buying this property. Can we clarify the fact that the Village isn't going to be

coming in and buying this property?

MR. ENRIGHT: Well, the Village has no funds to go start buying property. If the Village were to create a TIF District, that would allow the Village a funding mechanism potentially to get involved with land acquisition, but only as a last resort. We want developers to go buy the land, execute contracts. We have used, by rezoning the property, that doesn't give the Village the right to use eminent domain. However, if we did create a TIF District, that would give the Village the right to use eminent domain.

We have used it in certain circumstances in the downtown and in other TIF Districts, but only when a developer has started to acquire multiple properties but is having difficulty getting the last property, the last two properties or whatever the case may be. But that's the only instance where the Village, and it's been on a very rare occasion where the Village has even had to do that. So, just rezoning the property doesn't give the Village the legal authority to use eminent domain. However, a TIF District would give us the authority to do that, but that's an individual decision of the Board that would have to be made in a public session down the road if that was ever contemplated. And that's always as a last resort.

COMMISSIONER ENNES: And none of this would happen until the individual property owners have decided they want to sell their property?

CHAIRMAN WOLFE: Or is that if they didn't want to?

MR. ENRIGHT: It depends. I mean the way it works is developers are going to go out and negotiate to buy the properties. And some people may agree and some people may not. If a developer were to buy, you know, many properties, several properties and have one property left to bring it in for a development plan and they made fair offers to the property owner, the Village could elect to get involved or not. I mean we don't always get involved in that situation. It's a rare occasion where the Village gets involved.

Now, the Village could, excuse me, the Village could buy up land if we had a funding source. But the only funding source that we potentially have here is if a TIF District is created. But also, if there is a development that would generate increment that the Village could then use that increment to go buy properties and put them together and then market them for a developer. We did that across the street over years, 15 years, the Village was buying up bits and pieces of the property directly across the street, the Arlington Town Square development. And so, the Village controlled maybe 25 percent of that block prior to Joseph Freed buying the other parcels on the block, from Citibank and -- Patio and at the time NBD Bank which is now Chase.

But, so the Village has gotten involved in buying land. TIF 4 at Golf and Arlington Heights Roads, the Village has

bought three parcels down there and we will package them for future development for retail. So, the Village has done, negotiated acquisitions of properties and it doesn't necessarily involve condemnation.

COMMISSIONER ENNES: In regard to the environmental issue, if any of these properties, I mean this was raised, I'm not aware of anything, but if any of these properties are contaminated, these are issues and liabilities of the property owners, that if they exist, if nobody knows about them, this isn't going to come up until when they go to sell their property for whatever reason, continuing use to sell it to a developer, it's going to come out. And that's going to be their liability or something that comes out of the value that they are able to sell their property for unless, as you're saying, and I was not aware that a TIF could use some of those funds to remediate some of those conditions.

MR. ENRIGHT: That's correct.

COMMISSIONER ENNES: So, actually and possibly this rezoning and overlay could benefit any of the properties that might be contaminated.

MR. ENRIGHT: That's, yes, we've used TIF funds in the downtown for environmental remediation to help stimulate development. Otherwise, it would have come out of the property owner's pocket or the developer's pocket. But usually it's the property owner because the developer says, okay, you've got a \$250,000 cleanup, I'm going to pay you \$250,000 less for your land. And there has been instances where the Village has been able to assist with environmental remediation if there is a TIF plan in place. Otherwise, we don't have a funding source, otherwise.

COMMISSIONER ENNES: Overall, I feel that for the long-term viability of the area, that this rezoning would be beneficial to most of the owners. But I think there was one particular case, and I'm not sure exactly which owner it was, I think it was one of the first gentlemen to talk that indicated he's trying to sell this property now. And that has, he believes, has an adverse impact on his ability to sell the property.

What if anything, from your experience with this type of thing in the past during this early transition stage for somebody who is trying to market it, what if anything are you aware of that the Village might be able to do in this redistricting that could benefit those owners?

MR. ENRIGHT: Well, I think one thing that we are doing in the overlay if it's approved is allowing the existing buildings to continue to be used for current use by the current owners or re-tenanted for uses permitted in M-2 non-manufacturing. So, that still allows, you know, these buildings to be used under the M-2 uses that

are not the more intensive processing and manufacturing, which by the way we haven't seen those types of uses. I mean the only use that qualified for that in the past was Dana Molded Products because that was a more intense use. Heller Lumbers, these auto businesses that are in there all fit under the non-manufacturing uses because those are less obnoxious uses. It's not making chemicals or products out of raw materials.

So, with respect to being able to sell the property, I mean that is one accommodation, that the building can continue to be used. I think the other concern that some of the other property owners, certainly Mr. Hintz has raised, is with respect to, if there is, you know, destruction of the building, would they be able to rebuild it. Certainly there is no guarantee that they would get a land use variation from the Village Board to rebuild. However, even under the current zoning of M-2, a lot of these businesses or buildings on Hickory don't even meet the M-2 standards for setbacks and for parking. So, even if we left the zoning as M-2 and there was a fire, most of these buildings would have to get some sort of, would have to get a variation, not necessarily a land use variation but a variation to either a setback requirement or a parking requirement.

COMMISSIONER ENNES: Just to rebuild them the way they are?

MR. ENRIGHT: Many of them, yes. So, but as we've alluded to, and Mr. Hintz asked me this question and I provided the answer tonight, I did check with our attorney, Jack Segal, and the Village can, in the rezoning ordinance if it's rezoned, grandfather in the existing buildings so if they were destroyed they could be rebuilt. Now, they can't just come in with a building permit and rebuild, it would have to be due to, you know, act of nature, fire, you know, tornado, you know, whatever would potentially happen, most likely a fire I think in this area more so than the other issues. But yes, we can accommodate that as well to guarantee that they can rebuild the existing building if the Plan Commission wanted to recommend that as part of your recommendation for the rezoning.

It doesn't have to be in the overlay. That would be something that would be attached to the rezoning.

COMMISSIONER ENNES: Okay. So, that's something we could do here. It doesn't have to go to the Village Board? We could recommend?

MR. ENRIGHT: You could recommend, but I wouldn't recommend it with the overlay zone. It would be something you would recommend with a rezoning, the second hearing.

COMMISSIONER ENNES: And that's something I can support. Okay, thank you very much. That's all I have.

COMMISSIONER GREEN: Well, Bill, you just answered my

question because I was going to ask you, if these M-2 properties were to go down and had to go back as an M-2, would the parking and the setbacks work. And I know from the past being on the Plan Commission here for numerous years now, that some of these property owners have come forward and it seems like they all lack parking and there's a lot of setback requirements that aren't met. And so, they're really not, as you said, not meeting the M-2 zoning requirements as they are today for these size lots. Is that correct? I mean I just want to make that very clear.

MR. ENRIGHT: That's correct. I mean a lot of these buildings are very, very old, and even predate our zoning code which goes way back as well.

COMMISSIONER GREEN: Thank you.

CHAIRMAN WOLFE: Joe?

COMMISSIONER LORENZINI: Bill, just, I've got a series of questions here just to solidify my understanding of this and maybe make it a little clearer for everybody. So, if we pass what we're discussing here tonight, the businesses can continue as they are today for as long as they want to?

MR. ENRIGHT: Correct.

COMMISSIONER LORENZINI: Okay. Now, if they wanted to lease their business to somebody else to do the same thing, they could do that?

MR. ENRIGHT: The existing businesses, yes.

COMMISSIONER LORENZINI: Now, if they wanted to change the use of the building from what they're using today but it's still an M-2 use, can they do that?

MR. ENRIGHT: If it's an M-2 use pursuant to the overlay which is the non-manufacturing M-2 uses.

COMMISSIONER LORENZINI: So, that's, the overlay changes the M-2 in that respect?

MR. ENRIGHT: Well, the rezoning changes the property but the overlay allows them to continue to lease out the properties for M-2 uses, but only the non-manufacturing, not the processing more intense uses.

COMMISSIONER LORENZINI: Okay. If we didn't do anything tonight, if we didn't pass anything tonight, could they do that more intense use if they wanted to?

MR. ENRIGHT: Yes, under the current M-2 Zoning.

COMMISSIONER LORENZINI: All right, so that's what we're restricting is the intensive M-2 use.

MR. ENRIGHT: That's correct. Although I will caveat that though, if a use came in under the current zoning today, they would have to meet parking requirements. And if they didn't meet parking requirements for that use on a property, they would have to get

a variation for parking.

COMMISSIONER LORENZINI: Okay.

CHAIRMAN WOLFE: Can I just ask real quick, Joe, just to follow up. Bill, how many businesses, existing businesses would get caught in that delta I guess where they wouldn't be able to continue the business that they have right now?

MR. ENRIGHT: Well, all the businesses that are there today would be able to continue.

CHAIRMAN WOLFE: They would meet the overlay standards?

MR. ENRIGHT: Yes, the existing businesses would meet the overlay because -- what about the new one that went in?

MR. DABROWSKI: The bottling and distribution would not.

MR. ENRIGHT: Yes, the only one is the bottling and distribution which is the brew pub, well, it's not a pub. It's just they're a micro-brewery basically that's going in at 3 North Hickory. But they would be, since they're there and they have a business license, they're grandfathered in.

CHAIRMAN WOLFE: But they would be restricted on the sale.

COMMISSIONER LORENZINI: Okay, next question. So, then if they wanted to lease the property and the business they're going to lease to wants to change the use but it's still an M-2 use non-intensive, they could still do that?

MR. ENRIGHT: Yes, if it's one of the M-2 uses that's permitted under non-manufacturing.

COMMISSIONER LORENZINI: Now, if they wanted to sell the property to somebody else and that somebody else is going to continue to use it exactly as it's being used today, is that okay?

MR. ENRIGHT: Yes.

COMMISSIONER LORENZINI: Okay. And finally, if they wanted to sell the property and somebody wanted to change the use but it was still an M-2 non-intensive use, that person could do that?

MR. ENRIGHT: Yes.

COMMISSIONER LORENZINI: So, I really don't --

MR. ENRIGHT: Assuming they had parking.

COMMISSIONER LORENZINI: Right.

MR. ENRIGHT: If they didn't have the parking, they would have to petition the Village for a parking variation.

COMMISSIONER LORENZINI: So, I really don't see we're changing things that much by doing this. That's my opinion. Thank you.

CHAIRMAN WOLFE: John?

COMMISSIONER SIGALOS: Thank you. First of all, I'd like to reiterate what Commissioner Ennes stated, that I also have a

very high regard for the Village of Arlington Heights Planning Department and their thoroughness on researching and recommending various projects and developments such as this.

I look at the instances of the townhomes that are built to the north, and then again that came about at a time of economic downturn where the original developer I guess went bankrupt on that property, and Pulte came in and built these townhomes. And I was quite surprised that they sold as quickly as they did with the economic environment that we were in and so some degree still are. But again, that proved that there is a demand in this area.

I also understand that we haven't had any developers interested in developing this area come forth to date, is that correct?

MR. ENRIGHT: There is a developer that's interested in the middle portion, the approximate five acres which is currently zoned for zero lot lines.

COMMISSIONER SIGALOS: The R-6?

MR. ENRIGHT: Yes, the portion that's R-6, Health of Arlington Crossings. There is a developer that's in negotiations with the bank who owns the property. There's been a couple of developers that we know of at least that have been looking at the property, but they have not come forth with any Plan Commission application to this point because the property is, as I understand it, is still not under contract.

COMMISSIONER SIGALOS: But again, I think we almost have a situation with what comes first. I mean it's almost like, you know, the chicken or the egg. Developers will only come after the area has been rezoned for, you know, financially suitable developments in this area. And it just seems that if the area isn't rezoned, it's going to stay as it is, this kind of a mixture, then you're not going to get any developers interested in there. So, it almost seems that we have to get this zoned to get some economic benefit and development in this area.

As long as the current business owners won't be affected, I think it could even be a financial benefit to current owners who want to sell their property to a developer. Property value is quite a bit higher for a property of R-6, R-7, higher density properties, than they are currently zoned. So, it could be a benefit to certain property owners that now want to sell. If developers know that this is being rezoned, they could come in and develop higher density developments, it could be to their benefit.

So, I would never want to see any hardship or financial ruin to a resident or business owner within the Village, but again this could be to their benefit. So, that's all I have to say.

CHAIRMAN WOLFE: Thanks, John. I think my sentiments

have pretty much been expressed one way or another by various members, but I think that there is enough flexibility in this overlay and ultimately in rezoning that existing owners should not be immediately harmed by what's going to happen. And any development, if there is development and we hope there is eventually, is going to take place incrementally over a period of time and I think kind of create a market for existing owners who have every right to stay and continue operating their business, and in most cases sell or lease to third parties and not be adversely affected by rezoning.

So, with that, I guess I would ask any members of the Commission whether they'd like to make a motion.

COMMISSIONER LaBEDZ: I'll make --

COMMISSIONER JENSEN: Before you make a motion, I would like to come back and say I think the discussion here has been very good and I think the public has raised a lot of important issues and I've been very impressed with the Planning Department's responses to those. I think there's a lot of issues here and you probably could do both the public and the Board a service to take the three or four key issues and get those in writing so they can have that information before them when they consider it. I think it's been invaluable to have the give and take, back and forth, and I think you've answered or addressed most of the concerns that I gleaned from what the public had to say.

CHAIRMAN WOLFE: And just maybe following up on that, I think Joe asked a series of questions and tried to capture the various scenarios. It might be helpful for you to have a similar kind of presentation. If this, then what, you know, what about leasing, what about buying, what about existing uses, what about a change in use, how is it affected by the overlay tinkering? I think those are questions that the business owners have asked rightfully so, and I think you've got answers for them but I think it would help to present it in such a way as you try and cover all the bases so that you can anticipate what those questions will be.

Anyway, a motion? Anybody?

COMMISSIONER LaBEDZ: I'll make a motion.

A motion to recommend to the Village Board of Trustees approval of PC #13-002, an Amendment to Chapter 28 establishing the Hickory Kensington Overlay Zone, and Text Amendments to Sections 5.1-7 and 5.1-7.1, location of the R-7 Zoning District.

CHAIRMAN WOLFE: Is there a second?

COMMISSIONER SIGALOS: I'd like to second that.

CHAIRMAN WOLFE: Okay, if somebody would take the roll?

MR. DABROWSKI: Commissioner LaBedz.

COMMISSIONER LaBEDZ: Yes.
 MR. DABROWSKI: Commissioner Ennes.
 COMMISSIONER ENNES: Yes.
 MR. DABROWSKI: Commissioner Green.
 COMMISSIONER GREEN: Yes.
 MR. DABROWSKI: Commissioner Jensen.
 COMMISSIONER JENSEN: Yes.
 MR. DABROWSKI: Commissioner Lorenzini.
 COMMISSIONER LORENZINI: Yes.
 MR. DABROWSKI: Commissioner Sigalos.
 COMMISSIONER SIGALOS: Yes.
 MR. DABROWSKI: And Chairman Wolfe.

CHAIRMAN WOLFE: Yes. Okay, so a unanimous recommendation. And for members of the public, this is just a recommendation. It's not a binding action, it's a recommendation to the Village Board who will take this matter up at the Village Board meeting. And when will that be scheduled?

MR. ENRIGHT: We were originally contemplating May, but it will not be until June. So, it will either be the first Monday or the third Monday in June. Members of the public can either call the Planning Department in late May, the last week in May we'll know if it's going to go on the first Monday in June which I believe is June 3rd.

CHAIRMAN WOLFE: Okay. So, again it's a public meeting, so all of you are certainly entitled to and encouraged, whatever you would like to do, to be there at that meeting. Thank you. And now the next --

COMMISSIONER ENNES: Mike?

CHAIRMAN WOLFE: Yes.

COMMISSIONER ENNES: Before we move on, just a question. Do you want to take a vote to see if the Commission wants to recommend that the Village Board considers grandfathering in any building that's destroyed?

COMMISSIONER LORENZINI: But that's for the next one.

CHAIRMAN WOLFE: That's the next meeting.

COMMISSIONER ENNES: Oh, I'm sorry, okay, you're right. You're right.

(Whereupon, the public hearing was adjourned at 9:20 p.m.)

STATE OF ILLINOIS)
) SS.
 COUNTY OF K A N E)

I, RONALD N. LEGRAND, JR., depose and say that I am a direct-record 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 N. LEGRAND, JR.

SUBSCRIBED AND SWORN TO

BEFORE ME THIS _____ DAY OF
 _____, A.D. 2013.

NOTARY PUBLIC



Item: Hickory / Kensington Rezoning - PC13-003

Department: Planning & Community Development

BACKGROUND

On January 7, 2013 the Village Board approved the Hickory Kensington Area Plan (Ordinance #13-001). Approval of the Plan included changes to the Land Use Map as depicted on page 17 (and attached as Exhibit A). In addition, several recommendations and actions were adopted in the Plan including the following:

Recommendation 4: Rezone properties from M-2 to R-6, R-7 and B-2 as illustrated in the Zoning Map on page 25.

Action: Commence Plan Commission public hearing process to rezone said properties as soon as feasible concurrent with consideration of an Overlay Zone.

Recommendation 5: Adopt an Overlay Zone specific to the unique characteristics of the area creating development guidelines.

Action: Develop specific text amendments to Chapter 28 – Zoning Regulations, creating an Overlay Zone, and proceed with Plan Commission public hearing and Board consideration concurrent with rezoning.

RECOMMENDATION

Commissioner Ennes moved and Commissioner Sigalos seconded:

A motion to recommend to the Village Board of Trustees approval of PC #13-003, Rezoning from M-2 Limited Heavy Manufacturing District to R-6 Multi-Family Dwelling District, from M-2 Limited Heavy Manufacturing District to R-7 Multi-Family Dwelling District, from M-2 Limited Heavy Manufacturing District to B-2 General Business District, pursuant to the proposed zoning map attached to the Staff Development Committee report with a recommendation to allow property within the rezoning districts to be grandfathered to allow reconstruction of a property destroyed by an act of nature contingent upon the following condition:

1. Any such reconstruction would have to comply with all building and zoning requirements that existed prior to the adoption of the overlay and rezoning.

Roll Call Vote: Commissioner Ennes, Sigalos, Green, Jensen, LaBedz, Lorenzini and Chairman Wolfe voted in favor. Motion carried.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Amount of Bidder Recommended:

ATTACHMENTS:

Name:

- ☐ [StaffDevelopmentCommitteeReport.doc](#)
- ☐ [Proposed_Zoning_Map.jpg](#)
- ☐ [Comprehensive_Plan_Map.pdf](#)
- ☐ [PermittedUseTable.pdf](#)
- ☐ [PropertyOwnerMeeting.pdf](#)
- ☐ [PublicCorrespondence.pdf](#)
- ☐ [MinutesPlanCommission.doc](#)

Description:

Staff Development Report
Proposed Zoning Map
Comprehensive Plan Map
Permitted Use Table
Property Owner Meeting
Public Correspondence
PC Minutes

STAFF DEVELOPMENT COMMITTEE REPORT

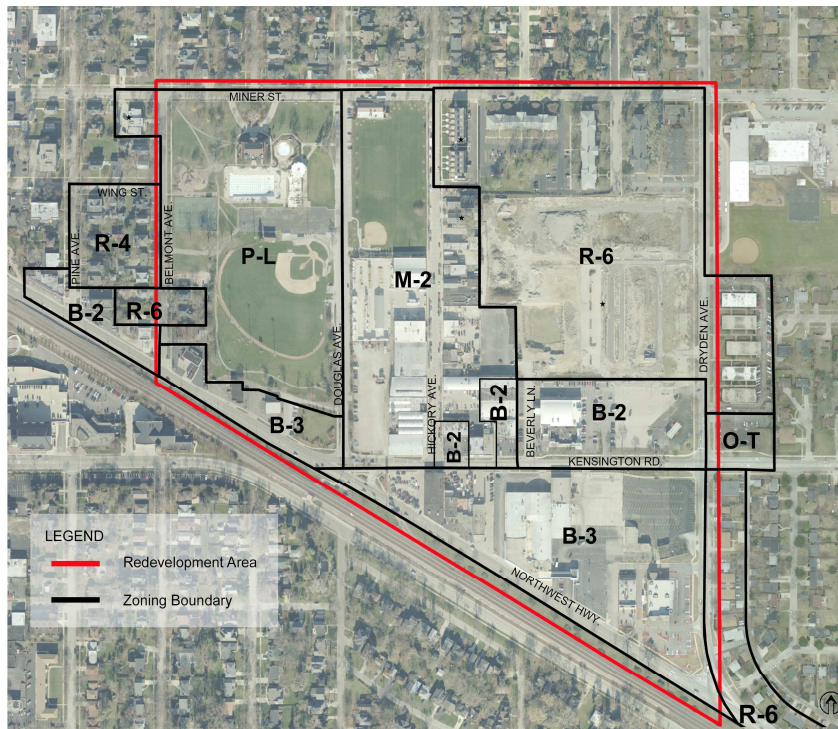
To: Plan Commission
Prepared By: Bill Enright, Deputy Director Planning and Community Development
Meeting Date: April 24, 2013
Date Prepared: April 11, 2013
Project Title: Hickory Kensington Area Rezoning

BACKGROUND INFORMATION

Petitioner: Village of Arlington Heights
Address: 33 S. Arlington Heights Road
 Arlington Heights IL 60005
Existing Zoning: M-2 Limited Heavy Manufacturing

Requested Action: Rezoning from M-2 to R-6, R-7, B-2 pursuant to the Hickory Kensington Area Plan (see attached map of areas proposed for rezoning).

Existing Zoning Map:

**Surrounding Land Uses:**

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	M-2 Limited Heavy Manufact., R-6 Multiple Family	Rec Park; Hickory Townhomes	Parks; Moderate Density Multi Family
South	B-3, General Service, Wholesale and Motor Vehicle District	Commercial	Commercial
East	R-6 Multiple Family B-2, General Business District	Arlington Crossings TH Commercial	Moderate Density MF; Commercial
West	P-L Public Land	Rec Park	Parks

Background:

On January 7, 2013 the Village Board approved the Hickory Kensington Area Plan (Ordinance #13-001). Approval of the Plan included changes to the Land Use Map as depicted on page 17 (and attached as Exhibit A). In addition, several recommendations and actions were adopted in the Plan including the following:

- Recommendation 4:* Rezone properties from M-2 to R-6, R-7 and B-2 as illustrated in the Zoning Map on page 25.
- Action:* Commence Plan Commission public hearing process to rezone said properties as soon as feasible concurrent with consideration of an Overlay Zone.
- Recommendation 5:* Adopt an Overlay Zone specific to the unique characteristics of the area creating development guidelines.
- Action:* Develop specific text amendments to Chapter 28 – Zoning Regulations, creating an Overlay Zone, and proceed with Plan Commission public hearing and Board consideration concurrent with rezoning.

Zoning and Comprehensive Plan

The proposed rezonings are consistent with the Village Comprehensive Plan which designates the area as Moderate Density Multi Family, High Density Multi Family, and Mixed Use (Exhibit A). In addition, the rezoning of properties is in conjunction with the proposed Overlay Zone text amendments, which are being reviewed by the Ordinance Review Committee. Attached to this report is the Proposed Zoning map for the area.

An important element of the Overlay Zone text amendments is the provision which allows existing buildings that are rezoned from M-2 to either R-6, R-7 or B-2 (depending on location) to continue to re-tenant for uses permitted in the M-2 zoning district as follows:

- k. Buildings constructed prior to adoption of this Ordinance, in areas zoned M-2 as set forth on the Village's Zoning Map dated January 1, 2013, can be occupied by uses permitted in the M-2 Limited Heavy Manufacturing District as outlined in Section 5.5-1.

This will allow new tenants as permitted in Section 5.5-1 Non Manufacturing and Non Residential, but not permit uses in the more intense Section 5.5-2 Processing and Manufacturing. A copy of the Permitted Use table, Sections 5.5-1 and 5.5-2 is attached.

Plat and Subdivision Committee

The Plat and Subdivision Committee recommended approval of the rezoning at their March 27, 2013 meeting.

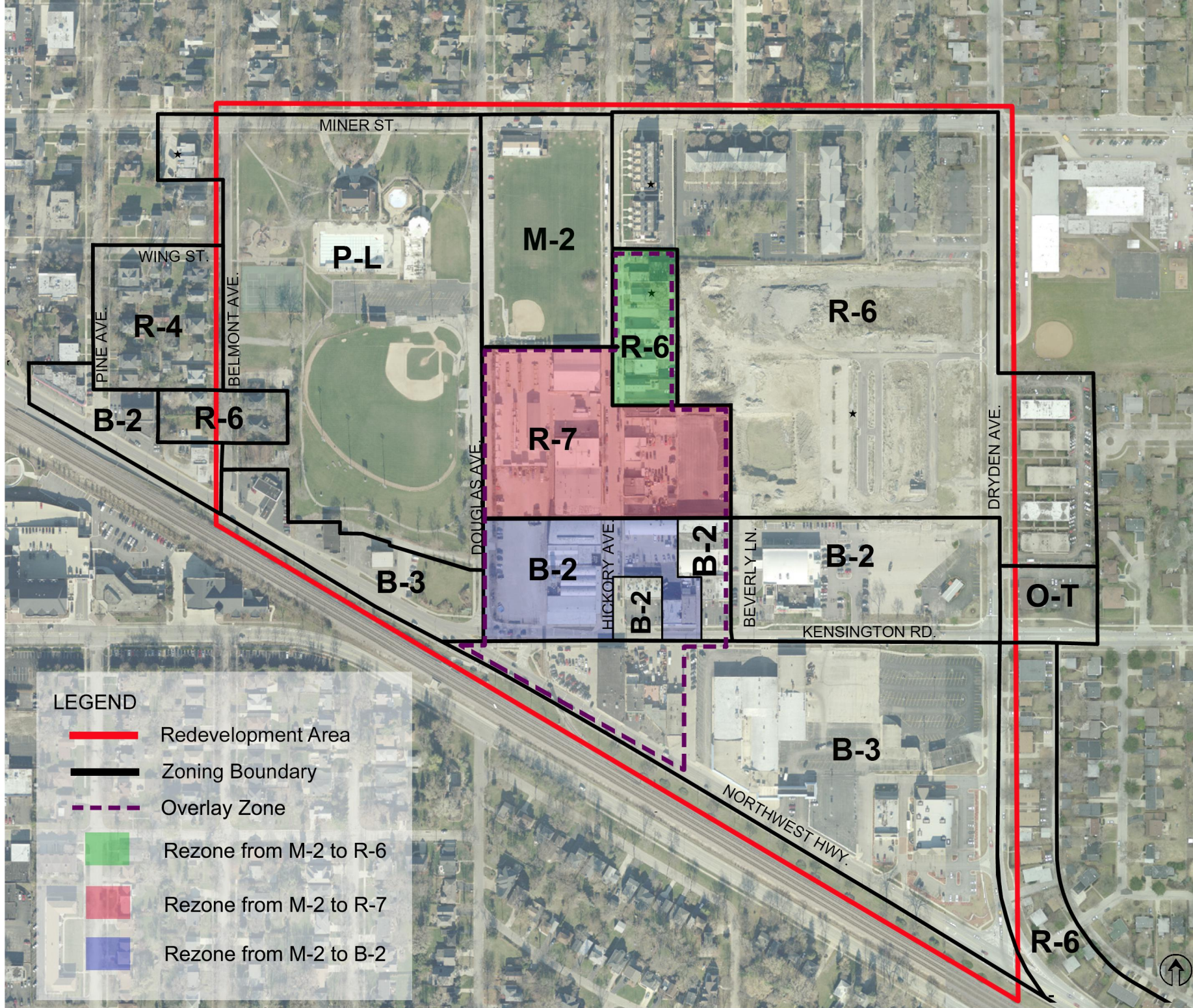
RECOMMENDATION

The Staff Development Committee recommends **approval** of the Hickory Kensington Area rezoning from M-2 Limited Heavy Manufacturing District to R-6 Multiple Family Dwelling District, R-7 Multiple Family Dwelling District, B-2 General Business District pursuant to the Proposed Zoning Map attached.

April 11, 2013

Bill Enright, Deputy Director of Planning and Community Development

Cc: William C. Dixon, Village Manager
All Department Heads





5.5-1 PERMITTED USE TABLE: NON-MANUFACTURING AND NON-RESIDENTIAL

X=PERMITTED USE

S=SPECIAL USE

<u>R-E</u> <u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>R-6</u>	<u>R-7</u>	<u>I</u>	<u>O-T</u>	PERMITTED-SPECIAL USES	<u>B-1</u>	<u>B-2</u>	<u>B-3</u>	<u>B-4</u>	<u>B-5</u>	<u>O-R</u>	<u>P-L</u>	<u>M-1</u>	<u>M-2</u>
							S	X	ACCESSORY USES INCIDENTAL TO PERMITTED PRINCIPAL USES (Ord. #06-064)	X	X	X	X	X	X	X	X	X
									ADULT BUSINESS			S						
									AGRICULTURAL IMPLEMENT SALES AND SERVICE WHEN CONDUCTED WHOLLY WITHIN AN ENCLOSED BUILDING									
							X		AMBULATORY CARE FACILITY									
									ANIMAL HOSPITALS		X	X						
							S	S	ANTENNA-RADIO-TELEPHONE, AND TELEVISION RECEIVING OR TRANSMITTING ANTENNA COMMERCIAL STRUCTURE AND OTHER ELECTRONIC EQUIPMENT REQUIRING OUTDOOR STRUCTURES AS DEFINED AND RESTRICTED IN CHAPTER 23	S	S	S	S	S	S	S	S	S
X	X	X	X	X	X				ANTENNA, NON-COMMERCIAL, AND RELATED STRUCTURES SUBJECT TO THE REGULATIONS IN CHAPTER 23, ARTICLE XIII									
									ANTIQUE SHOPS	X	X	X	X	X				
									APPLIANCE SALES		X	X	X	X				
									ARCADE, AMUSEMENT/INTERNET COMPUTER, LARGE (See Additional Requirements for Use Districts)		S	S						
									ARCADE, AMUSEMENT/INTERNET COMPUTER, SMALL		X	X						
									ART GALLERIES (Ord. #12-055)	X	X	X	X	X				
									ARTS & CRAFT STUDIOS		X	X	X	X				
									ARTS, CRAFTS, & SCHOOL SUPPLY STORES	X	X	X	X	X				
									AUCTION ROOMS		X	X	X	X				

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									AUDITORIUM, STADIUM, ARENA, MEETING HALL, GYMNASIUM & OTHER SIMILAR PLACES FOR PUBLIC EVENTS (Ord. #12-055)		S	S		S				
									AUTOMOBILE CAR WASH			S						
									AUTOMOBILE DRIVING SCHOOL (Ord. #12-055)			X	X					
									AUTO PARTS & SUPPLY STORES (Ord. #03-055, #12-055)		X	X	X	X				
									AUTOMOBILE SERVICE STATIONS, WITH OR WITHOUT CONVENIENCE MARTS		S	S						
									BAKERY	X	X	X		X				
									BANKS & FINANCIAL INSTITUTIONS, ALSO SEE DRIVE-INS	X	X	X	X	X				
									BANQUET HALLS		S	S		S				
									BARBER SHOPS	X	X	X	X	X				
									BEAUTY SHOPS (Ord. #12-055)	X	X	X	X	X				
									BICYCLE SALES, REPAIR & RENTAL	X	X	X	X	X				
									BOOK OR STATIONERY STORES	X	X	X	X	X				
									BROADCASTING STATION-RADIO & TELEVISION (Ord. #12-055)	X	X	X	X	X			X	
									BOWING ALLEYS (Ord. #12-055)		X	X		S				
									BUILDING MATERIALS, RETAIL SALES		X	X						
									BUILDING MATERIALS, WHOLESALE									X
									CAMERA & PHOTOGRAPHIC SUPPLY STORES	X	X	X	X	X				

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							X		CARE FACILITIES, AMBULATORY (Ord. #12-055)									
							X		CARE FACILITIES, LONG, INTERMEDIATE AND EXTENDED									
									CARPET CLEANING AND SERVICE, CLEANING TO BE DONE OFF THE PREMISES OF ESTABLISHMENT				X					
									CARPET, RUG AND LINOLEUM STORES		X	X	X	X				
									CATERING ESTABLISHMENTS	S	X	X	X					
S	S	S							CEMETERIES, CREMATORIES OR MAUSOLEUMS									
X	X	X	X	X	X	X	X		CHURCHES, SYNAGOGUES AND OTHER PLACES OF WORSHIP (INCLUDING LODGING)									
									(Ord. #12-055) CLOTHING & CLOTHING ACCESSORY AND COSTUME RENTAL STORES	X	X	X	X	X				
									CLUBS & LODGES, PRIVATE		S	S		S				
									COMMUNITY CENTER, RECREATION BUILDING, MUNICIPAL OR NON-PROFIT	S	S	S		S	S	S	S	
X	X	X	X	X	X	X	X		COMMUNITY RESIDENCE, LARGE (See Additional Requirements in Use District)									
X	X	X	X	X	X	X	X		COMMUNITY RESIDENCE, SMALL (Ord. #12-055)									
									CONSTRUCTION YARD (Ord. #12-055)									X
									CONTRACTOR OFFICE AND DESIGN SHOWROOM - NO VEHICLE STORAGE	X	X	X	X	X			X	X
									CONTRACTOR SHOPS				X				X	X

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									(Ord. #12-055) CONVENIENT MART AND FOOD STORES	X	X	X	X	X				
									CURRENCY EXCHANGES	X	X	X	X	X			X	
									DANCE HALLS		S	S						
S	S	S	S	S	S	S	S	S	(Ord. #12-055) DAY CARE CENTERS	S	S	S	S	S			S	
X	X	X	X	X	X	X	X		DAY CARE HOMES LICENSED BY THE VILLAGE IN SINGLE-FAMILY HOMES									
									DEPARTMENT STORES		X	X	X	X				
							S		DORMITORY									
									DRIVE-THROUGH FACILITIES WHEN USED IN CONJUNCTION WITH USES OTHERWISE PERMITTED		S	S		S				
									DRUG STORE AND PHARMACY	X	X	X		X				
X	X	X	X	X	X	X	X	X	EARTH STATIONS, COMMERCIAL AND NON-COMMERCIAL, REQUIRING OUTDOOR STRUCTURES AS REGULATED IN CH 23 AND SEC. 6.15	X	X	X	X	X	X	X	X	X
									ELECTRICAL EQUIPMENT SALES SUCH AS MOTORS, TRANSFORMERS		X	X						
									ELECTRONIC PRODUCT SALES	X	X	X	X	X				
								S	(Ord. #12-055) EMPLOYMENT AGENCIES	X	X	X	X	X				
									EQUIPMENT RENTAL & LEASING FOR HOME, OFFICE & BUSINESS		X	X	X				X	X
									EQUIPMENT RENTAL, INDUSTRIAL								X	X
									EXTERMINATING SHOPS			X	X					X

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									FACILITIES OWNED AND OPERATED BY THE VILLAGE OF ARLINGTON HTS., A.H. MEMORIAL LIBRARY & BRANCHES THEREOF AND THE A.H. PARK DISTRICT							X		
									FAIRGROUNDS, KIDDIE PARKS OR OTHER SIMILAR AMUSEMENT CENTERS, PRIVATELY OWNED			S						
									FLORIST SHOPS	X	X	X	X	X				
									FOOD STORES	X	X	X	X	X				
									FREIGHT TERMINAL, MOTOR OR CARGO									X
									FUNERAL PARLOR, MORTUARY		X	X	X					
									FURNITURE CLEANING, REFINISHING AND UPHOLSTERING				X					X
									FURNITURE & HOME FURNISHING STORES	X	X	X	X	X				
									FURRIER SHOPS	X	X	X	X	X				
									GARDEN CENTER		X	X	X					
									(Ord. #12-055) GENERAL MERCHANDISE STORES	X	X	X		X				
									GIFT SHOPS	X	X	X	X	X				
									GLASS CUTTING, GLAZING & SALES		X	X	X					
S	S	S	S	S					GOLF COURSE, PUBLIC & PRIVATE							S		
									HARDWARE STORES	X	X	X	X	X				
									(Ord. #07-009) HEALTH & MEDICAL INSTITUTIONS INCLUDING HOSPITALS OR SANITARIUMS									
							X		HEALTH CLUBS		X	X		X		S		

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							S		HELIPORT SUBJECT TO FEDERAL AVIATION ADMINISTRATION	S	S	S	S	S	S	S	S	S
									HOBBY, TOY AND GAME SHOPS	X	X	X	X	X				
X	X	X	X	X	X	X	X		HOME OCCUPATIONS AS REGULATED BY SECTION 6.17									
									HOTEL		S	S		S				
									HOTEL, APARTMENT					S				
			S	S	S	S	X		INSTITUTION, RESIDENTIAL									
									INTERIOR DECORATING SHOPS	X	X	X	X	X				
									JANITORIAL & CLEANING SERVICES				X				X	X
									JEWELRY STORES	X	X	X	X	X				
									KENNEL, COMMERCIAL			S						
								S	(Ord. #12-055) LABORATORIES, MEDICAL AND DENTAL		X	X	X				S	
									(Ord. #12-055) LAUNDROMAT AUTOMATIC SELF-SERVICE TYPE OR HAND	X	X	X	X					
									LAUNDRIES & DRYCLEANING, INDUSTRIAL								X	X
									LAUNDRY & DRYCLEANING ESTABLISHMENTS LIMITED TO 5,000-S.F. OF GROSS FLOOR AREA PER ESTABLISHMENT	X	X	X	X	X				

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<u>R-E</u> <u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>R-6</u>	<u>R-7</u>	<u>I</u>	<u>O-T</u>	PERMITTED-SPECIAL USES	<u>B-1</u>	<u>B-2</u>	<u>B-3</u>	<u>B-4</u>	<u>B-5</u>	<u>O-R</u>	<u>P-L</u>	<u>M-1</u>	<u>M-2</u>
									LEATHER GOODS AND LUGGAGE STORES	X	X	X	X	X				
									LIQUOR STORES, PACKAGE GOODS ONLY	X	X	X		X				
								X	(Ord. #12-055) LOAN OFFICES	X	X	X		X			X	
									LOCKSMITH SHOPS	X	X	X	X					
									MACHINERY SALES & SERVICE			X	X					
									MEDICAL, DENTAL & ORTHOPEDIC APPLIANCE & INSTRUMENT SERVICE				X				X	
									MEDICAL, DENTAL & ORTHOPEDIC APPLIANCE & INSTRUMENT SUPPLY SALES		X	X	X					
									MONUMENT SALES			X						
									(Ord. #12-055) MOTOR VEHICLE RENTAL INCLUDING AUTOMOBILES, MOTORCYCLES, TRUCKS, TRAILERS		S	X						X
									MOTOR VEHICLE REPAIR, MAJOR			X						X
									MOTOR VEHICLE REPAIR, MINOR		S	X						
									MOTOR VEHICLES SALES AND INCIDENTAL RENTAL OF MOTOR VEHICLES, INCLUDING AUTOMOBILES, MOTORCYCLES, TRUCKS & TRAILERS, INCLUDING AUXILIARY SERVICE & REPAIRS IN CONJUNCTION THEREIN IF CONDUCTED WHOLLY WITHIN A COMPLETELY ENCLOSED BUILDING		S	X						
									MOTOR VEHICLE SALES LOTS WHEN CONTIGUOUS TO & ADJOINING AUTOMOBILE SALES ROOM FOR THE SALE OF AUTOMOBILES UNDER THE SAME OWNERSHIP		S	X						

5.5-1 PERMITTED USE TABLE: NON-MANUFACTURING AND NON-RESIDENTIAL

X=PERMITTED USE

S=SPECIAL USE

<u>R-E</u> <u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>R-6</u>	<u>R-7</u>	<u>I</u>	<u>O-T</u>	PERMITTED-SPECIAL USES	<u>B-1</u>	<u>B-2</u>	<u>B-3</u>	<u>B-4</u>	<u>B-5</u>	<u>O-R</u>	<u>P-L</u>	<u>M-1</u>	<u>M-2</u>
									MUSIC CONSERVATORIES OR MUSIC INSTRUCTION	X	X	X	X	X				
									MUSICAL INSTRUMENT STORE	X	X	X	X	X				
									NEWSPAPER DISTRIBUTION AGENCY								X	X
									OFFICE SUPPLY STORE	X	X	X	X	X				
							X	X	OFFICES: BUSINESS AND PROFESSIONAL	X	X	X	X	X	X	X	X	X
							X	X	OFFICES: MEDICAL & DENTAL CLINICS, INCLUDING LABORATORIES	X	X	X	X	X			X	
									PAINT & WALLPAPER STORE	X	X	X	X	X				
									PARCEL DELIVERY & PICK-UP SERVICE		X	X	X	X			X	X
									(Ord. #06-058) PARKING GARAGES, MUNICIPAL					X		X		
							S	S	(Ord. #06-058) PARKING GARAGE, PRIVATE CUSTOMER AND EMPLOYEE	S	S	S	S	S	S	S	S	S
									(Ord. #06-058) PARKING LOTS & GARAGES PRIVATE/GENERAL PUBLIC									
									PAWN SHOP/CASH CONVERTER		X	X						
									(Ord. #11-024) PERSONAL TRAINER	X	X	X	X	X			X	X
									PET GROOMING ESTABLISHMENTS	X	X	X	X					
									PET SHOPS & SUPPLY STORE		X	X		X				
								X	(Ord. #12-055) PHOTOGRAPHERS	X	X	X	X	X				
									PHOTOGRAPHIC DEVELOPING & PROCESSING		X	X	X	X				
							X	X	(Ord. #07-009, #12-055) PHYSICAL REHABILITATION CENTER	X	X	X	X	S				

5.5-1 PERMITTED USE TABLE: NON-MANUFACTURING AND NON-RESIDENTIAL

X=PERMITTED USE

S=SPECIAL USE

<u>R-E</u> <u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>R-6</u>	<u>R-7</u>	<u>I</u>	<u>O-T</u>	PERMITTED-SPECIAL USES	<u>B-1</u>	<u>B-2</u>	<u>B-3</u>	<u>B-4</u>	<u>B-5</u>	<u>O-R</u>	<u>P-L</u>	<u>M-1</u>	<u>M-2</u>
									PICTURE FRAMING, RETAIL ESTABLISHMENTS	X	X	X	X	X				
									POST OFFICE NOT INCLUDING BULK DISTRIBUTION		X	X					X	X
									POST OFFICE BULK MAIL DISTRIBUTION								X	X
									(Ord. #12-055) PRINTING SERVICES, RETAIL	X	X	X	X	X			X	X
S	S	S	S	S	S	S	S	S	PRIVATE & PUBLIC UTILITY FACILITIES	S	S	S	S	S	S	S	S	S
									PROCESS & MANUFACTURING OF THE FOLLOWING (See Section 5.5-2)									
									(Ord. #12-055) PRIVATE BUILDINGS SUCH AS ART GALLERY, LIBRARY, MUSEUM OR OTHER SIMILAR STRUCTURES	S	S	S		S				
									RAILROAD PASSENGER STATION			S		S				
									RECREATION FACILITIES COMMERCIAL INCLUDING HEALTH CLUBS		X	X		X			X	X
									RECREATIONAL VEHICLES & BOATS, SALES & SUPPLIES			X						
									REPAIR, MAJOR				X					X
									REPAIR, MINOR	X	X	X	X					
									(Ord. #12-055) RESEARCH AND DEVELOPMENT ESTABLISHMENTS								X	X
									RESTAURANT	S	S	S		S				
									RESTAURANT, AMUSEMENT DEVICE ARCADE (See Additional Requirements in Use District)		S	S						
									(Ord. #12-055) SCHOOLS, COMMERCIAL	X	X	X	X	X			X	X
S	S	S	S	S	S		S		SCHOOLS, ELEMENTARY, HIGH AND COLLEGE (PUBLIC & PRIVATE) (See Additional Requirements in Use District)									

5.5-1 PERMITTED USE TABLE: NON-MANUFACTURING AND NON-RESIDENTIAL
X=PERMITTED USE

									S=SPECIAL USE									
<u>R-E</u> <u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>R-6</u>	<u>R-7</u>	<u>I</u>	<u>O-T</u>	PERMITTED-SPECIAL USES	<u>B-1</u>	<u>B-2</u>	<u>B-3</u>	<u>B-4</u>	<u>B-5</u>	<u>O-R</u>	<u>P-L</u>	<u>M-1</u>	<u>M-2</u>
									SECONDHAND STORE		X	X	X	X				
									SECURITY & GUARD FIRMS				X	X			X	X
									SEWING SUPPLIES & FABRIC		X	X		X				
S	S	S	S	S	S		S		SHELTER CARE HOMES									
									SHOE STORE AND REPAIR	X	X	X	X	X				
									SIGN PAINTING SHOP, IF CONDUCTED WHOLY WITHIN A COMPLETELY ENCLOSED BUILDING			X	X					
									SPORTING GOODS STORE (Ord. #12-055)	X	X	X	X	X				
									STORAGE FACILITIES NOT LOCATED ALONG MAJOR OR SECONDARY ARTERIAL STREETS								X	X
									STUDIOS, RECORDING		X	X	X				X	X
									TAILOR & DRESSMAKING SHOP (Ord. #12-055)	X	X	X	X	X				
									TAXICAB DISPATCHING OFFICE			X	X					X
									TAXIDERMIST SHOP				X					
									THEATERS, EXCLUDING DRIVE-IN THEATERS		X	X		X				
									TICKET AGENCIES, AMUSEMENT	X	X	X	X	X				
									TOBACCO SHOP	X	X	X	X	X				
									TOOL & DIE SHOP (Ord. #12-055)			X	X				X	X
								X	TRAVEL BUREAU AND TRANSPORTATION TICKET OFFICES (Ord. #12-055)	X	X	X	X	X			X	X
									WHOLESALE, AND WAREHOUSE FACILITY								X	X
									WHOLESALE OFFICES INCLUDING WAREHOUSES AND STOREROOMS			X					X	X

5.5-2 PERMITTED USE TABLE: PROCESSING AND MANUFACTURING

X=PERMITTED USE

S=SPECIAL USE

<u>R-1</u> <u>R-E</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>R-6</u>	<u>R-7</u>	<u>I</u>	<u>O-T</u>	<u>PERMITTED – SPECIAL USES</u>	<u>B-1</u>	<u>B-2</u>	<u>B-3</u>	<u>B-4</u>	<u>B-5</u>	<u>O-R</u>	<u>P-L</u>	<u>M-1</u>	<u>M-2</u>
									APPAREL & OTHER FINISHED PRODUCTS MADE FROM FABRICS AND SIMILAR MATERIALS AND TEXTILE MILL PRODUCTS									X
									BAKERY PRODUCTS, WHOLESALE AND PRODUCTION									X
									BEVERAGES BOTTLING AND DISTRIBUTING								X	X
									BEVERAGES, NON-ALCOHOLIC									X
									BROOMS AND BRUSHES									X
									CARPET & RUG CLEANING: ON-PREMISES									X
									CANNED & PRESERVED FRUITS AND VEGETABLES									X
									CERAMIC PRODUCTS								X	X
									CONCRETE, GYPSUM & PLASTER PRODUCTS									X
									CONTAINERS, PALLETS, AND SIMILAR USES									X
									COSMETICS, PERFUMES & OTHER TOILET PREPARATIONS									X
									COSTUME JEWELRY, COSTUME NOVELTIES, BUTTONS, AND MISCELLANEOUS								X	X
									DAIRY PRODUCTS									X
									DRUGS								X	X
									ELECTRIC LIGHTING AND WIRING EQUIPMENT								X	X
									ELECTRONIC COMPONENTS & ACCESSORIES								X	X
									FURNITURE & FIXTURES									X
									GLASS PRODUCTS MADE OF PURCHASED GLASS									X
									HOUSEHOLD APPLIANCES									X
									INSTRUMENTS & ASSOCIATED EQUIPMENT, ENGINEERING, LABORATORY, SCIENTIFIC & RESEARCH								X	X

5.5-2 PERMITTED USE TABLE: PROCESSING AND MANUFACTURING

X=PERMITTED USE

S=SPECIAL USE

<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>R-6</u>	<u>R-7</u>	<u>I</u>	<u>O-T</u>	<u>PERMITTED – SPECIAL USES</u>	<u>B-1</u>	<u>B-2</u>	<u>B-3</u>	<u>B-4</u>	<u>B-5</u>	<u>O-R</u>	<u>P-L</u>	<u>M-1</u>	<u>M-2</u>
<u>R-E</u>																		
									INSTRUMENTS & SUPPLIES, SURGICAL, MEDICAL AND DENTAL								X	X
									JEWELRY, SILVERWARE, AND PLATED WARE								X	X
									LEATHER (NOT TANNING) AND VINYL PRODUCTS									X
									MEASURING AND CONTROLLING INSTRUMENTS								X	X
									METAL PRODUCTS, FABRICATED, EXCEPT MACHINERY AND TRANSPORTATION EQUIPMENT									X
									MUSICAL INSTRUMENTS								X	X
									OFFICE COMPUTING AND ACCOUNTING MACHINES								X	X
									OPTICAL INSTRUMENTS AND LENSES								X	X
									PAPER PRODUCTS FROM CONVERTED PAPER AND PAPERBOARD									X
									PENS, PENCILS, AND OTHER OFFICE AND ARTISTS MATERIALS									X
									PHOTOGRAPHIC DEVELOPING AND PROCESS								X	X
									PHOTOGRAPHIC EQUIPMENT AND SUPPLIES								X	X
									PLASTIC PRODUCTS, FABRICATED									X
									POTTERY AND RELATED PRODUCTS								X	X
									PRINTING INK									X
									PRINTING, PUBLISHING								X	X
									RADIO & TELEVISION EQUIPMENT AND COMMUNICATION EQUIPMENT								X	X
									RUBBER PRODUCTS, FABRICATED									X
									SIGNS AND ADVERTISING DISPLAYS									X
									SILVER PLATING & REPAIRING								X	X

Memorandum

To: Chairman Wolfe and Members of the Plan Commission

From: Bill Enright, Deputy Director of Planning and Community Development 

Date: April 17, 2013

Subject: Meeting with Property Owners on April 16, 2013

On April 16, 2013, I held an informal meeting with property owners who are included in the rezoning and/or overlay zone (please see attached invitation letter dated April 5, 2013 sent to all 23 property owners in advance of the meeting). Approximately 20 persons attended the meeting. The Plan Commission staff development committee reports were included in the invitation so that the property owners would have time to read through the materials prior to the meeting and public hearing. The purpose of the meeting was to answer any questions regarding the proposed rezoning and overlay.

One of the issues raised was what happens if a building (currently zoned M-2) were destroyed by fire. If that were to occur, the property owner would have to conform to the new zoning for the area and thus could not rebuild the same building. In order to rebuild a similar building, the owner would need to seek a land use variation. One question posed was whether or not the rezoning could include a stipulation that if a building were destroyed by fire, could they be allowed to rebuild on the same footprint as currently exists. I indicated that I would need to confer with our Legal Department.

The Village's Legal Counsel has indicated that the Village can grandfather in the existing buildings as part of the rezoning ordinance which would allow a building to be rebuilt with the same footprint/size as it exists today if destroyed by fire or other event (tornado, flood, etc.). It should be noted that if the area is not rezoned, many of the buildings in the area could not be rebuilt in the same fashion as they exist today as they don't meet M-2 district standards for setbacks and in some cases parking. Therefore variations would be required in order to rebuild the same building even under the current M-2 zoning.

Staff does not think it's necessary to grandfather in existing buildings as many of the buildings would require a variation(s) to be rebuilt under the current M-2 zoning. In addition the proposed overlay zone would allow for re-tenanting of existing M-2 buildings for uses permitted in M-2 Non Manufacturing.



Village of Arlington Heights

33 South Arlington Heights Road
Arlington Heights, Illinois 60005-1499
(847) 368-5000
Website: www.vah.com

April 5, 2013

RE: Hickory Kensington Rezoning and Overlay Zone

Dear Property Owner:

I am writing to you as a property owner that is subject to rezoning and / or establishment of an Overlay Zone. I would like to invite you to an informal presentation on **Tuesday, April 16, 2013 at 6:00pm** at the Village Municipal Building, Third Floor, Community Meeting Room, to discuss the Village Of Arlington Heights plans to rezone the area (please see attached map of areas to be considered for rezoning). Also the Village is proposing an Overlay Zone, which would establish development standards unique to the area.

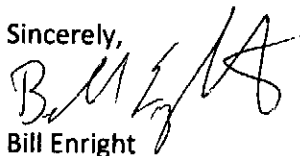
These actions are subject to a public hearing to be held on Wednesday, April 24, 2013 at 7:30 PM at the Village of Arlington Heights Municipal Building, 33 S. Arlington Heights Road. The Village has sent such notice under separate cover.

Attached please find a copy of the Staff reports which were discussed by the Ordinance Review Committee of the Plan Commission on March 27, 2013. The Committee recommended moving forward with the Plan Commission Public Hearing (April 24th), but also concurred that staff should first meet with owners of property to be rezoned and / or included in an Overlay. The purpose of the informal meeting on April 16th is to answer any questions regarding the plans for the area and the rezoning and Overlay.

If you have any questions, please feel free to contact me at 847-368-5211 or via email at benright@vah.com.

Thank you.

Sincerely,



Bill Enright

Deputy Director of Planning and Community Development

Village of Arlington Heights
Mr. Bill Enright
Deputy Dir. Of Planning

04/19/2013

Re: 19 North Hickory Ave

Dear Bill,

Thank you for visiting with the Hickory owner's on Monday 4/16/2013.

My concerns are still the following:

- The rezone does affect our property values at this time in a negative way.
- Prospective buyers are not willing to commit to a purchase with this cloud over the property.
- We also are losing possible tenants for the same reason.
- Not being able to rebuild due to 51% damage further destroys value.
- If a rezone upon commitment worked further north of us, why would this not work in the future.

Our Family cannot afford these losses at this time.

Thank you,



Erwin Hintz

847 845 8600

Dabrowski, Matt

From: Village of Arlington Heights [info@vah.com]

Sent: Wednesday, April 17, 2013 12:46 PM

To: Dabrowski, Matt

Subject: Village of Arlington Heights Contact Staff - Public Hearing, April 24, 2013

This form was submitted from the Village Website. Please review the information that was submitted below and reply to the e-mail address that is listed below.

Name: Ben Caputo

E-mail: bcaputo99@comcast.net

Concerning: Matt Dabrowski

Address: 179 N Hickory Avenue

City: Arlington Heights

State: IL

Zip: 60004

Phone: 847-577-6816

Length of Residency: 30 years

Comment: I will be out of town and miss the April 24 public hearing. I would like to offer comments: My compliments to the Planning Department for being proactive in seeking this long overdue comprehensive rezoning. The area covered is a "blight" on our community...filled with run down-nonconforming uses within such a close proximity to our downtown area. I believe that multifamily residential is a sound use for the future viability of this area and our downtown's prosperity. One caution I raise is about height restrictions of the future structures as our neighborhood is characterized by low-rise buildings (three stories or less). I would like to keep the taller buildings west of Arlington Heights Road. Thank You

PLAN

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

COMMISSION

RE: HICKORY/KENSINGTON AREA PLAN/REZONING; PC #13-003

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
24th day of April, 2013, at the hour of 9:20 o'clock p.m.

MEMBERS PRESENT:

MICHAEL WOLFE, Chair
LYNN JENSEN
ROBIN LaBEDZ
TERRY ENNES
BRUCE GREEN
JOE LORENZINI
JOHN SIGALOS

ALSO PRESENT:

MATTHEW DABROWSKI, Development Planner
BILL ENRIGHT, Deputy Director

CHAIRMAN WOLFE: So, the next item on the agenda is PC #13-003, a rezoning from M-2 Limited Heavy Manufacturing to R-7 Multi-Family, a rezoning from M-2 Limited Heavy Manufacturing to R-6 Multi-Family, and a rezoning from M-2 Limited Heavy Manufacturing to B-2 General Business.

Again, I would just ask for the record to confirm that all the proper notifications have been given for this. Yes?

MR. ENRIGHT: Yes, that's correct.

CHAIRMAN WOLFE: And then, Bill, I assume you're going to make the presentation which will probably incorporate a lot of what we've already talked about in the last hearing.

MR. ENRIGHT: I'll keep it very brief but establish the record for the minutes. One of the recommendations of the Hickory plan that was adopted by the Board in January this year was to rezone the properties from M-2 to either R-6, R-7 or B-2, as indicated within the plan. The proposed zoning map is attached to the Staff report which is dated April 11th, 2013 and outlines which area would be rezoned from M-2 to R-6, from M-2 to R-7, or from M-2 to B-2. And those are color-coded and I'll show it on the overhead.

Basically, again I think the key elements here are with respect to rezoning the property. There is the condition in the overlay zone that would allow existing buildings to be re-tenanted for M-2 uses that are permitted in the non-manufacturing section of the code. If the Plan Commission were to want to grandfather or recommend grandfathering in existing buildings if they were destroyed by fire or other act of nature, that can be done legally and would be written into the actual ordinance rezoning the property if the Village Board were to elect to do so. Therefore, if you did elect to recommend rezoning these properties consistent with the map attached to the Staff report, you can also add that condition if you elect to. Otherwise, it's important to note that these rezonings are consistent with the master plan for the area.

The approved Hickory/Kensington Master Plan also changed the comprehensive plan for this area. The portion that would be rezoned R-6 is designated as moderate density multi-family, so it would be consistent with the current comprehensive plan of the Village. The portion to be rezoned R-7 is designated as high density multi-family on the Village's comprehensive plan, therefore, that rezoning would be consistent with the comprehensive plan of the Village. The rezoning of the M-2 properties to B-2, allowing for mixed use development, first floor commercial, residential above, would be consistent with the comprehensive plan of the Village which designates the area north of Kensington, south of future Campbell Street, between Beverly and Douglas, as mixed use on the comprehensive plan.

So, all these rezonings are consistent with the

existing Village comprehensive plan. With that, I'd like to turn it over to the Plan Commission.

CHAIRMAN WOLFE: Thank you, Bill. Is there a motion to accept the Staff report?

COMMISSIONER LaBEDZ: So moved.

COMMISSIONER GREEN: Second.

CHAIRMAN WOLFE: All in favor?

(Chorus of ayes.)

CHAIRMAN WOLFE: Opposed?

(No response.)

CHAIRMAN WOLFE: Okay, the Staff report is made a part of the record. John, why don't we start down with you again?

COMMISSIONER SIGALOS: After the previous hearing, I really don't have any further questions on this.

CHAIRMAN WOLFE: Joe?

COMMISSIONER LORENZINI: No questions.

CHAIRMAN WOLFE: Bruce?

COMMISSIONER GREEN: No questions.

CHAIRMAN WOLFE: Terry?

COMMISSIONER ENNES: And the same.

COMMISSIONER LaBEDZ: I have a question.

CHAIRMAN WOLFE: Okay.

COMMISSIONER LaBEDZ: I'd like a little more explanation about the grandfathering issue. And would that mean that that assumes that the rebuilding would be done only by the existing owner? You know, what does that really mean? I mean, in general, my impression of it is I'm in favor of it but I want to know what it would be that I would be voting on.

MR. ENRIGHT: If you were to recommend that the existing buildings are grandfathered in, the Village Board if they were to agree with that would make that part of the ordinance rezoning the property. There would be language written in there that our Legal Department would have to craft because we don't know exactly how that would be worded. But basically, in effect, it would be worded so that existing buildings could be rebuilt, if they were destroyed by fire or other act of nature which typically would mean series flood or tornado, not that that's likely to happen but you never know. The most likely scenario would be a fire but it wouldn't be limited to that, but it would have to be something that wasn't, you know, initiated by man.

CHAIRMAN WOLFE: An act of God.

MR. ENRIGHT: So, the language of it would have to be crafted to allow them to build the same footprint, and the way we would be able to determine that is because we have existing aerial photos of this area, so we are able to know pretty much exactly what their footprint is within 99 percent certainty based on our aerial photos.

So, they would not have to come in and get variations, for instance, if they didn't have enough parking, for instance. But the Village, you know, as far as who would be allowed to rebuild, that's a decision that the Village Board would have to make.

The Plan Commission could give direction and their recommendation. You could potentially make it applicable to current property owners, I would think, although we would have to check on the legality of that. But I would think you'd be able to, the Board would be able to craft the ordinance that it could be applicable potentially to existing property owners because the theory would be they've owned the property up until this point, whether it's one year or 50 years, whereas any future property owner would own the property after the Village has taken these actions to rezone.

So, it really depends on how it's crafted. Certainly you'd allow current property owners to rebuild. Whether or not there would be a restriction for subsequent owners, I think it only makes sense to allow that because really if you didn't, you're not really addressing some of the concerns of the property owners if they want to sell. So, it would be a continued black cloud if it only applied to the property owners that own now because if they went to sell, they'd have to disclose, well, you know, if you buy it, it doesn't matter because it only applies to me as an owner. So, it would probably only make sense to do this if you allowed it for anybody who owns a property, whether it's current owner or future owner.

COMMISSIONER LaBEDZ: So, then at what point does this property become, I'm not coming up with the right way to say it, but my concern is that, you know, if we make all the changes but we include the grandfathering in, at what point does this particular piece of property fold into all the rest? Would it just be when, if a building was destroyed and rebuilt on the same footprint no matter where it's an existing owner, and I realize we don't have the legal language for that, but whether it's the existing owner or a future owner, but if a future owner or the existing owner decides to change the structure, then anything that's voted on and approved at this point would be applicable in terms of the zoning. Am I --

MR. ENRIGHT: Basically, if you want to recommend to the Board that if a building were destroyed by an act of nature, then you could have a condition to the rezoning that they can rebuild, whether it's the current owner or future owners. It depends on how it's worded but I'm assuming that that would probably be, might be your recommendation, I don't know. That's something you are going to have to put forth.

But I think it's pretty simplistic. I mean if these are grandfathered in, then it allows someone to rebuild the existing building if they're not interested in selling and they want to

keep their business there. It doesn't preclude them from selling in the future.

CHAIRMAN WOLFE: They can rebuild and use.

COMMISSIONER LaBEDZ: Yes, okay.

MR. ENRIGHT: Sure.

COMMISSIONER LaBEDZ: Well, I certainly would be in favor of that. I would want to protect the current property owners and make sure that they aren't at a loss from that, from something that's an act of nature as opposed to just deciding to sell. Okay, anyway, thank you.

And I do also want to say that I appreciate, we spent a lot of time with this Hickory redevelopment, not just today and not just at the Ordinance Review but, you know, the plan and even before that, we have been talking about this off and on for quite sometime. And I appreciate the Planning Department bringing forth a vision for the area and approaching it holistically as a whole. So, I appreciate that, thank you.

COMMISSIONER JENSEN: I thought I understood the grandfathering until we got to the very end here. But I want to just restate this and so I make sure that I clearly understand it.

COMMISSIONER LaBEDZ: Sorry.

COMMISSIONER JENSEN: So, if we put the grandfathering clause in, one way we could do it is to allow the current owner to rebuild in the same footprint. If they then subsequently sold that property to somebody and you have this rebuilt building, it could continue in that use for the next owner.

MR. ENRIGHT: Right.

COMMISSIONER JENSEN: Okay that makes sense to me that they could do that. I don't know that I would make it for all owners though. It seems the current owner ought to be able to do that, ought to be able to be the one to rebuild after some act of God. But I'm not sure you ought to extend that into perpetuity. It almost defeats the purpose of rezoning, doesn't it?

COMMISSIONER LORENZINI: Well, but if you don't --

CHAIRMAN WOLFE: I think you have to.

COMMISSIONER LORENZINI: You have to, otherwise you're going to diminish the value of the property.

CHAIRMAN WOLFE: Yes, because if someone, as Bill said, if someone goes to sell the property, they're going to say I'll sell this property but sorry if it burns down, you can't, you have to come up with another dream for what that property is going to be because you can't use it for the purpose you purchased it for.

COMMISSIONER JENSEN: So, it has to be current and future.

CHAIRMAN WOLFE: Yes, I think, otherwise I think it's a

black mark.

COMMISSIONER ENNES: That's the fairer way.

COMMISSIONER JENSEN: Okay. Well, I'm glad we clarified that. I don't have any further questions.

COMMISSIONER GREEN: I have a question on that same subject of grandfathering this thing in. Have we ever done this before, Bill?

MR. ENRIGHT: Not that I'm aware of. It's not necessarily something that our Legal Department is advising or recommending. But these are different circumstances. The Village typically doesn't rezone property on our own. There are reasonable, you know, accommodations being made here through the overlay with the permitted use table, which is allowing these property owners to re-tenant without having to go through an arduous land use variation process.

So, it really comes down to what do you think is fair to the property owners. And they've all brought up very good issues and I think they're all legitimate issues. And I think it's an accommodation that, you know, you have to look at the reality, too. I mean it doesn't allow them to just come in for a permit and tear down the building and rebuild under the M-2 Zoning. It's only, you know, due to a fire or other act of God or nature I should say where this would kick in.

What's the likelihood of that? Well, I'm not aware of any major fires in this area and let's hope there aren't in the future. So, what is the likelihood of this even really happening? I think it's pretty minimal.

COMMISSIONER GREEN: Well, I understand that, Bill. I don't mean to cut you off but I have some other questions on that. I don't think it's a good idea to allow that to happen because there's legal liabilities that go along with where these buildings are placed.

So, if you have a building that is too close to the next building for the use that they have going on on this M-2 District and then you say okay, you can put that building back exactly the way it was instead of correcting that code violation, I think the Village takes on a liability here. It's a liability issue. If you're saying put that building back the way it was and if it doesn't have the hour ratings that you need, you know, the proper safety built into it, I think this is a tremendous can of worms to open as far as who is liable if that building causes a fire at the building next door because it was a frame building and it should have been a four-hour masonry building or something like that.

So, I think this is a bad precedent to set here. From an architectural standpoint, I don't think this is a viable solution to this. As you said, you doubt very much if it would ever

happen. So, let's take it the other way and say, okay, if it burns down more than 51 percent, it's gone. That's my feeling. I think this is a bad precedent to even look at this from a liability standpoint with the Village.

COMMISSIONER ENNES: Well, as far as the liability, you could change that so that they have to build to current zoning, you just tell them they can build the same size building.

COMMISSIONER GREEN: Yes, but the current zoning may push that building over and change the footprint. So, where do you draw the line? You can say okay, you're going to change how the building is constructed to make it safer but it's still too close, whatever the situation. There are many situations that come up in zoning issues and building standards. I think that you can't blanket a whole neighborhood with some kind of a statement that you can do whatever you did in the past, especially since it was put together before there were zoning laws.

COMMISSIONER SIGALOS: Well, wasn't it stated earlier though that if this did occur, if it was over 51 percent destruction of the building, that it would have to be built to current zoning laws with restrictions to parking and setback and things of that nature?

MR. ENRIGHT: Absolutely, that's true.

COMMISSIONER GREEN: And that's what I'm saying, yes, I agree with that. I think it should be brought up to all current codes if it burns down more than 50 percent.

COMMISSIONER SIGALOS: That's what we're saying has to be done. It's not going to be built back to the exact footprint that will not meet current codes.

COMMISSIONER GREEN: No, I think what you're saying is to put it back exactly the way it was is what I was hearing. Put the building back the way it was.

CHAIRMAN WOLFE: Wait, wait, why don't we let Bill explain?

MR. ENRIGHT: Okay. It would only allow them to put the building back the way it was with respect to the footprint. They would have to conform with all current building codes. So, they can't just build a building, you know, under no code or a 1932 code. They would have to conform with today's building codes so they'd have to have, they might have to potentially have, you know, firewall that's, you know, in between the building. I'm not aware of any building code requirements that would prohibit them from building on the same footprint today if they were to rebuild. That's something we will certainly look into but I'm not aware of any building codes that would necessarily, I mean they might have to build like I said a firewall if they're too close to the next building, but I'd have to check with the Building Department on that.

But the grandfathering would only apply to zoning issues. Now, you could grandfather in rebuilding but concurrent with or pursuant to M-2 standards.

COMMISSIONER GREEN: Are there any side yard setbacks required in M-2?

MR. ENRIGHT: Yes.

COMMISSIONER GREEN: And what happens if the current footprint doesn't meet the side yard setback requirement to the building next door? And so, if you allow it to be put back in the same location with current materials on the wall but you're violating the part of the code that says you have to have a certain separation between uses, is this not a liability issue that you're opening up with saying yes, you can put it back in a nonconforming, possibly unsafe placement?

MR. ENRIGHT: No, here is why. Because our legal staff would draft the ordinance that would preclude them from building something that was in violation of building codes. And if they wanted to do something that was, you know, not in violation of the building code, we obviously wouldn't allow that, so it would have to be worded that says, you know, subject to meeting all current building codes. And if that changes the footprint, it changes the footprint. Or they can seek a variation from the Building Code Review Board if that were the case.

So, it would have to be, any language would have to state that they still have to rebuild these under today's building code standards so that we don't have that situation.

CHAIRMAN WOLFE: So, what does that really get them?

COMMISSIONER GREEN: Then why do we need it?

CHAIRMAN WOLFE: Yes, what does that get them?

COMMISSIONER GREEN: Why do we need that then? To me this is throwing something out there that we really don't need.

MR. ENRIGHT: Staff is not recommending this. I was simply posing --

COMMISSIONER GREEN: Then I as one agree with Staff. We don't need this.

MR. ENRIGHT: We're neutral on this condition. We haven't recommended for or against it. We have merely answered a question posed by the public from April 16th whether or not legally we can do it. And the answer is yes. However, that doesn't exempt from, you know, future development being exempt from building codes. They would absolutely have to meet building codes, and that could effectively make a difference in what they could build there.

CHAIRMAN WOLFE: All right. So, Mr. Hintz isn't here but, I'll call it the Hintz amendment, but if he were here, how is this trying to address, how is this amendment trying to address his concern?

And is it really an answer to his concern? What is his concern?

MR. ENRIGHT: I believe, as he articulated, was that he wanted to be able to rebuild a use that's permitted under the M-2 on his property. It doesn't necessarily have to be the same footprint. I mean it would just have to be a building that could accommodate whatever use he had in mind under the M-2 or existing business, you know, whether it's a car business that repairs cars, oil changes or whatever, transmissions. If you have a building that burns down, if there's an accommodation made or condition in the ordinance that says you can rebuild but it has to still conform with, you could make it conform with zoning and building codes, then you'd have to conform with those.

COMMISSIONER GREEN: But doesn't the overlay allow that?

MR. ENRIGHT: No. The overlay says you have to build a four to five-story building.

COMMISSIONER GREEN: Oh, over 51.

CHAIRMAN WOLFE: I think what makes sense is to go with Hintz' amendment but stipulate that it has to be built in compliance with building and safety codes and everything else. I mean so the use is, I think that's what was his problem and it's unfortunate he's not here, but the use is probably his biggest concern, is I want to go back to what I was doing, can I, and I think the answer we're thinking is yes but you've got to comply with 2014 or '15 codes so you can't put up a 1932 structure.

COMMISSIONER ENNES: Which he would have done whether the rezoning or the overlay didn't occur.

CHAIRMAN WOLFE: Right, which he would have to do anyway. And so, I think it's more of a use, I think it's more of a zoning and use issue than it is a building code. I think it's been a useful discussion.

COMMISSIONER ENNES: My understanding of his comment was twofold. Number one, he didn't want to have, he wanted to be able to have the option to continue his business if he so decided to rebuild it. And he also didn't want his ability to sell his property to be diminished by this change because to a new owner, if they bought this property and it was burned down, they couldn't rebuild, they're out of business. So, those were what I got, the two issues that I got from him.

CHAIRMAN WOLFE: So, I think the amendment is still useful but I think it has to be, we have to make sure that it's worded the right way.

MR. ENRIGHT: Well, keep in mind, the Legal Department would, you know, assuming the Board, I mean your recommendation can be fairly general, but you want to make sure your point is clear. And it

would ultimately be up to the Board to accept it or not, and then up to our legal staff to craft the language to protect the Village and protect the property owners and to reflect whatever the Village Board ultimately decides in this issue. But I think if you're inclined to do something, I think, you know, grandfathering in, you know, to allow businesses to rebuild if they had a fire or other act of nature, but it would have to meet today's building codes.

Whether or not you want to say it would have to meet the previous zoning of M-2 is, you know, another issue all together because it would be hard to rebuild some of these buildings under M-2 because they just don't have enough room, especially these 50-footers. A lot of these businesses on Hickory are on 50-foot lots, two 25's put together. So, they would have to build up to the side to get enough of a building to do what they want to do. But they'd have to meet building codes, they can't build something in violation of the building code.

COMMISSIONER LORENZINI: Which is what they would have to do whether or not we're here today anyways.

MR. ENRIGHT: That's right.

CHAIRMAN WOLFE: Okay, so is there a motion?

COMMISSIONER ENNES: I would make a motion.

CHAIRMAN WOLFE: Wait, wait, I'm sorry. I didn't go out to the audience. Sorry, I didn't mean to cut you off. The most important part. Are there any members of the audience who would like to be heard on this recommendation?

Okay. I'm assuming we kind of adopt, all the comments that were made at the prior hearing are noted obviously for the record. Okay, would anybody care to make a motion?

COMMISSIONER ENNES: I would make a motion.

A motion to recommend to the Village Board of Trustees approval of PC #13-003, Rezoning from M-2 Limited Heavy Manufacturing District to R-6 Multi-Family Dwelling District, from M-2 Limited Heavy Manufacturing District to R-7 Multi-Family Dwelling District, from M-2 Limited Heavy Manufacturing District to B-2 General Business District, pursuant to the proposed zoning map attached to the Staff Development Committee report with a recommendation to allow property within the rezoning districts to be grandfathered to allow reconstruction of a property destroyed by an act of nature contingent upon the following condition:

- 1. Any such reconstruction would have to comply with all building and zoning requirements that existed prior to the adoption of the overlay and rezoning.**

CHAIRMAN WOLFE: With the condition, I'm assuming, that any such reconstruction would have to comply with all building and zoning requirements.

MR. ENRIGHT: Well, keep in mind the property would be zoned R-6, R-7 or B-2, so you have to say what zoning requirement. The zoning that was previous to, you know, as of January 1st, 2013 like we wrote before in the overlay.

CHAIRMAN WOLFE: Right. The zoning that existed prior to the adoption of the overlay and rezoning. Is there a second?

COMMISSIONER SIGALOS: I'll second.

CHAIRMAN WOLFE: Take the roll please.

MR. DABROWSKI: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. DABROWSKI: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. DABROWSKI: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. DABROWSKI: Commissioner Jensen.

COMMISSIONER JENSEN: Yes, with comment.

MR. DABROWSKI: Commissioner LaBedz.

COMMISSIONER LaBEDZ: Yes.

MR. DABROWSKI: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. DABROWSKI: And Chairman Wolfe.

CHAIRMAN WOLFE: Yes. Comment?

COMMISSIONER JENSEN: Yes, just briefly. Obviously, these issues are very complicated. There's a lot of free-floating anxiety among the public as to what's going to happen. Some of it may be just that, anxiety about things that really won't materialize. I can't stress how important it will be for Staff to basically follow the guideline that Joe laid out in going through those questions to simplify things so that both the public and the Board can understand these issues.

CHAIRMAN WOLFE: Thank you. That is a unanimous recommendation to the Village Board to approve the ordinance as presented. And that will also be the same, taken up by the Village Board at the same hearing, or the same meeting?

MR. ENRIGHT: Yes, sometime in June.

(Whereupon, the public hearing was adjourned at 9:46 p.m.)