



AGENDA

President and Board of Trustees
Village of Arlington Heights
Board Room

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

May 21, 2018

8:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

IV. APPROVAL OF MINUTES

- A. Committee of the Whole 05/07/2018
- B. Village Board 05/07/2018
- C. Committee of the Whole 05/14/18

V. APPROVAL OF ACCOUNTS PAYABLE

- A. Warrant Register 05/15/2018

VI. RECOGNITIONS AND PRESENTATIONS

- A. Recognition of Andrew Hansen as EMS Instructor of the Year
- B. Recognition of National Safe Boating Week - May 19-25, 2018

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

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

IX. OLD BUSINESS

- A. Report of the Committee-of-the-Whole Meeting of May 14, 2018
Federal FFY 2018 Annual Action Plan/CDBG Budget

Trustee Glasgow moved, seconded by Trustee LaBedz that the draft Federal FY 2018 Annual Action Plan (including the draft CDBG budget) be made available for the 30-day public comment period.

B. Report of the Committee-of-the-Whole Meeting of May 21, 2018

Consideration of recommending to the Liquor Commissioner the issuance of a Class "AA" Liquor License to Cinemex IL, LLC, dba CMX Arlington, located at 53 S. Evergreen Ave. upon surrender of the current liquor license issued to this address

C. Report of the Committee-of-the-Whole Meeting of May 21, 2018

Interview of Jonathan Kho for Appointment to the Youth Commission - Term Ending: 4/30/19

D. Report of the Committee-of-the-Whole Meeting of May 21, 2018

Consideration of a request by Passero Restaurant for Use of a Portion of the Public Sidewalk for Outdoor Dining

X. CONSENT AGENDA

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

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

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

CONSENT APPROVAL OF BIDS

- A. Utility Maintenance Materials 2018
- B. Village Board - May 21, 2018
Arlington Heights Police Station Antenna Communications
- C. Arlington Heights Police Station AV Equipment

CONSENT LEGAL

- A. Resolution Approving the Appointment of a Commissioner and Alternate Commissioner to the Northwest Water Commission (Scott Shirley, Commissioner and Randy Recklaus, Alternate

Commissioner)

- B. A Resolution Approving a Final Plat of Resubdivision
(St. James East Resubdivision, 831 N Arlington Heights Rd)
- C. An Ordinance Approving a Planned Unit Development and a Preliminary Plat of Subdivision
(703-709, 715-723 W Algonquin Rd)
- D. An Ordinance Amending the Comprehensive Plan of the Village of Arlington Heights
(South Arlington Heights Road Corridor Plan)
- E. An Ordinance Amending Chapter 3 of the Arlington Heights Municipal Code
(Section 3-102g, Powers and Duties of Village Manager, amending amount of purchases to \$25,000)
- F. An Ordinance Authorizing the Execution of a Real Estate Contract
(2071 and 2081 N Ridge Ave)
- G. A Resolution Approving An Amended Mutual Aid Agreement for the Northern Illinois Police Alarm System

CONSENT REPORT OF THE VILLAGE MANAGER

- A. Metropolis Lobby Renovation Project

CONSENT PETITIONS AND COMMUNICATIONS

- A. Permit Fee Waiver - Metropolis Performing Arts Centre
- B. Bond Waiver - Alexian Brothers Foundation
- C. Bond Waiver - Arlington Heights Garden Club
- D. Bond Waiver - Arlington Heights Historical Society

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

- A. Toy Shop & Motolounge - 1728 W. Algonquin Rd. - PC#18-003
Special Use Permit for Motor Vehicle Sales, Parking Variations
- B. Funtopia at Arlington Downs - 3400 W. Euclid Ave. - PC#18-006
Special Use Permit for Amusement Facility, Large
- C. Hearts Place - 120-122 E. Boeger Dr. - PC#17-014
Final Plat of Subdivision

XIII. LEGAL

- A. A Resolution Approving a License Agreement with Passero LLC
(Outdoor eating area, Passero Restaurant, 5 W Campbell St)

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

XVII. ADJOURNMENT

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



Item: Committee of the Whole 5 7 18

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

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Type

Minutes



MINUTES

President and Board of Trustees
Village of Arlington Heights
Committee-of-the-Whole
Community Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
May 7, 2018
7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

In attendance were President Hayes and the following Trustees: Scaletta, Tinaglia, Rosenberg, LaBedz, Sidor and Baldino. Trustee Blackwood entered the meeting at 7:40 p.m. Trustee Glasgow was absent.

Staff present were: Randy Recklaus, Mark Burkland, Charles Perkins and Becky Hume.

Randy Tieman of Strategic Real Estate Services Corp. represented the developer.

IV. NEW BUSINESS

- A. TIF 4 Selection of Developer - Property at Corner of Arlington Heights Rd. & Golf Rd.

Mr. Recklaus said the previous proposal from Taco Bell/Wendy's for Golf/Arlington Heights Road was unable to move forward. Staff would like to move forward with the second ranked proposal.

Mr. Perkins said Taco Bell decided to revamp their existing site rather than develop this new one after many months of negotiation. While the proposal from Strategic Real Estate Services/Paragon Real Estate was not the first choice, the ranking was very close. SRES/Paragon proposes a 9,780 square foot retail center for a single user or a multi-tenant user. The developer is traveling to the International Council of Shopping Centers convention and wants to use the opportunity to meet with prospective tenants. A formal

designation would be an advantage in these conversations. A revised plan will come back before the Board after SRES/Paragon puts a proposal together. Next, a redevelopment agreement would be put forward. A time limit could be imposed.

Randy Tieman of SRES said they do not know exactly they will propose for the site. President Hayes asked the status of the market. Mr. Tieman said retail is in transition, and the most likely users would be food and beverage oriented. He said they would hit it hard to secure a tenant.

Trustee Tinaglia asked if they were flexible. Mr. Tieman said there is not a site plan and the user will drive the design. They will develop the site for an operator with credit. He said they have experience with national brands and Mid America Real Estate is part of their team. Seventy percent of their meetings at the upcoming convention are with food users. Trustee Tinaglia said to be aware of the parking requirements. Trustee Tinaglia said he could see a 6-month time limit to get started, then 12 months for the final. Mr. Tieman said they would demonstrate that they are proactive. Trustee Tinaglia said extensions were possible. He just wanted to make sure there was progress after six months.

Trustee Sidor asked if Mr. Perkins had mentioned the importance of beautification of this gateway parcel. Mr. Tieman said yes and his group would expect nothing less than putting a top-notch development here.

Trustee Scaletta said the Board is looking for decorative brickwork and enhancements, not just a good development, because it is a gateway. Mr. Tieman said they are prepared to do what is necessary. Trustee Scaletta agreed that he would like to see progress in 6 months. He said he did not want a mattress or mobile phone store here but something different from what the village has. McDonald's is not an option. Mr. Tieman asked by McDonald's was not okay when Wendy's was okay. Trustee Scaletta explained that McDonald's built a new location on Northwest Highway, and then the previous location was vacant for years because no competitor was allowed to use it. He said he did not want people moving around, he wanted something new.

Trustee Rosenberg said he would like to see more beautification on the corner, with the stores/restaurants set back. He said he did not like the previous proposal because there was not any space on the corner but the village did not have Taco Bell/Wendy's, which made the former proposal okay. He said he would like to see a brewpub, or a solid tax revenue generator. He said he was okay with a twelve-month time limit.

Trustee LaBedz asked if the tenants would be lined up prior to construction. Mr. Tieman said yes, this will not be speculative.

Trustee Tinaglia said he hoped for something more than a Taco Bell, as that was a low bar.

Mr. Recklaus said he spoke to Trustee Glasgow who asked him to relay that it is important that the development be in accord with walk-ability of the southern corridor and supportive of the new southern corridor plan. Trustee Glasgow also expressed the same concerns regarding tenants and would like some security.

Resident Keith Moens said he had concerns about the capacity regarding the development affecting downtown. He said he worried about being overbuilt.

Trustee Scaletta asked about the next steps. Mr. Tieman said this is enough for them to move forward. He said he wouldn't come back from ICSC with the entire project figured out. It will not happen overnight. Mr. Perkins said the first step is to designate them as the developer. After that, we will negotiate a redevelopment agreement. Mr. Tieman said they will report back regularly. Mr. Recklaus said staff will be in touch and report back to the Board.

Trustee Scaletta moved to designate Strategic Real Estate Services/Paragon as the developer of the 1.4-acre corner of Golf Road and Arlington Heights Road to report back in six months. Trustee Tinaglia seconded the motion.

Trustee Scaletta said the Board will work with them, it just wants to see movement.

Trustee Blackwood asked if the strategic direction of the TIF and the area would be the Board's direction versus the composite mix of the individuals in the southern corridor. She said she wanted high-level retailers, not necessarily big box, like LA Fitness or fast food. Mr. Perkins said this is a partnership and everyone must be cognizant of the market. Staff has discussed with the developer what uses would be preferred and what the village would not like to see. The study staff has will be shared with the developer. Trustee Blackwood said she wants it to make sense for the corridor. Mr. Recklaus said if the developer is unsuccessful in getting what we want to see, we do not have to go forward. The developer wants high quality tenants as well. Trustee Sidor said if no tenants come forward, he would like to know why.

The motion passed unanimously.

V. OTHER BUSINESS

VI. ADJOURNMENT

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



Item: Village Board 05/07/2018

Department: Village Clerk

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President and Board of Trustees
Village of Arlington Heights
Board Room

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

May 7, 2018

8:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

- A. Presentation of the Colors by Brownie Troop
#45618 from Riley School

III. ROLL CALL OF MEMBERS

President Hayes and the Following Trustees responded to roll: Scaletta, Blackwood, Tinaglia, Rosenberg, LaBedz, Sidor and Baldino.

Trustee Glasgow was absent.

Also present were Randy Recklaus, Jim Massarelli, Scott Shirley, Diana Mikula, Charles Perkins, Mark Burkland, Robin Ward and Becky Hume.

IV. APPROVAL OF MINUTES

- A. Village Board 04/16/2018 Approved

Trustee Carol Blackwood moved to approve, with the correction of President Hayes being late, not absent, from the meeting. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

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

Absent: Glasgow

V. APPROVAL OF ACCOUNTS PAYABLE

Trustee Bert Rosenberg moved to approve. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

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

Absent: Glasgow

VI. RECOGNITIONS AND PRESENTATIONS

- A. Swearing in of Greg Czernecki as Police Commander

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

- B. Swearing in of Thomas Henderson as Police Commander

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

- C. Recognition of the John Hersey High School Debate Team - ICDA State Championship

Assistant Coach Ryan Danzinger introduced the Hersey High School Debate State Champions. This is their third State Championship since 2006.

President Hayes said he has judged debate competitions and acknowledged the students' hard work and intellect.

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

IX. OLD BUSINESS

- A. Report of the Committee-of-the-Whole Meeting of May 7, 2018 - TIF 4 Selection of Developer for Property at NW Corner of Arlington Heights Rd. & Golf Rd. Approved

Consideration of the selection of the developer for the property at the northeast corner of Arlington Heights Road and Golf Rd.

Trustee John Scaletta moved to designate Strategic Real Estate Services/Paragon Real Estate as the developer of the 1.4-acre corner of Golf Road and Arlington Heights Road with the condition of reporting back

in six months. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

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

Absent: Glasgow

X. CONSENT AGENDA

CONSENT OLD BUSINESS

CONSENT APPROVAL OF BIDS

- A. Elevator Inspection Services - Contract Approved
Extension

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

The Motion: Passed

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

Absent: Glasgow

- B. Paver Brick Maintenance Proposal Approved

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

The Motion: Passed

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

Absent: Glasgow

- C. Paver Brick Project 2016 - Final Payment Approved

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

The Motion: Passed

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

Absent: Glasgow

- D. 2018 MFT Street Reconstruction & Street Approved
Rehabilitation Program

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

The Motion: Passed

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

Absent: Glasgow

E. 2018 Street Resurfacing & Sidewalk Program Approved

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

The Motion: Passed

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

Absent: Glasgow

F. Pavement Rejuvenation Contract Approved

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

The Motion: Passed

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

Absent: Glasgow

G. Police Pursuit Utility Vehicles Purchase 2018 Approved

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

The Motion: Passed

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

Absent: Glasgow

H. Police Pursuit Sedan Vehicles Purchase 2018 Approved

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

The Motion: Passed

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

Absent: Glasgow

CONSENT LEGAL

- A. An Ordinance Amending Chapters 7 and 14 of the Arlington Heights Municipal Code (Hotel Tax) Approved

Trustee Jim Tinaglia moved to approve 18-012. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

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

Absent: Glasgow

- B. Resolution Approving a Class 7c Real Estate Tax Assessment TNC Lot 2, LLC, 1421 W Shure Dr) Approved

Trustee Jim Tinaglia moved to approve R18-003. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

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

Absent: Glasgow

- C. Resolution for Improvement by Municipality Under the Illinois Highway Code 2018 MFT Street Reconstruction and Street Rehabilitation Program) Approved

Trustee Jim Tinaglia moved to approve R18-004. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

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

Absent: Glasgow

- D. An Ordinance Amending Chapter 13 of the Arlington Heights Municipal Code (Surrender of Class "AA" "B" and "T" liquor licenses) Approved

Trustee Jim Tinaglia moved to approve 18-013. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

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

Absent: Glasgow

CONSENT REPORT OF THE VILLAGE MANAGER

CONSENT APPOINTMENTS

A. Boards & Commissions Reappointments Approved

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

The Motion: Passed

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

Absent: Glasgow

CONSENT PETITIONS AND COMMUNICATIONS

A. Bond Waiver - Arlington Heights Historical Society Approved

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

The Motion: Passed

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

Absent: Glasgow

B. Bond Waiver - Arlington Heights Junior Woman's Club Approved

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

The Motion: Passed

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

Absent: Glasgow

- C. Plan Review and Permit Fee Waiver - Greenbrier Approved
Elementary School

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

The Motion: Passed

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

Absent: Glasgow

- D. Bond Waiver - Arlington Heights Historical Approved
Society

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

The Motion: Passed

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

Absent: Glasgow

XI. APPROVAL OF BIDS

- A. Engineering Services for Campbell/Sigwalt/Vail Approved
(Downtown) Combined Sewer Area

Trustee Rosenberg pulled this item off the Consent Agenda. He said they were the third bidder, and wondered why they were chosen. Mr. Recklaus said this was not a bid, but an RFP. Request for Proposals do not necessarily go to the lowest bidder, but typically the most qualified. This request was for a consultant in a combined sewer area and is typical of how consulting firms have been chosen before. Mr. Massarelli said staff ranked the proposals based on quality of work and experience. Trustee Scaletta said he had similar concerns and appreciated the clarification. He said he was confident of the choice.

Trustee John Scaletta moved to approve. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

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

Absent: Glasgow

XII. NEW BUSINESS

- A. St. James Parish - 831 N. Arlington Heights Rd. Approved
- PC#17-012
Final Plat of Subdivision

Mr. Recklaus said this is the Plat to consolidate the campus into one lot. No conditions are needed, the Plan Commission approved it and staff is recommending approval.

Trustee Scaletta asked when the parking would move off Arlington Heights Road. Mr. Recklaus said it will happen when the parking lot is operational for the church.

President Hayes asked if the old school will be torn down after this is approved. Mr. Perkins said yes, that is part of the first phase. President Hayes expressed concern with the proximity to Arlington Heights Road and asked staff to pay special attention to any disruption of traffic or debris. He asked staff to keep an extra close eye on the demolition.

Trustee John Scaletta moved to approve. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

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

Absent: Glasgow

- B. 703-709, 715-723 W. Algonquin Rd. - PC#17-013 Approved
PUD, Preliminary Plat of Subdivision

Bruce Garner, counsel for Hamilton Partners, said the proposal is for a PUD with a Subdivision. It complies with D-2 zoning, but because it is larger than 4 acres, it is a PUD. The Subdivision is a combination of a few different lots bordered by Algonquin and the I-90 Tollway. The subject property is 15 acres. There are no variations or variances and it fits within the Code. The project would be constructed in two phases. Half of it is vacant. The other half has a lease for 1.5 more years, which will be honored. The vacant half would be built with a 140,000 square foot light distribution building. Phase-2 would add on to the building on the southern portion. There were initial disagreements between the Hamilton and Weber Packaging Solutions regarding the private driveway and private easement. An agreement was made for the future use of the private drive and Weber is no longer objecting to the project.

Mr. Garner explained the project and the improvements planned for the property including adequate design for traffic and utilities, paved waiting area for the Pace bus, improved private drive, improvements on Meijer Drive, and fencing around the detention area. They have IDOT approval and are waiting for the second round of comments.

Mr. Perkins said the City of Rolling Meadows would like to renegotiate the Intergovernmental Agreement for Meijer Drive. Rolling Meadows needed to install a road through Arlington Heights to attract Meijer. Rolling Meadows is responsible for maintaining that road. Staff considers it a separate issue and the IGA could be discussed later with direction from the Board. Access to Weber Drive, which is private, was another issue. Weber and Hamilton partners have a Memorandum of Understanding, which eliminates this hurdle. The Plan Commissioners who voted against the proposal did so because this issue was unresolved. The project has a surplus of parking. Traffic will increase with most of it occurring during the day.

Fred Vogt, Rolling Meadows' Public Works Director, said their concern is not with the development. When the IGA was completed, this property was office buildings. This new development brings in a different type of traffic, which will have an impact on Meijer Drive. Rolling Meadows would like to negotiate a change to the IGA. Until the west 4-acre lot is developed, Meijer Drive will continue to be maintained by Rolling Meadows, which would be a significant burden because of the increased traffic.

President Hayes said he understood the impact, but it will not affect his vote. Mr. Recklaus said if the Board does not approve the petition, the point is moot. It is prudent to see what the outcome of the vote is first. The Village can continue the conversation with Rolling Meadows once the issue is decided.

Trustee Rosenberg asked what it will cost to resurface Meijer Drive. Mr. Vogt said they planned to resurface it in the next 2-4 years and the cost would be from \$250,000 to \$275,000 for the Arlington Heights section. They are mostly concerned with the road between Algonquin and the Weber private drive because that is where the bulk of the truck traffic will go.

Trustee Scaletta asked what maintenance is done. Mr. Vogt said edge crack sealing, plowing, and streetlights. The first large cost would be resurfacing projected in the next few years. They have not done any crack sealing. Scaletta said it does not seem well maintained. Mr. Vogt said the cost will be in their 5-year plan, but it is not in their current budget. Scaletta asked if they still wanted access off of Algonquin. Vogt said yes. Scaletta said he was happy with the IGA as it is today.

Trustee Tinaglia questioned the office space on the plan. Mike Wauterlek of Hamilton Partners said these facilities have 5%-10% office. The depiction shows where offices could be located. Trustee Tinaglia asked why there is an overage of parking. Mr. Perkins said the Code calls for 169 for stalls based on the projected uses of the space. They have 309 spaces. Perkins said the number of parking spaces could change based on the tenant mix. Tinaglia said he did not want 140 extra stalls but preferred land banking some of the space. He recommended putting in the minimum number of parking spaces to eliminate unneeded asphalt. Tinaglia agreed that office is having a difficult time. The Rolling Meadows Agreement was made with this zoning, so if the road has to be resurfaced in the next three years, that was

the deal and it hasn't been maintained. Mr. Waterlek said they want to build the building to appeal to as many people as possible.

Trustee Labedz asked what kinds of businesses would use this facility and how likely is it to be leased. Mr. Wauterlek said Hamilton Partners develops retail, multi-family, industrial and office spaces. They analyzed this property and determined distribution as the highest and best use. There are two sectors that are growing, distribution and multifamily. The office market is soft and has been for a long time. They have built three similar facilities to this in the past three years and all were leased before completion. Wauterlek said the space would appeal to show rooms like flooring and display companies. There are many machine tool makers in the area and many Asian companies wanting access and visibility to the I-90 corridor.

Trustee Scaletta asked for confirmation that there were no variations. Mr. Perkins said no, the project meets all Code requirements. Scaletta asked about water detention. Perkins said there are two underground detention vaults, a detention pond and they are expanding an existing basin. There is a perimeter landscape plan to soften the image from the roadways and meets all the requirements. Trustee Scaletta asked about the number of jobs that would be created. Mr. Wauterlek said 300.

President Hayes asked for clarification about the range numbers of employees. After reviewing, Mr. Wauterlek said the proposal cites 130 warehouse employees. Wauterlek said that did not include office, but he wasn't sure about the number of jobs. Mr. Perkins said there is no firm estimate as there are no tenants, staff assumed office workers would need 39 additional spaces. Parking is reviewed when applicants come in for a business license.

Trustee Sidor asked if there were other distribution facilities in the village. Mr. Perkins said not true warehouse distribution. Sidor said this was the highest and best use with its proximity to the tollway. He said Hamilton Partners knows the market better than we do and he was in favor.

Trustee Baldino asked if Meijer Drive was designed to support truck traffic. Mr. Perkins said yes. Baldino said since an agreement between Weber has emerged, he was in favor of the project. He asked if there were any other outstanding issues. Mr. Perkins said the access to Weber Drive was the main issue.

Trustee Blackwood asked how many tenants were there now. Mr. Perkins said six, and the village will assist them in finding alternate locations. In fifteen years, there has only been one proposal for this site, which was deemed not appropriate. Blackwood added warehouse is strong in the market and the project will be an improvement.

Trustee Rosenberg said he agreed with the number of parking spaces, the lesser number is probably a true reading of spaces needed.

Warehouse/Office uses do not have many employees. Most of the workers are in the warehouse.

Trustee Tinaglia said the use appears right. He still sees no reason to put in an excess of 140 stalls from the get go. He offered locations where stalls could be cut. Parking could be added later and it would keep a lot of water out of the system. He said he would vote no unless some of the parking is land banked.

President Hayes said, after hearing testimony, this is the highest and best use for this parcel. He expressed confidence the petitioner will lease this property. If it were near residential, he would be more sympathetic to adding green-space. In this case, he recommends leaving it to the developer. Regarding the IGA, he said it does not affect his vote on this proposal. After the vote, Rolling Meadows can come forward with a justification for reconsideration.

Mr. Vogt said Rolling Meadows will provide justification and he would like to work with staff and the Board. At some point, when the western 4 acres is developed, the maintenance moves to Arlington Heights.

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

The Motion: Passed

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

Nays: Tinaglia

Absent: Glasgow

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

Trustee Sidor reminded residents to be *Idle Free* and turn off their cars while waiting for children at drop offs.

XVII. ADJOURNMENT

Trustee Robin LaBedz moved to adjourn at 9:42. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

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

Absent: Glasgow



Item: Committee of the Whole 05 14 18

Department: Village Clerk

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President and Board of Trustees
Village of Arlington Heights
Committee-of-the-Whole
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
May 14, 2018
7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

President Hayes and the following Trustees were present: Glasgow, LaBedz, Rosenberg, Sidor and Blackwood.

Trustees Tingalia, Scaletta and Baldino were absent.

Also present were: Randy Recklaus, Charles Perkins, Nora Boyer and Becky Hume

IV. NEW BUSINESS

A. Federal FFY 2018 Annual Action Plan/CDBG Budget

President Hayes said the Village does its best with the limited funding available to help those who are hurting. He thanked all the organizations for their good work. The Village relies on the services these agencies provide. Very small amounts are given to each group, but small amounts help.

Mr. Perkins said this is the first Public Hearing for the CDBG budget. There are 20 requests for \$570,000 and the Village can fund \$450,000. After the Public Hearing, staff will make a recommendation and a 30-day public comment period will occur. After the final Public Hearing in June, staff will submit the Annual Action Plan to HUD for formal review and approval.

Charles Warner of Faith Community Homes said they try to strengthen low income families by offering rent support, mentoring and case management. Their goal is to increase their incomes and help families get more education

and training. Eighty-five percent of families move to independence and meet their expenses. Right now, there is an influx of new families. Some people are being priced out of the Village.

Rhoda Serafin said Karen Oswald is replacing her as manager of Adult Education & Family Literacy for District 214 as Ms. Serafin is retiring. ESL is a program that helps new residents to learn English and digital literacy skills. They share costs with the Illinois College Board. Trustee LaBedz asked how many students were accommodated. Ms. Serafin said approximately 25 students each session.

Jim Huenink of the Northwest Center Against Sexual Assault (CASA) said they provide counseling services. Twenty five percent of their clients are under 18 and over 30% are Hispanic. Ninety one percent of clients reported measured improvements after 6 sessions. CASA responds to all hospitals in the area 24/7, there are over 200 calls a year. President Hayes asked if the numbers of incidents were increasing. Mr. Huenink said reporting of sexual assaults has increased and more survivors are seeking help. Trustee Sidor asked if there was a maximum number of sessions allowed and if they tracked return clients. Mr. Huenink said there are no limits to services. People can come back if they wish but they do not specifically tally return clients.

Mark Parr of the Children's Advocacy Center said they serve children who are survivors of violence or abuse. The agency identifies a comprehensive plan for the child's safety with counselors, medical providers and police investigators. They served 780 children in the past year, 58 of whom were from Arlington Heights.

Gabriela Arias of WINGS said they served 351 adults and children last year. Eighty five percent of their clients move forward to secure permanent housing. Recently WINGS streamlined their internal organization staffing. Nineteen Arlington Heights residents were provided over 1,000 nights of shelter. When asked by Trustee Rosenberg how many nights is an average stay is, Ms. Arias said she would report that information back to the Board. Clients can stay in an emergency shelter up to 3 months.

Fred Stupen said Resources for Community Living works with high functioning adults with disabilities. RCL offers housing and individualized support. Many clients are those whose family has passed away and need to learn to live on their own. Financial education is a new initiative.

Anne Wall of ETS/Northwest said their organization escorts seniors to their medical appointments. The average passenger is 85 years old. They have 100 volunteers who use their personal cars; many are not reimbursed for gas. ETS does not turn people away if they are unable to pay. Last year, 170 passengers were from Arlington Heights. They have seen a 15% increase in demand.

Kimberly Mertz of Suburban Primary Health Care said 1 in 10 residents of Cook County does not have access to healthcare. SPHC helps low-income

people who are under/uninsured receive healthcare. They now offer behavior health services. Last year they served 5,000 people, 77 of whom were from Arlington Heights.

Suzanne Ploger of Journeys said they shelter and provide social services for the homeless and those at risk of becoming homeless. Last year, they served just under 1,000 people. The summer PADS program has expanded to 5 nights. Thirty-nine hundred people are in poverty in State House District 53, which covers most of the Village of Arlington Heights. They are seeing increases in the number of services people need, but not the number of homeless. Trustee Blackwood asked where the Summer PADS programs are hosted. Answer: Willow Creek, Kingswood, Church of the Incarnation, Lutheran Church of the Good Shepard and St. Collette's.

Katie Waszak of Arlington Heights Park District/CAP said their program provides safe and low cost care for children before and after school. Currently, there are 1,128 families enrolled, the highest number ever. They have expanded to Pioneer Park to help with the volume of students. The money from the Village enables scholarships for families unable to afford these services. Nineteen children from kindergarten through 5th grade had scholarships last year.

Amy Fox of Life Span said their agency helps people who have experienced domestic violence. They combine legal representation, counseling and criminal court advocacy to ensure long-term safety. Their professional staff includes 12 attorneys. Life Span also presents programs at local schools.

Ms. Boyer spoke on behalf of the Center for Enriched Living, which provides services to people with intellectual and developmental disabilities. They serve 24 Village residents.

Sonia Ivanov of Northwest Compass said their agency provides housing and counseling to low and moderate income residents in crisis. One hundred and seventy-six Village residents receive services. Many veterans are clients. President Hayes asked for more clarity on the veterans served. Ms. Ivanov said veterans must be honorably discharged to receive housing, but all veterans are able to receive services. Trustee Rosenberg requested a copy of the program expenses. Half of their clients are from Arlington Heights.

Jason Clark of Little City asked for financial assistance as they hope to move a group home to Arlington Heights.

Don Frick of Clearbrook said they would like to replace a furnace and a/c system in one of their group homes. The project would include pulling out the existing furnace, redoing the duct work and installing a high efficiency furnace.

Ms. Boyer said Alexian Brothers Center for Mental Health owns a small apartment building in the Village that is experiencing water issues in the basement and they would like funds to help resolve them.

Mark Hellner, Housing Commissioner, said the Commission is requesting money for the Single Family Home Loan Program and the group homes/transitional housing in the Village. The Commission voted in favor of the Clearbrook and Little City requests. There are fewer applications for the Loan Program than in years past but it is still a worthwhile program. They would like to assist in financing the overhead sewer program for those requesting assistance.

Mr. Perkins said HUD restricts the funding between Public Service Activities, Administrative Services, Brick & Mortar Projects and Low/Moderate Income Benefit. For the past twenty years, the Village used the public infrastructure money to fund the debt service for the Senior Center. Now that the money is freed up, staff suggests public infrastructure improvements, which could include street resurfacing with ADA accessibility, upgrades and repairs to the Senior Center and ADA accessibility for the Downtown parking garage. These potential projects would be internally prioritized prior to adoption of the Annual Action Plan.

Mr. Perkins said the last request is to use funding for the Housing Planner position and other administrative costs incurred with administering the CDBG project.

Trustee Rosenberg asked if there are streets identified. Mr. Perkins said yes, they have been identified by Engineering. The Senior Center has requested a video security system, flooring and tuck pointing.

President Hayes asked how streets qualified. Ms. Boyer said streets in Arlington Heights are eligible if the population in the block group has 36.9% who are of low or moderate income.

Mr. Perkins said there are caps that the Village must abide by. HUD would like grants of \$5,000 or more and fewer numbers of awardees. Staff recommends continuing to fund organizations who have received funding in the past and meet the requirements. There is more money for bricks and mortar projects than for services. Staff also recommends expanding the Single Family Rehab program and using the balance for public infrastructure. The third category is capped at \$65,000.

The Second Public Hearing will occur at the Village Board meeting of June 18, 2018.

Trustee Glasgow moved to make the Federal FY 2018 Annual Action Plan (including the draft CDBG budget) available for the 30-day public comment period. Trustee LaBedz seconded the motion. The motion carried.

V. OTHER BUSINESS

VI. ADJOURNMENT

Trustee LaBedz moved to adjourn at 8:55 p.m. Trustee Rosenberg seconded the motion. The motion carried.



Item: Warrant Register 05/15/2018

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

warrant register 05 15 18

Type

Warrant Register



**VILLAGE OF ARLINGTON
HEIGHTS
WARRANT REGISTER FOR
CHECK DATE: 5-15-2018**

Fund	Fund Description	Total Transaction Amount
101	General Fund	\$331,318.08
227	Foreign Fire Ins Tax Fund	\$4,720.95
231	Criminal Investigation Fd	\$5,691.44
235	Municipal Parkg Opr Fund	\$19,083.10
401	Capital Projects Fund	\$10,088.60
426	Storm Water Control Fund	\$9,353.14
431	Public Building Fund	\$1,436,786.99
505	Water and Sewer Fund	\$140,566.85
511	Solid Waste Fund SWANCC	\$99,258.94
515	Arts,Entert & Events Fund	\$35,404.91
605	Health Insurance Fund	\$21,808.24
606	Retiree Health Ins Fund	\$1,326.00
621	Fleet Operations Fund	\$12,038.45
625	Technology Fund	\$28,872.30
715	Guaranty Deposits Fund	\$999.00
TOTAL ALL FUNDS		\$2,157,316.99

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
212266	505-0000-140.10-00	AMERICAN PRINTING TECHNOLOGIES	POSTAGE REIMBURSEMENT	\$2,070.65	\$2,070.65
212268	101-0000-433.14-00	ROY ANDERSON	REFUND AMBULANCE CLAIM	\$74.38	\$74.38
212278	235-0000-435.65-02	AT & T	REFUND PARKING PERMITS	\$9,900.00	\$9,900.00
212285	101-0000-433.14-00	BLUE CROSS BLUE SHIELD	REFUND AMBULANCE CLAIM	\$600.00	\$600.00
212288	101-0000-433.14-00	ROBERT BUCKLEY	REFUND AMBULANCE CLAIM	\$24.56	\$24.56
212291	101-0000-433.14-00	ROBERT CACIOPPPO	REFUND AMBULANCE CLAIM	\$115.00	\$115.00
212304	101-0000-421.05-00	CLEARBROOK	REFUND VEHICLE STICKERS	\$80.00	\$80.00
212307	101-0000-433.14-00	COLONIAL PENN HEALTH INSURANCE	REFUND AMBULANCE CLAIM	\$89.77	\$89.77
212333	101-0000-433.14-00	MARTHA GREENWOOD	REFUND AMBULANCE CLAIM	\$93.90	\$93.90
212336	101-0000-433.14-00	JAMES HANRAHAN	REFUND AMBULANCE CLAIM	\$25.00	\$25.00
212361	101-0000-140.52-00	KONICA MINOLTA BUSINESS USA	OFFICE MACHINES & ACCESS	\$696.36	\$696.36
212365	101-0000-433.14-00	YU LIM LEE	REFUND AMBULANCE CLAIM	\$40.00	\$40.00
212368	101-0000-433.14-00	ALVIN LOESEL	REFUND AMBULANCE CLAIM	\$200.00	\$200.00
212372	101-0000-433.14-00	JOSEPH MAZZA	REFUND AMBULANCE CLAIM	\$96.55	\$96.55
212373	101-0000-433.14-00	CHARLES MC CALL	REFUND AMBULANCE CLAIM	\$80.00	\$80.00
212383	101-0000-140.50-00	MURNANE PAPER CO	OFFICE SUPPLIES	\$2,412.80	\$2,412.80
212389	101-0000-433.14-00	LAWRENCE NIEVES	REFUND AMBULANCE CLAIM	\$225.00	\$450.00
			REFUND AMBULACNE CLAIM	\$225.00	
212393	101-0000-433.14-00	BRIAN OBANION	REFUND AMBULANCE CLAIM	\$614.40	\$614.40
212403	101-0000-433.14-00	ANDREW PAUL JR	REFUND AMBULANCE CLAIM	\$80.00	\$80.00
212418	715-0000-220.93-00	SAINT JAMES PARISH 19957	BOND REFUND	\$999.00	\$999.00
212421	101-0000-433.14-00	STEPHEN SCHEETZ	REFUND AMBULANCE CLAIM	\$16.00	\$16.00
212429	101-0000-421.05-00	DHEERENDRA SHARMA	REFUND VEHICLE STICKER	\$40.00	\$40.00

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
212437	606-0000-471.10-00	LARRY STAGGS	REFUND OVERPAYMENT	\$1,326.00	\$1,326.00
212445	101-0000-422.05-00	JOANNA SWIECH	REFUND PERMIT FEES	\$198.00	\$198.00
212446	101-0000-433.14-00	JAMES SWINTEK	REFUND AMBULANCE CLAIM	\$114.50	\$114.50
212447	101-0000-433.14-00	CAROL TAGGART	REFUND AMBULANCE CLAIM	\$100.22	\$100.22
901347	101-0000-210.91-00	EMPLOYEE BENEFITS CORP	FSA CLAIMS	\$5,959.63	\$5,959.63
901349	101-0000-210.91-00	EMPLOYEE BENEFITS CORP	FSA CLAIMS	\$5,682.26	\$5,682.26
				Division 0 Total	\$32,178.98
				Department 0 Total	\$32,178.98

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
212263	515-0101-525.40-55	AMDUR PRODUCTIONS	PROMENADE OF ART	\$4,000.00	\$4,000.00
212293	101-0101-501.21-65	CAPTION FIRST INC	CLOSED CAPTIONING - APRIL	\$900.00	\$900.00
212392	101-0101-501.22-02	NORTHWEST MUNICIPAL CONFERENCE	2018 MEMBERSHIP DUES	\$25,528.00	\$25,528.00
				Division 1 Total	\$30,428.00
				Department 1 Total	\$30,428.00

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
212338	101-0201-502.22-03	HARRIS TRUST & SAVINGS BANK	EB ANNUAL PARTNERSHIP	\$35.00	\$35.00
212363	515-0201-525.40-55	PETER LAMBESIS	REIMBURSEMENT-SOUNDS OF S	\$500.00	\$500.00
212387	515-0201-525.40-55	NEW BLUE INC	REIMBURSEMENT-SOUNDS OF S	\$2,750.00	\$2,750.00
212406	101-0201-502.30-05	PETTY CASH	OFFICE SUPPLIES	\$26.85	\$26.85
212436	101-0201-502.21-65	SPRINT	ACCT 456761884	\$100.00	\$100.00
212466	101-0201-502.21-65	VERIZON WIRELESS	ACCT 88534852600001	\$127.92	\$127.92
212480	101-0201-502.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$85.00	\$85.00
				Division 1 Total	\$3,624.77
				Department 2 Total	\$3,624.77

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
212392	605-0301-552.20-50	NORTHWEST MUNICIPAL CONFERENCE	EAP PARTICIPATION	\$10,222.50	\$10,222.50
212406	101-0301-503.30-05	PETTY CASH	OFFICE SUPPLIES	\$32.83	\$32.83
212411	101-0301-503.40-70	IPROMOTEU	OFFICE SUPPLIES	\$488.31	\$488.31
212419	101-0301-503.40-70	SAMS CLUB/SYNCHRONY BANK	OFFICE SUPPLIES	\$3.87	\$62.85
			OFFICE SUPPLIES	\$58.98	
212448	101-0301-503.40-70	TASTY CATERING	EMPLOYEE RECOGNITION LUNCH	\$2,240.75	\$2,240.75
212474	605-0301-552.20-50	WARD ROBIN	BIENNIAL PHYSICAL EXPENSE	\$116.78	\$386.78
			BIENNIAL PHYSICAL EXPENSE	\$270.00	
212479	605-0301-552.20-05	WRIGHT BENEFIT STRATEGIES INC	RETAINER FEE	\$3,000.00	\$3,000.00
212480	101-0301-503.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$85.00	\$85.00
901346	605-0301-552.20-65	PRUDENTIAL INSURANCE CO OF AMERICA	LIFE INSURANCE PREMIUM	\$7,136.89	\$7,136.89
	605-0301-552.20-66	PRUDENTIAL INSURANCE CO OF AMERICA	OPTL LIFE INS PREMIUM	\$1,062.07	\$1,062.07
Division 1 Total					\$24,717.98
Department 3 Total					\$24,717.98

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
212292	101-0401-503.30-05	CANON SOLUTIONS AMERICA	PRINTER CARTRIDGES	\$579.00	\$579.00
212302	101-0401-503.20-20	CLARK BAIRD SMITH LLP	LEGAL SERVICES	\$1,423.75	\$1,423.75
212320	101-0401-503.20-20	ERNEST R BLOMQUIST PC	LEGAL SERVICES	\$9,480.00	\$9,480.00
212344	101-0401-503.20-10	HOLLAND & KNIGHT LLP	LEGAL SERVICES	\$3,000.00	\$3,000.00
212417	101-0401-503.21-65	ROSE MARY JURINEK	COURT REPORTER	\$617.50	\$617.50
212434	101-0401-503.20-20	SOTOS LAW FIRM PC	LEGAL SERVICES	\$180.00	\$180.00
212452	101-0401-503.33-05	THOMSON REUTERS-WEST	INFORMATION CHARGES	\$298.06	\$298.06
212470	101-0401-503.21-65	VERIZON WIRELESS	ACCT 68500580500002	\$91.91	\$91.91
212480	101-0401-503.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$140.90	\$140.90
				Division 1 Total	\$15,811.12
				Department 4 Total	\$15,811.12

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
2143	101-0501-503.22-05	AMERICAN PRINTING TECHNOLOGIES	SERVICE PRINTING	\$1,866.97	\$1,866.97
212266	505-0501-503.21-65	AMERICAN PRINTING TECHNOLOGIES	SERVICE PRINTING	\$720.35	\$720.35
212298	101-0501-503.21-65	CHICAGO TITLE COMPANY LLC	TITLE SEARCH	\$60.00	\$300.00
			TITLE SEARCH	\$60.00	
			TITLE SEARCH	\$60.00	
			TITLE SEARCH	\$60.00	
			TITLE SEARCH	\$60.00	
212338	101-0501-503.22-02	HARRIS TRUST & SAVINGS BANK	CR DIGITAL MEMBERSHIP	\$35.00	\$35.00
	101-0501-503.22-03	HARRIS TRUST & SAVINGS BANK	MAGNOLIA HOTEL ST LOUI	\$886.38	\$977.86
			MAGO	\$91.48	
212342	101-0501-503.21-65	HELPSYSTEMS	COMPUTERS,DP & WORD PROC.	\$400.00	\$400.00
212362	101-0501-503.22-03	THOMAS KUEHNE	TRAVEL & TRAINING	\$472.90	\$472.90
212386	101-0501-503.30-05	NEOPOST USA INC	OFFICE MACHINES & ACCESS	\$21.78	\$21.78
212394	101-0501-503.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$4.99	\$4.99
212406	101-0501-503.33-05	PETTY CASH	OFFICE SUPPLIES	\$23.47	\$23.47
212454	101-0501-503.21-65	TKB ASSOCIATES INC	COMPUTERS,DP & WORD PROC.	\$5,653.00	\$5,653.00
212469	101-0501-503.21-65	VERIZON WIRELESS	ACCT 38508581800001	\$55.90	\$55.90
212480	101-0501-503.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$26.00	\$26.00
Division 1 Total					\$10,558.22
Department 5 Total					\$10,558.22

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
212316	625-0601-553.22-03	DEPAUL UNIVERSITY	TUITION REIMBURSEMENT	\$1,500.00	\$1,500.00
212323	625-0601-553.22-05	FEDERAL EXPRESS	SHIPPING/DELIVERY SERVICE	\$26.82	\$26.82
212338	625-0601-553.20-39	HARRIS TRUST & SAVINGS BANK	IMAGING SYSTEMS INC	\$377.40	\$377.40
	625-0601-572.50-10	HARRIS TRUST & SAVINGS BANK	AMAZON.COM AMZN.COM/BI	\$479.94	\$792.10
			AMAZON MKTPLACE PMTS W	\$119.41	
			AMAZON MKTPLACE PMTS W	\$192.75	
212353	625-0601-572.50-10	INSIGHT PUBLIC SECTOR	COMPUTERS,DP & WORD PROC.	\$5,195.88	\$5,195.88
212382	625-0601-553.20-05	MUNICIPAL GIS PARTNERS INC	COMPUTERS,DP & WORD PROC.	\$16,574.41	\$16,574.41
212435	625-0601-572.50-10	SOUTHERN COMPUTER WAREHOUSE	COMPUTERS,DP & WORD PROC.	\$848.75	\$848.75
212444	625-0601-553.20-39	SUPERION LLC	COMPUTERS,DP & WORD PROC.	\$1,800.00	\$2,600.00
			COMPUTERS,DP & WORD PROC.	\$800.00	
212465	625-0601-553.21-65	VERIZON WIRELESS	ACCT 98726153700001	\$464.94	\$464.94
212475	625-0601-553.22-03	WASHTENAW COMMUNITY COLLEGE	TUITION REIMBURSEMENT	\$492.00	\$492.00
Division 1 Total					\$28,872.30
Department 6 Total					\$28,872.30

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
212286	101-1008-502.22-01	BLUE LINE, THE	CERTIFIED POLICE OFFICER	\$350.00	\$350.00
212310	101-1008-502.20-75	CONRAD POLYGRAPH INC	INDIVIDUAL ASSESSMENT	\$160.00	\$160.00
				Division 8 Total	\$510.00

Division: 18

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
212330	515-1018-525.40-55	STEVEN FROMM	REIMBURSEMENT	\$107.36	\$107.36
212398	515-1018-525.40-55	PADDOCK PUBLICATIONS INC	SPRING SWEEP	\$986.59	\$986.59
212431	515-1018-525.40-55	SHRED IT USA	SPRING SWEEP	\$2,005.02	\$2,005.02
				Division 18 Total	\$3,098.97

Division: 19

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
212443	101-1019-502.22-10	SUMMIT PRINT SOLUTIONS	BIKE ROUTE MAPS	\$613.00	\$613.00
	101-1019-502.22-15	SUMMIT PRINT SOLUTIONS	BIKE ROUTE MAPS	\$100.00	\$100.00
				Division 19 Total	\$713.00

Division: 21

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
212312	101-1021-502.40-40	CREEKSIDE PRINTING	SERVICE PRINTING	\$1,470.79	\$1,470.79
				Division 21 Total	\$1,470.79

Division: 22

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
212276	515-1022-525.40-55	ARLINGTONES	ARTS COMM	\$100.00	\$100.00
212313	101-1022-502.33-05	CROWN TROPHY	ARTS COMM	\$15.47	\$15.47
212332	101-1022-502.33-05	GRAND FRAME INC	ARTS COMM	\$463.27	\$463.27
				Division 22 Total	\$578.74
				Department 10 Total	\$6,371.50

WARRANT REGISTER - GM0002**Department: 20 Special Events****Division: 5**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
212338	515-2005-525.50-55	HARRIS TRUST & SAVINGS BANK	AMAZON MKTPLACE PMTS W	\$366.64	\$1,105.92
			MARKERTEK VIDEO SUPPLY	\$21.20	
			MARKERTEK VIDEO SUPPLY	\$718.08	
Division 5 Total				\$1,105.92	
Department 20 Total				\$1,105.92	

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
212254	101-3001-511.21-65	ACCURATE DOCUMENT DESTRUCTION	SERVICE MISCELLANEOUS	\$369.58	\$369.58
212269	401-3001-572.50-15	APPLIED CONCEPTS INC	POLICE EQUIPMENT & SUPPLY	\$4,948.00	\$4,948.00
212306	101-3001-511.22-03	COLLEGE OF DUPAGE	REGISTRATION	\$75.00	\$350.00
			REGISTRATION	\$125.00	
			REGISTRATION	\$75.00	
			REGISTRATION	\$75.00	
212315	101-3001-511.30-35	CUSTOMINK.COM	CLOTHING & APPAREL	\$724.39	\$724.39
212323	101-3001-511.22-05	FEDERAL EXPRESS	SHIPPING/DELIVERY SERVICE	\$50.41	\$50.41
212331	101-3001-511.33-25	GRAINGER W W INC	POLICE EQUIPMENT & SUPPLY	\$240.90	\$161.45
			HARDWARE SUPPLIES	(\$79.45)	
212335	101-3001-511.21-65	GUIDANCE SOFTWARE	COMPUTERS,DP & WORD PROC.	\$654.54	\$654.54
212338	101-3001-511.22-03	HARRIS TRUST & SAVINGS BANK	IL TOLLWAY-DOWNERS GRO	\$9.09	\$2,344.09
			U OF IL ONLINE PAYMENT	\$250.00	
			NATL CNCL COMM BHVRL H	\$2,000.00	
			SAFE KIDS WORLDWIDE	\$85.00	
	101-3001-511.30-05	HARRIS TRUST & SAVINGS BANK	AMAMAX.BESTDUP	(\$44.99)	(\$44.99)
	101-3001-511.33-05	HARRIS TRUST & SAVINGS BANK	WALGREENS #0039	\$255.95	\$405.95
			L E A DATA TECHNOLOGIE	\$100.00	
			TLF*AMLINGS FLOWERLAND	\$50.00	
	101-3001-511.33-25	HARRIS TRUST & SAVINGS BANK	AMAZON.COM	\$53.16	\$621.75
			AMAZON MKTPLACE PMTS	\$47.99	
			AMAZON MKTPLACE PMTS W	\$479.40	
			AMAZON.COM	\$41.20	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
212346	101-3001-511.33-25	HOME DEPOT CREDIT SERVICES	HARDWARE SUPPLIES	\$399.00	\$533.91
			HARDWARE SUPPLIES	\$134.91	
212347	101-3001-511.22-03	HUNDRIESER NANCY	TRAVEL & TRAINING	\$511.20	\$511.20
212349	101-3001-511.22-03	IL ASSOC OF CHIEFS OF POLICE	REGISTRATION	\$139.00	\$417.00
			REGISTRATION	\$278.00	
212350	101-3001-511.22-02	IL ASSOC OF TECHNICAL	DUES	\$180.00	\$180.00
212356	101-3001-511.30-35	JG UNIFORMS	CLOTHING & APPAREL	\$87.10	\$2,947.15
			CLOTHING & APPAREL	\$156.35	
			CLOTHING & APPAREL	\$136.65	
			CLOTHING & APPAREL	\$184.00	
			CLOTHING & APPAREL	\$74.55	
			CLOTHING & APPAREL	\$137.25	
			CLOTHING & APPAREL	\$137.25	
			CLOTHING & APPAREL	\$137.25	
			CLOTHING & APPAREL	\$137.25	
			BADGES & OTHER ID EQUIP.	\$927.50	
			BADGES & OTHER ID EQUIP.	\$832.00	
212358	101-3001-511.21-65	JP MORGAN CHASE	PROCESSING FEE	\$49.83	\$61.70
			PROCESSING FEE	\$11.87	
212361	101-3001-511.22-15	KONICA MINOLTA BUSINESS USA	OFFICE MACHINES & ACCESS	\$63.00	\$205.58
			OFFICE MACHINES & ACCESS	\$142.58	
212371	101-3001-511.33-25	MASTER HITCH INC	HARDWARE SUPPLIES	\$291.75	\$291.75
212375	101-3001-511.21-65	METRO-WESTERN COOK CREDIT	SERVICE MISCELLANEOUS	\$92.00	\$164.00
			SERVICE MISCELLANEOUS	\$72.00	
212385	101-3001-511.22-03	NE MULTI REGIONAL TRAINING INC	REGISTRATION	\$125.00	\$610.00

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
212385	101-3001-511.22-03	NE MULTI REGIONAL TRAINING INC	REGISTRATION	\$350.00	\$610.00
			REGISTRATION	\$135.00	
212394	101-3001-511.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$1,384.60	\$1,384.60
212413	101-3001-511.30-35	RAY O'HERRON	CLOTHING & APPAREL	(\$204.00)	(\$67.88)
			CLOTHING & APPAREL	(\$14.99)	
			CLOTHING & APPAREL	(\$78.00)	
			CLOTHING & APPAREL	(\$65.94)	
			CLOTHING & APPAREL	(\$213.94)	
			CLOTHING & APPAREL	(\$118.00)	
			CLOTHING & APPAREL	(\$49.00)	
			CLOTHING & APPAREL	(\$34.00)	
			CLOTHING & APPAREL	(\$49.95)	
			CLOTHING & APPAREL	(\$49.95)	
			CLOTHING & APPAREL	(\$345.00)	
			CLOTHING & APPAREL	\$24.99	
			CLOTHING & APPAREL	\$156.00	
			CLOTHING & APPAREL	\$35.99	
			CLOTHING & APPAREL	\$117.00	
			CLOTHING & APPAREL	\$9.95	
			CLOTHING & APPAREL	\$7.99	
			CLOTHING & APPAREL	\$49.99	
			CLOTHING & APPAREL	\$49.00	
			CLOTHING & APPAREL	\$10.00	
			CLOTHING & APPAREL	\$22.00	
			CLOTHING & APPAREL	\$118.00	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
212413	101-3001-511.30-35	RAY O'HERRON	CLOTHING & APPAREL	\$39.00	(\$67.88)
			CLOTHING & APPAREL	\$39.00	
			CLOTHING & APPAREL	\$78.00	
			CLOTHING & APPAREL	\$79.99	
			CLOTHING & APPAREL	\$119.99	
			CLOTHING & APPAREL	\$39.00	
			CLOTHING & APPAREL	\$42.00	
			CLOTHING & APPAREL	\$117.00	
	235-3001-532.30-35	RAY O'HERRON	CLOTHING & APPAREL	\$69.00	\$424.94
			CLOTHING & APPAREL	\$69.00	
			CLOTHING & APPAREL	\$77.00	
			CLOTHING & APPAREL	\$37.00	
			CLOTHING & APPAREL	\$119.99	
			CLOTHING & APPAREL	\$52.95	
212426	101-3001-511.21-65	SECRETARY OF STATE	SERVICE PROFESSIONAL	\$10.00	\$10.00
212427	101-3001-511.22-03	CHRISTOPHER SEFTON	TRAVEL & TRAINING	\$105.00	\$105.00
212442	101-3001-511.22-03	KEVIN SULLIVAN	TRAVEL & TRAINING	\$40.00	\$40.00
212443	101-3001-511.22-10	SUMMIT PRINT SOLUTIONS	SERVICE PRINTING	\$107.50	\$107.50
212459	101-3001-511.22-03	MICHAEL TURANO	TRAVEL & TRAINING	\$157.52	\$157.52
212461	101-3001-511.21-02	TYLER TECHNOLOGIES INC	SERVICE EQUIPMENT	\$418.00	\$418.00
212462	401-3001-572.50-15	ULTRA STROBE COMMUNICATIONS INC	SERVICE EQUIPMENT	\$75.00	\$75.00
212471	101-3001-511.21-65	VERIZON WIRELESS	ACCT 68682493000001	\$2,523.11	\$2,523.11
Division 1 Total					\$21,685.25

Division: 3

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
212272	231-3003-511.40-01	ARLINGTON HEIGHTS ANIMAL HOSPITAL	CANINE SUPPLIES	\$105.00	\$210.00
			VETERINARY SERVICES	\$105.00	
212281	231-3003-511.40-11	RODOLFO AVALOS	2018 CONFERENCE	\$1,187.70	\$1,187.70
212303	231-3003-511.40-11	BRIAN CLARKE	TRAVEL & TRAINING	\$1,863.25	\$1,863.25
212305	231-3003-511.40-11	CMS ACCOUNTING	SERVICE PROFESSIONAL	\$132.81	\$132.81
212338	231-3003-511.40-01	HARRIS TRUST & SAVINGS BANK	RUFF LIFE K-9 TACTICAL	\$83.00	\$83.00
212400	231-3003-511.40-01	PARTNERS & PAWS VETERINARY SERVICES	CANINE SUPPLIES	\$294.95	\$519.95
			CANINE SUPPLIES	\$225.00	
212407	231-3003-511.40-11	POWER DMS INC	ANNUAL SUBSCRIPTION	\$1,410.46	\$1,410.46
212413	231-3003-511.40-01	RAY O'HERRON	CANINE UNIT PROGRAM	\$99.35	\$99.35
212424	231-3003-511.40-01	SCIENTIFIC ANIMAL FEEDS AND NEEDS	CANINE UNIT PROGRAM	\$34.96	\$184.92
			CANINE UNIT PROGRAM	\$86.97	
			CANINE UNIT PROGRAM	\$62.99	
Division 3 Total					\$5,691.44
Department 30 Total					\$27,376.69

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
212464	101-3501-512.21-65	VERIZON WIRELESS	ACCT 44205897800001	\$691.95	\$691.95
Division 1 Total					\$691.95
Department 35 Total					\$691.95

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
212338	227-3701-512.22-03	HARRIS TRUST & SAVINGS BANK	EMBASSY SUITES DWNTWN	\$1,573.65	\$4,720.95
			EMBASSY SUITES DWNTWN	\$1,573.65	
			EMBASSY SUITES DWNTWN	\$1,573.65	
Division 1 Total				\$4,720.95	
Department 37 Total				\$4,720.95	

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
212317	101-4001-521.40-40	DUE NORTH CONSULTING INC	ADVERTISING	\$1,300.00	\$1,300.00
212329	101-4001-521.40-40	FRANCE MEDIA INC	ADVERTISING	\$3,900.00	\$3,900.00
212367	101-4001-521.21-65	LEGRAND REPORTING & VIDEO SERVICES	TRANSCRIPTS	\$378.35	\$511.80
			TRANSCRIPTS	\$133.45	
212374	101-4001-521.22-03	MICHAEL MERTES	TRAVEL & TRAINING	\$1,061.10	\$1,061.10
212394	101-4001-521.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$45.07	\$458.85
			OFFICE SUPPLIES	\$413.78	
212397	101-4001-521.22-01	PADDOCK PUBLICATIONS INC	ADVERTISING	\$122.85	\$564.30
			ADVERTISING	\$83.70	
			ADVERTISING	\$125.55	
			ADVERTISING	\$125.55	
			ADVERTISING	\$106.65	
	101-4001-521.40-40	PADDOCK PUBLICATIONS INC	ADVERTISING	\$89.10	\$89.10
	101-4001-521.40-41	PADDOCK PUBLICATIONS INC	ADVERTISING	\$760.00	\$915.00
			ADVERTISING	\$155.00	
212473	101-4001-521.21-65	VERIZON WIRELESS	ACCT 38042002700001	\$126.49	\$126.49
Division 1 Total					\$8,926.64
Department 40 Total					\$8,926.64

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
212351	101-4501-523.22-03	IL FIRE INSPECTORS ASSOC	TRAINING	\$50.00	\$50.00
212451	101-4501-523.21-65	THOMPSON ELEVATOR INSPECTION	SERVICE BLDG MAINT	\$38.00	\$190.00
			SERVICE BLDG MAINT	\$76.00	
			SERVICE BLDG MAINT	\$76.00	
212455	101-4501-523.20-05	TPI	PLUMBING INSPECTIONS	\$340.00	\$340.00
212467	101-4501-523.21-65	VERIZON WIRELESS	ACCT 54209747800002	\$144.04	\$144.04
212468	101-4501-523.21-65	VERIZON WIRELESS	ACCT 54209747800001	\$353.64	\$353.64
212480	101-4501-523.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$85.00	\$137.51
			OFFICE MACHINES & ACCESS	\$26.00	
			OFFICE MACHINES & ACCESS	\$26.51	
Division 1 Total					\$1,215.19

Division: 2

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
212260	101-4502-523.20-25	ALEXIAN BROS CENTER MENTAL HEALTH	COUNSELING	\$201.60	\$1,336.40
			COUNSELING	\$110.00	
			COUNSELING	\$201.60	
			COUNSELING	\$201.60	
			COUNSELING	\$130.00	
			COUNSELING	\$201.60	
			COUNSELING	\$20.00	
			COUNSELING	\$210.00	
			COUNSELING	\$60.00	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
212321	101-4502-523.22-03	NICOLE ESPINOZA	TRAVEL & TRAINING	\$100.00	\$100.00
212322	101-4502-523.40-60	SPIROS FARSALAS	RHAP ASSISTANCE PROGRAM	\$600.00	\$600.00
212338	101-4502-523.21-65	HARRIS TRUST & SAVINGS BANK	J2 *MYFAX SERVICES	\$10.00	\$10.00
	101-4502-523.33-10	HARRIS TRUST & SAVINGS BANK	SANOFI PASTEUR INC	\$451.14	\$451.14
212395	101-4502-523.40-60	JOHN OKOLITA	RHAP ASSISTANCE PROGRAM	\$490.00	\$490.00
212406	101-4502-523.33-10	PETTY CASH	SUPPLIES	\$49.50	\$49.50
	101-4502-523.40-53	PETTY CASH	TAXI FARE	\$10.00	\$10.00
212472	101-4502-523.21-65	VERIZON WIRELESS	ACCT 88556712200001	\$178.80	\$178.80
212480	101-4502-523.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$85.00	\$85.00
				Division 2 Total	\$3,310.84

Division: 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
212334	101-4503-523.21-65	GLENN GROSCH	PROGRAM INSTRUCTIONAL FEE	\$400.00	\$400.00
212338	101-4503-523.22-02	HARRIS TRUST & SAVINGS BANK	SAMSClub #6228	\$45.00	\$45.00
	101-4503-523.30-05	HARRIS TRUST & SAVINGS BANK	AMAZON MKTPLACE PMTS W	\$9.99	\$9.99
	101-4503-523.31-65	HARRIS TRUST & SAVINGS BANK	WAL-MART #2815	\$158.20	\$593.37
			AMAZON MKTPLACE PMTS	\$72.30	
			AMAZON MKTPLACE PMTS	\$219.45	
			AMAZON MKTPLACE PMTS W	\$10.99	
			AMAZON MKTPLACE PMTS W	\$16.50	
			AMAZON MKTPLACE PMTS W	\$27.46	
			AMAZON.COM AMZN.COM/BI	\$88.47	
212343	101-4503-523.21-02	HOFFMANN PIANO SERVICE	PIANO TUNING	\$100.00	\$100.00
212394	101-4503-523.31-65	OFFICE DEPOT	OFFICE SUPPLIES	\$84.27	\$256.73
			OFFICE SUPPLIES	\$172.46	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
212480	101-4503-523.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$18.60	\$18.60
				Division 3 Total	\$1,423.69
				Department 45 Total	\$5,949.72

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
212319	401-5001-571.50-30	MAUREEN ERICKSON	SIDEWALK REIMBURSEMENT	\$143.75	\$143.75
212324	401-5001-571.50-30	JEREMY FISCHER	SIDEWALK REIMBURSEMENT	\$266.75	\$266.75
212338	101-5001-524.20-05	HARRIS TRUST & SAVINGS BANK	AMERICAN PUBLIC WORKS	\$800.00	\$800.00
	101-5001-524.22-03	HARRIS TRUST & SAVINGS BANK	UWEX REGISTRATION	\$150.00	\$150.00
	101-5001-524.31-85	HARRIS TRUST & SAVINGS BANK	AMAZON MKTPLACE PMTS	\$84.10	\$84.10
212399	401-5001-571.50-30	KRISTY PALISI	SIDEWALK REIMBURSEMENT	\$431.25	\$431.25
212414	426-5001-571.50-25	RILEY CONSTRUCTION	SERVICE CONSTRUCTION	\$1,157.91	\$1,157.91
212422	101-5001-524.22-03	TIFFANY SCHMOKER	TRAVEL ADVANCE	\$749.00	\$749.00
212423	101-5001-524.22-03	BRIGET SCHWAB	TRAVEL ADVANCE	\$1,500.00	\$1,500.00
212450	401-5001-571.50-30	THOMAS ENGINEERING GROUP LLC	SERVICE CONSULTING	\$1,732.00	\$1,732.00
212453	401-5001-571.50-30	THOMAS TKACZYK	SIDEWALK REIMBURSEMENT	\$418.75	\$418.75
212480	101-5001-524.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$85.00	\$85.00
Division 1 Total					\$7,518.51
Department 50 Total					\$7,518.51

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
212253	101-7101-531.21-11	A & J SEWER SERVICE INC	SERVICE BLDG MAINTENANCE	\$135.00	\$135.00
212255	101-7101-531.31-75	ACTIVE ELECTRICAL SUPPLY CO	STREET LIGHTING SUPP	\$86.67	\$86.67
212256	515-7101-525.33-05	ACUTRAK SOLUTIONS	SERVICE PROFESSIONAL	\$16,737.36	\$16,737.36
212257	101-7101-531.31-55	ADDISON BUILDING MATERIAL CO	HARDWARE SUPPLIES	\$4.14	\$4.14
212258	101-7101-531.21-11	AFTERMATH	SERVICE BLDG MAINTENANCE	\$105.00	\$105.00
212261	101-7101-531.21-11	ALPHA BUILDING MAINTENANCE SRVS	SERVICE BLDG MAINTENANCE	\$3,562.50	\$3,562.50
212264	101-7101-531.21-11	AMERICAN BUILDING SERVICES LLC	SERVICE BLDG MAINTENANCE	\$2,044.65	\$2,044.65
212265	401-7101-571.50-20	AMERICAN DOOR & DOCK	SERVICE BLDG MAINTENANCE	\$1,038.60	\$1,038.60
212270	101-7101-531.21-02	ARCO MECHANICAL EQUIPMENT SALES	SERVICE BLDG MAINTENANCE	\$990.00	\$990.00
212275	101-7101-531.21-36	ARLINGTON RENTAL INC	RENTAL/LEASE EQUIPMENT	\$425.76	\$425.76
212277	101-7101-531.31-90	ARROW ROAD CONSTRUCTION CO	STREET/SIDEWALK SUPPLIES	\$1,754.50	\$58,783.33
			STREET/SIDEWALK SUPPLIES	\$8,526.13	
			STREET/SIDEWALK SUPPLIES	\$8,221.95	
			STREET/SIDEWALK SUPPLIES	\$10,574.94	
			STREET/SIDEWALK SUPPLIES	\$5,761.80	
			STREET/SIDEWALK SUPPLIES	\$7,405.62	
			STREET/SIDEWALK SUPPLIES	\$8,264.86	
			STREET/SIDEWALK SUPPLIES	\$8,273.53	
212279	101-7101-531.22-70	AT & T	BILL NO 217S667106106	\$1,711.02	\$1,711.02
212280	101-7101-531.22-70	AT & T LONG DISTANCE	CORP ID 2147713	\$500.68	\$500.68
212283	101-7101-531.31-65	BERLANDS HOUSE OF TOOLS	SNOWPLOW REPAIR WORK	\$159.99	\$159.99
212284	426-7101-571.50-25	PAM BIASCO	ENHANCED SEWER REBATE	\$7,606.50	\$7,606.50
212287	101-7101-531.30-39	BP	FUEL,OIL,GREASE, & LUBES	\$63.63	\$63.63

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
212290	101-7101-531.21-36	C C CARTAGE INC	RENTAL/LEASE EQUIPMENT	\$10,568.46	\$54,608.46
			RENTAL/LEASE EQUIPMENT	\$1,035.00	
			RENTAL/LEASE EQUIPMENT	\$43,005.00	
	101-7101-531.21-62	C C CARTAGE INC	RENTAL/LEASE EQUIPMENT	\$5,460.00	\$5,460.00
212299	101-7101-531.21-11	CINTAS CORP	FLOOR MATS	\$27.59	\$55.18
			FLOOR MATS	\$27.59	
	101-7101-531.30-35	CINTAS CORP	CLOTHING & APPAREL	\$54.57	\$122.81
			CLOTHING & APPAREL	\$68.24	
212308	101-7101-531.31-55	COMMERCIAL SPECIALTIES INC	SERVICE BLDG MAINTENANCE	\$421.00	\$421.00
212309	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0211092232	\$1,217.99	\$1,217.99
212314	101-7101-531.21-11	CRYSTAL MAINTENANCE & MGMT SRVS	SERVICE BLDG MAINTENANCE	\$7,645.00	\$7,645.00
212325	101-7101-531.21-55	FLECKS LANDSCAPING	LANDSCAPING	\$2,555.00	\$15,967.80
			LANDSCAPING	\$13,412.80	
212328	101-7101-531.21-02	FOUNTAIN TECHNOLOGIES LTD	FOUNTAIN SERVICE	\$876.00	\$1,216.00
			FOUNTAIN SERVICE	\$340.00	
212339	101-7101-531.21-02	HAYES MECHANICAL	SERVICE BLDG MAINTENANCE	\$4,280.00	\$4,280.00
212354	101-7101-531.21-11	INTL EXTERMINATORS INC	PEST CONTROL	\$432.00	\$552.00
			PEST CONTROL	\$60.00	
			PEST CONTROL	\$60.00	
212357	101-7101-531.31-65	JON-DON INC	SERVICE CONSTRUCTION	\$3,186.09	\$3,186.09
212360	401-7101-571.50-20	KINGSLEY & GINNODO ARCHITECTS	SERVICE CONSTRUCTION	\$1,034.50	\$1,034.50
212364	101-7101-531.30-39	LEAHY WOLF CO	FUEL,OIL,GREASE, & LUBES	\$2,321.35	\$2,321.35
212369	101-7101-531.31-85	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	\$10.74	\$119.92
			HARDWARE SUPPLIES	\$94.22	
			HARDWARE SUPPLIES	\$9.98	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
212369	101-7101-531.31-85	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	\$4.98	\$119.92
212370	101-7101-531.31-40	LURVEY LANDSCAPE SUPPLY	LANDSCAPING	\$66.00	\$66.00
212379	101-7101-531.21-55	MILIEU DESIGN LLC	SERVICE MISCELLANEOUS	\$2,275.12	\$4,368.20
			SERVICE MISCELLANEOUS	\$2,093.08	
212388	101-7101-531.21-50	NICOR	ACCT 71251169620	\$429.87	\$429.87
212391	101-7101-531.31-75	NORTHWEST ELECTRICAL SUPPLY CO	STREET LIGHT SUPPLY	\$91.35	\$164.25
			STREET LIGHT SUPPLY	\$72.90	
212396	101-7101-531.31-90	OZINGA READY MIX CONCRETE INC	HARDWARE SUPPLIES	\$2,226.00	\$2,226.00
212404	426-7101-571.50-25	PERFORMANCE CONSTRUCTION & ENG LLC	SERVICE CONSTRUCTION	\$588.73	\$588.73
212405	101-7101-531.31-40	PESCHES FLOWER SHOP	LANDSCAPING	\$185.49	\$185.49
212408	101-7101-531.22-70	PRECISE MRM LLC	TELECOMMUNICATIONS	\$368.58	\$368.58
212410	101-7101-531.33-05	PRO SAFETY INC	HARDWARE SUPPLIES	\$183.60	\$183.60
212415	101-7101-531.30-39	RKA PETROLEUM COMPANIES INC	FUEL,OIL,GREASE, & LUBES	\$18,877.41	\$18,877.41
212420	101-7101-531.21-55	SANDY'S LAWN AND TREE CARE	SERVICE MISCELLANEOUS	\$450.00	\$450.00
212428	101-7101-531.21-36	SERVICE SANITATION	RENTAL/LEASE EQUIPMENT	\$125.00	\$125.00
212430	101-7101-531.31-40	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$4.98	\$4.98
	101-7101-531.31-55	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$7.36	\$7.36
	101-7101-531.31-85	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$20.98	\$20.98
	101-7101-531.31-90	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$25.78	\$25.78
212432	101-7101-531.31-80	SIGNS BY TOMORROW	SIGN SHOP SUPPLY	\$386.10	\$386.10
	101-7101-531.33-05	SIGNS BY TOMORROW	SIGN SHOP SUPPLY	\$525.00	\$525.00
212433	101-7101-531.31-40	SITEONE LANDSCAPE SUPPLY LLC	LANDSCAPING	\$3.46	\$350.70
			LANDSCAPING	\$347.24	
212438	101-7101-531.31-55	STANDARD PIPE & SUPPLY INC	HARDWARE SUPPLIES	\$13.46	\$13.46
212456	101-7101-531.31-90	TRAFFIC SAFETY STORE	STREETS SUPPLY	\$746.81	\$746.81

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
212460	101-7101-531.21-65	TYCO INTEGRATED SECURITY	MONTHLY CONTRACT	\$106.43	\$106.43
212477	101-7101-531.21-36	WEST SIDE TRACTOR SALES CO	RENTAL/LEASE EQUIPMENT	\$8,000.00	\$8,000.00
212482	101-7101-531.20-05	RYAN ZIMMERMAN	WEATHER SERVICE	\$1,080.00	\$1,080.00
212483	101-7101-531.21-11	1800 BOARD UP	SERVICE BLDG MAINTENANCE	\$569.01	\$569.01
801726	101-7101-531.22-70	AT & T	ACCT 84725331209504	\$3,009.92	\$4,213.47
			ACCT 84734215365273	\$42.02	
			ACCT 84739271083278	\$42.12	
			ACCT 84739420624707	\$42.09	
			ACCT 84739443682112	\$42.01	
			ACCT 84739893361501	\$53.14	
			ACCT 84739893901330	\$46.38	
			ACCT 84759391411742	\$48.67	
			ACCT 847R1902892011	\$887.12	
801727	101-7101-531.21-50	NICOR	ACCT 06802945268	\$27.30	\$8,687.79
			ACCT 15839647334	\$443.98	
			ACCT 19426400008	\$95.96	
			ACCT 25422686599	\$3,630.65	
			ACCT 28178600004	\$447.83	
			ACCT 38096400007	\$941.00	
			ACCT 38178600003	\$337.00	
			ACCT 40178600009	\$162.20	
			ACCT 53278600001	\$896.45	
			ACCT 58401600000	\$396.65	
			ACCT 72489260108	\$181.38	
			ACCT 97034457784	\$1,127.39	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
801728	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	ACCT 4321662000	\$1,711.73	\$1,798.76
			ACCT 4643388009	\$87.03	
Division 1 Total					\$246,732.69
Department 71 Total					\$246,732.69

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
212259	505-7201-561.31-60	ALEXANDER CHEMICAL CORP	CYLINDER DEPOSIT	(\$500.00)	\$335.00
			CYLINDER DEPOSIT	(\$500.00)	
			CHLORINE GAS	\$1,335.00	
212270	505-7201-561.21-02	ARCO MECHANICAL EQUIPMENT SALES	WATER DIST SUPPLY	\$990.00	\$990.00
212274	505-7201-561.50-15	ARLINGTON POWER EQUIPMENT	WATER DIST SUPPLY	\$1,632.00	\$1,632.00
212289	505-7201-561.50-15	BURNS MCDONNELL	SERVICE PROFESSIONAL	\$3,000.00	\$3,000.00
212290	505-7201-561.21-36	C C CARTAGE INC	RENTAL/LEASE EQUIPMENT	\$10,568.46	\$10,568.46
	505-7201-561.31-90	C C CARTAGE INC	RENTAL/LEASE EQUIPMENT	\$1,566.52	\$1,566.52
212325	505-7201-561.21-30	FLECKS LANDSCAPING	LANDSCAPING	\$2,500.00	\$2,500.00
212326	505-7201-561.31-01	FOREMAN JOSEPH D AND CO	WATER DIST SUPPLY	\$491.25	\$1,832.25
			WATER DIST SUPPLY	\$1,341.00	
212337	505-7201-561.31-85	HARBOR FREIGHT TOOLS	WATER DIST SUPPLY	\$85.93	\$141.79
			WATER DIST SUPPLY	\$55.86	
212340	505-7201-561.21-35	HBK WATER METER SERVICE INC	METER SERVICE	\$6,049.64	\$6,049.64
212341	505-7201-561.31-55	HELLER LUMBER CO	WATER DIST SUPPLY	\$79.12	\$79.12
212345	505-7201-561.22-03	RYAN HOLTHOUSE	TRAVEL ADVANCE	\$1,394.98	\$1,394.98
212348	505-7201-561.22-03	MIKE IGNOFFO	TRAVEL ADVANCE	\$1,394.98	\$1,394.98
212359	505-7201-561.22-03	ASHLEY KARR	TRAVEL ADVANCE	\$1,364.70	\$1,364.70
212364	505-7201-561.31-05	LEAHY WOLF CO	HARDWARE SUPPLIES	\$1,125.60	\$1,125.60
212377	505-7201-561.31-01	MID AMERICAN WATER	WATER DIST SUPPLY	\$2,403.65	\$2,403.65
	505-7201-561.31-07	MID AMERICAN WATER	WATER DIST SUPPLY	\$3,155.39	\$3,155.39
212378	505-7201-561.20-05	MIDWEST CHLORINATING & TESTING	SERVICE PROFESSIONAL	\$947.00	\$947.00
212380	505-7201-561.50-15	MIZ ENTERPRISES	WATER DIST SUPPLY	\$6,617.00	\$6,617.00

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
212390	505-7201-561.22-03	NORDIN DAVID	TRAVEL ADVANCE	\$1,411.67	\$1,411.67
212391	505-7201-561.31-55	NORTHWEST ELECTRICAL SUPPLY CO	ELECTRICAL SUPPLY	\$63.30	\$63.30
	505-7201-561.31-65	NORTHWEST ELECTRICAL SUPPLY CO	ELECTRICAL SUPPLY	\$26.28	\$26.28
212402	505-7201-561.31-65	PATTEN INDUSTRIES INC	SERVICE BLDG MAINTENANCE	\$222.88	\$222.88
212408	505-7201-561.22-70	PRECISE MRM LLC	TELECOMMUNICATIONS	\$368.59	\$368.59
212409	505-7201-561.22-03	PREUCIL JOHN	TRAVEL ADVANCE	\$1,411.68	\$1,411.68
212410	505-7201-561.33-05	PRO SAFETY INC	HARDWARE SUPPLIES	\$183.60	\$183.60
212430	505-7201-561.31-02	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$50.00	\$50.00
212438	505-7201-561.31-01	STANDARD PIPE & SUPPLY INC	HARDWARE SUPPLIES	\$43.08	\$43.08
212441	505-7201-561.20-05	SUBURBAN LABORATORIES INC	WATER SAMPLES	\$791.50	\$791.50
212458	505-7201-561.22-03	VERONICA TREVINO	TRAVEL ADVANCE	\$1,007.27	\$1,007.27
212463	505-7201-561.30-35	USA BLUEBOOK	HARDWARE SUPPLIES	\$170.61	\$647.28
			HARDWARE SUPPLIES	\$476.67	
	505-7201-561.31-01	USA BLUEBOOK	HARDWARE SUPPLIES	\$431.45	\$431.45
	505-7201-561.31-05	USA BLUEBOOK	HARDWARE SUPPLIES	\$1,147.00	\$1,147.00
	505-7201-561.31-65	USA BLUEBOOK	HARDWARE SUPPLIES	\$107.28	\$215.13
			HARDWARE SUPPLIES	\$107.85	
212476	505-7201-561.31-02	WATER PRODUCTS CO	HARDWARE SUPPLIES	\$493.00	\$493.00
801725	505-7201-561.21-50	CONSTELLATION NEW ENERGY INC	CUST ID IL47953	\$8,201.66	\$17,476.64
			CUST ID IL47953	\$2,094.04	
			CUST ID IL47953	\$4,755.03	
			CUST ID IL47953	\$2,425.91	
801726	505-7201-561.22-70	AT & T	ACCT 84725301748135	\$43.95	\$43.95
801727	505-7201-561.21-50	NICOR	ACCT 04055600003	\$114.64	\$644.41
			ACCT 19278600002	\$320.49	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
801727	505-7201-561.21-50	NICOR	ACCT 42567835683	\$30.05	\$644.41
			ACCT 58544400003	\$86.14	
			ACCT 90920700003	\$93.09	
801728	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0111076085	\$331.23	\$492.62
			ACCT 0368380009	\$34.53	
			ACCT 0684023014	\$126.86	
Division 1 Total				\$74,269.41	
Department 72 Total				\$74,269.41	

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
212318	235-7301-532.21-11	ECO CLEAN MAINTENANCE INC	SERVICE BLDG MAINTENANCE	\$429.84	\$429.84
801728	235-7301-532.21-50	COMMONWEALTH EDISON COMPANY	ACCT 4286290000	\$614.21	\$614.21
				Division 1 Total	\$1,044.05

Division: 2

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
212318	235-7302-532.21-11	ECO CLEAN MAINTENANCE INC	SERVICE BLDG MAINTENANCE	\$1,361.16	\$1,361.16
212391	235-7302-532.31-65	NORTHWEST ELECTRICAL SUPPLY CO	SERVICE BLDG MAINTENANCE	\$98.39	\$103.32
			SERVICE BLDG MAINTENANCE	\$4.93	
801726	235-7302-532.21-50	AT & T	ACCT 84725309782425	\$138.48	\$138.48
				Division 2 Total	\$1,602.96

Division: 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
212318	235-7303-532.21-11	ECO CLEAN MAINTENANCE INC	SERVICE BLDG MAINTENANCE	\$1,361.16	\$1,361.16
801725	235-7303-532.21-50	CONSTELLATION NEW ENERGY INC	CUST ID IL47953	\$2,878.13	\$2,878.13
801726	235-7303-532.21-50	AT & T	ACCT 84763200281737	\$1,222.43	\$1,222.43
801727	235-7303-532.21-50	NICOR	ACCT 12690400002	\$28.28	\$28.28
				Division 3 Total	\$5,490.00

Division: 4

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
212255	235-7304-532.31-65	ACTIVE ELECTRICAL SUPPLY CO	SERVICE BLDG MAINTENANCE	\$86.67	\$86.67
212318	235-7304-532.21-11	ECO CLEAN MAINTENANCE INC	SERVICE BLDG MAINTENANCE	\$429.84	\$429.84

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
801727	235-7304-532.21-50	NICOR	ACCT 92296400002	\$104.64	\$104.64
				Division 4 Total	\$621.15
				Department 73 Total	\$8,758.16

WARRANT REGISTER - GM0002**Department: 74 Solid Waste Dispsl SWANCC****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
901348	511-7401-562.21-54	SOLID WASTE AGENCY	TIPPING FEES	\$99,258.94	\$99,258.94
Division 1 Total					\$99,258.94
Department 74 Total					\$99,258.94

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
212262	621-7501-551.31-51	ALTA EQUIPMENT COMPANY INC	VEH MAINTENANCE SUPPLY	\$56.21	\$56.21
212267	621-7501-551.21-36	AMERIGAS-PALATINE	VEH MAINTENANCE SUPPLY	\$457.78	\$457.78
212271	621-7501-551.21-07	ARLINGTON CAR WASH & DETAIL	VEH MAINTENANCE SUPPLY	\$44.85	\$44.85
212273	621-7501-551.31-51	ARLINGTON HTS FORD INC	VEH MAINTENANCE SUPPLY	\$109.59	\$535.45
			VEH MAINTENANCE SUPPLY	\$16.18	
			VEH MAINTENANCE SUPPLY	\$754.07	
			VEH MAINTENANCE SUPPLY	(\$363.00)	
			VEH MAINTENANCE SUPPLY	\$131.10	
			VEH MAINTENANCE SUPPLY	(\$112.49)	
212274	621-7501-551.31-51	ARLINGTON POWER EQUIPMENT	VEH MAINTENANCE SUPPLY	\$121.99	\$199.82
			VEH MAINTENANCE SUPPLY	\$5.60	
			VEH MAINTENANCE SUPPLY	\$72.23	
212282	621-7501-551.31-51	BATTERIES PLUS LLC	BATTERIES	\$491.80	\$793.72
			BATTERIES	\$235.56	
			BATTERIES	(\$491.80)	
			BATTERIES	\$314.08	
			BATTERIES	\$244.08	
212294	621-7501-551.31-51	CAR QUEST	VEH MAINTENANCE SUPPLY	(\$125.05)	\$404.12
			VEH MAINTENANCE SUPPLY	\$62.02	
			VEH MAINTENANCE SUPPLY	\$48.01	
			VEH MAINTENANCE SUPPLY	\$3.59	
			VEH MAINTENANCE SUPPLY	\$238.05	
			VEH MAINTENANCE SUPPLY	\$13.05	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
212294	621-7501-551.31-51	CAR QUEST	VEH MAINTENANCE SUPPLY	\$9.10	\$404.12
			VEH MAINTENANCE SUPPLY	\$47.82	
			VEH MAINTENANCE SUPPLY	\$95.64	
			VEH MAINTENANCE SUPPLY	\$18.40	
			VEH MAINTENANCE SUPPLY	\$11.89	
			VEH MAINTENANCE SUPPLY	(\$18.40)	
212295	621-7501-551.31-51	CASSIDY TIRE & SERVICE	VEH MAINTENANCE SUPPLY	\$284.00	\$284.00
212296	621-7501-551.31-51	CERTIFIED LABORATORIES	VEH MAINTENANCE SUPPLY	\$785.72	\$785.72
212297	621-7501-551.31-51	CHICAGO PARTS AND SOUND LLC	VEH MAINTENANCE SUPPLY	\$23.54	\$483.55
			VEH MAINTENANCE SUPPLY	\$144.13	
			VEH MAINTENANCE SUPPLY	\$125.96	
			VEH MAINTENANCE SUPPLY	\$25.04	
			VEH MAINTENANCE SUPPLY	\$164.88	
212299	621-7501-551.30-35	CINTAS CORP	CLOTHING & APPAREL	\$54.58	\$122.83
			CLOTHING & APPAREL	\$68.25	
212300	621-7501-551.21-07	CITY LIMITS HARLEY DAVIDSON	VEH MAINTENANCE SUPPLY	\$770.27	\$1,956.83
			VEH MAINTENANCE SUPPLY	\$1,186.56	
212301	621-7501-551.31-65	CITY WELDING SALES & SERVICE	VEH MAINTENANCE SUPPLY	\$43.90	\$43.90
212327	621-7501-551.31-51	FOSTER COACH SALES INC	VEH MAINTENANCE SUPPLY	\$152.75	\$152.75
212331	621-7501-551.31-51	GRAINGER W W INC	VEH MAINTENANCE SUPPLY	\$141.56	\$38.00
			VEH MAINTENANCE SUPPLY	(\$103.56)	
212337	621-7501-551.31-65	HARBOR FREIGHT TOOLS	VEH MAINTENANCE SUPPLY	\$32.99	\$32.99
212355	621-7501-551.31-51	JEM TOP INC	VEH MAINTENANCE SUPPLY	\$444.00	\$444.00
212381	621-7501-551.31-51	MPC COMMUNICATIONS & LIGHTING INC	VEH MAINTENANCE SUPPLY	\$159.70	\$159.70
212384	621-7501-551.31-51	NATL CAP & SET SCREW CO	VEH MAINTENANCE SUPPLY	\$191.25	\$191.25

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
212401	621-7501-551.31-51	PATLIN INC	VEH MAINTENANCE SUPPLY	\$123.91	\$123.91
212402	621-7501-551.31-51	PATTEN INDUSTRIES INC	VEH MAINTENANCE SUPPLY	\$215.25	\$215.25
212412	621-7501-551.21-07	RACEWAY CARWASH	VEH MAINTENANCE SUPPLY	\$234.00	\$234.00
212425	621-7501-551.31-51	SCRUBBER CITY INC	VEH MAINTENANCE SUPPLY	\$371.70	\$371.70
212430	621-7501-551.31-51	SHERWIN ACE HARDWARE	VEH MAINTENANCE SUPPLY	\$1.38	\$1.38
212439	621-7501-551.21-02	STERIG HYDRAULIC JACK REPAIRS	VEH MAINTENANCE SUPPLY	\$970.00	\$2,755.00
			VEH MAINTENANCE SUPPLY	\$1,785.00	
212440	621-7501-551.21-07	SUBURBAN ACCENTS INC	VEH MAINTENANCE SUPPLY	\$550.00	\$550.00
212449	621-7501-551.31-51	TERMINAL SUPPLY CO	VEH MAINTENANCE SUPPLY	\$84.48	\$84.48
212457	621-7501-551.31-51	TRANS CHICAGO TRUCK GROUP	VEH MAINTENANCE SUPPLY	\$348.36	\$348.36
	621-7501-551.31-85	TRANS CHICAGO TRUCK GROUP	VEH MAINTENANCE SUPPLY	\$39.44	\$39.44
212462	621-7501-551.31-51	ULTRA STROBE COMMUNICATIONS INC	VEH MAINTENANCE SUPPLY	\$65.90	\$65.90
212478	621-7501-551.31-51	WHOLESALE DIRECT INC	VEH MAINTENANCE SUPPLY	\$61.56	\$61.56
				Division 1 Total	\$12,038.45
				Department 75 Total	\$12,038.45

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
212311	505-9001-571.50-25	CONSTRUCTION & GEOTECHNICAL	ROADWAY TESTING	\$1,775.00	\$1,775.00
212352	505-9001-571.50-25	IMEG CORP	SERVICE CONSULTING	\$26,944.07	\$26,944.07
212377	505-9001-571.50-25	MID AMERICAN WATER	REPAIR SERVICE EQUIPMENT	\$7,974.44	\$7,974.44
212404	505-9001-571.50-25	PERFORMANCE CONSTRUCTION & ENG LLC	SERVICE CONSTRUCTION	\$13,876.43	\$13,876.43
212416	505-9001-571.50-25	ROBINSON ENGINEERING LTD	SERVICE CONSULTING	\$12,936.50	\$12,936.50
				Division 1 Total	\$63,506.44

Division: 13

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
212366	431-9013-571.20-05	LEGAT ARCHITECTS	SERVICE CONSULTING	\$34,236.17	\$34,236.17
212414	431-9013-571.50-25	RILEY CONSTRUCTION	SERVICE CONSTRUCTION	\$1,380,653.94	\$1,380,653.94
212481	431-9013-571.50-25	YPI ARLINGTON LLC	RENTAL/LEASE EQUIPMENT	\$21,896.88	\$21,896.88
				Division 13 Total	\$1,436,786.99
				Department 90 Total	\$1,500,293.43

WARRANT REGISTER - GM0002**Department: 99 Non Operating****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
212376	515-9901-525.40-83	METROPOLIS COMMERCIAL CONDO ASSN	CAM CHARGE	\$6,281.96	\$6,281.96
	515-9901-525.40-92	METROPOLIS COMMERCIAL CONDO ASSN	BUILDING RESERVE CHARGE	\$830.70	\$830.70
Division 1 Total					\$7,112.66
Department 99 Total					\$7,112.66
TOTAL ALL FUNDS:					\$2,157,316.99



Item: Recognition of Andrew Hansen - EMS Instructor of the Year

Department: Village Manager's Office

Recognition of Andrew Hansen as EMS Instructor of the Year

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: National Safe Boating Week

Department: Village Manager's Office

Recognition of National Safe Boating Week - May 19-25, 2018

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

National Safe Boating Week

Type

Presentation

Village of Arlington Heights Proclamation Recognizing

NATIONAL SAFE BOATING WEEK MAY 19-25, 2018

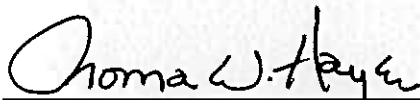
WHEREAS, on average, 600 people die each year in boating-related accidents in the U.S.; approximately 84% of these are fatalities caused by drowning, and;

WHEREAS, the vast majority of these accidents are caused by human error or poor judgment and not by the boat, equipment, or environmental factors, and;

WHEREAS, a significant number of boaters who lose their lives by drowning each year would be alive today had they worn their life jackets, and;

WHEREAS, today's life jackets are more comfortable, more attractive, and more wearable than styles of years past and deserve a fresh look by today's boating public.

NOW, THEREFORE, I, Thomas W. Hayes, Mayor of Arlington Heights, along with the Arlington Heights Village Board of Trustees, do hereby support the goals of the North American Safe Boating Campaign and proclaim May 19-25, 2018, as National Safe Boating Week and the start of the year-round effort to promote safe boating.



Thomas W. Hayes, Mayor

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

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



May 21, 2018



Item: Report of the Committee-of-the-Whole Meeting of May 14, 2018

Department: Village Manager's Office

Report of the Committee-of-the-Whole Meeting of May 14, 2018

Federal FFY 2018 Annual Action Plan/CDBG Budget

Trustee Glasgow moved, seconded by Trustee LaBedz that the draft Federal FY 2018 Annual Action Plan (including the draft CDBG budget) be made available for the 30-day public comment period.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Report of the Committee-of-the-Whole Meeting of May 21, 2018
- CMX Arlington

Department: Village Manager's Office

Report of the Committee-of-the-Whole Meeting of May 21, 2018

Consideration of recommending to the Liquor Commissioner the issuance of a Class "AA" Liquor License to Cinemex IL, LLC, dba CMX Arlington, located at 53 S. Evergreen Ave. upon surrender of the current liquor license issued to this address

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Report of the Committee-of-the-Whole Meeting of May 21, 2018
- Youth Commission Interview

Department: Manager's Office

Report of the Committee-of-the-Whole Meeting of May 21, 2018

Interview of Jonathan Kho for Appointment to the Youth Commission - Term
Ending: 4/30/19

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Report of the Committee-of-the Whole Meeting of May 21, 2018 - Passero Restaurant

Department: Planning & Community Development

Report of the Committee-of-the-Whole Meeting of May 21, 2018

Consideration of a request by Passero Restaurant for Use of a Portion of the Public Sidewalk for Outdoor Dining

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
License Agreement & Seating Plan	Exhibits

LICENSE AGREEMENT

THIS LICENSE AGREEMENT ("Agreement") entered into between the Village of Arlington Heights, a municipal corporation of the County of Cook, State of Illinois ("Village") and Passero LLC, ("Licensee"); and

WHEREAS, the Village is the owner of right-of-way on Campbell Street ("Site") located directly adjacent to 5 W Campbell St in the Village of Arlington Heights; and

WHEREAS, Licensee is the owner of Passero, a restaurant located at 5 W Campbell St, in the Village of Arlington Heights; and

WHEREAS, the Licensee's restaurant is located directly adjacent to the Site; and

WHEREAS, Licensee has requested permission from the Village to use the Site solely for the purposes described herein,

NOW THEREFORE, in consideration of ten dollars and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, and the mutual covenants contained herein, the Parties agree as follows:

1. The Village grants the Licensee a license to use the Site for an outdoor eating area, as set forth on Exhibit A, which is attached and made a part of this Agreement. The Licensee understands and agrees that the Site is on public-right-of-way and, as such, may be utilized by individuals not utilizing the Licensee's facility.

2. Recognizing that the use of the Site is seasonal, the term of this Agreement shall be for the period commencing on the date set forth above and terminating October 31, 2021, with the understanding that in each year of this Agreement the outdoor eating area shall not begin until April 1 of that year. While this is a three year agreement, the ability to have an outdoor eating area in each of the years is dependent upon Licensee's receipt of an annual permit from the Village and providing valid proof of insurance.

Each year, as part of the permit review process, the Village, in its sole discretion, will determine upon receipt and review of appropriate documentation and prior history whether a subsequent permit will be granted. If the Village determines that a permit will not be granted for another year, it will notify the Licensee in writing of the termination of this License Agreement.

3. The Licensee will obtain any required permits and licenses and pay all required fees.

4. The Licensee acknowledges that it has physically inspected the Site completely and thoroughly and accepts possession in an "as-is, where-is" condition.

5. The Licensee agrees to keep the Site in a safe, clean, and hazard-free condition throughout its possession. It is expressly understood that the Licensee will be placing planters, tables and chairs on the Site and that these will not be attached in any way to the Site. During hours when the Licensee is not open for business, the Site shall be kept in an aesthetic orderly manner and the tables and chairs shall not be stacked.

The Licensee further understands that the Village assumes no responsibility whatsoever for any injury or damage that may occur in any way from any of the items or furnishings the Licensee places on the Site, regardless of whether the damage or injury occurs on the Site or elsewhere.

6. The Licensee agrees that the Village shall have no liability whatsoever with respect to the Site throughout the term of this Agreement. Licensee shall be responsible for all loss or damage to the Site and to any persons or property therein, regardless of cause, excluding any loss or damage arising out of the negligence or willful misconduct of the Village and its agents and employees.

7. The Licensee will and does hereby agree to defend, indemnify, save and hold harmless the Village of and from all claims, loss damage, injury, causes and actions, suits of whatever nature for personal injury, including death resulting therefrom, and property damage arising out of, resulting from, or in connection with the use or operation, including without limitation, making of improvements, if any, of the Site, or any acts in connection with such use or operation, whether by the Licensee, or a contractor, if any contracting with Licensee, or any invitee, guest, workman, agent or employee of the Licensee. The Licensee further agrees to defend, indemnify, save and hold harmless the Village of and from all claims, loss damage, injury, causes and actions, suits of whatever nature that may occur in any way from any of the furnishings the Licensee places on the Site, regardless of whether the damage or injury occurs on the Site or elsewhere.

8. A default shall occur if the Licensee fails to pay any sum of money (whether the license fee or any other amount due to the Village) when due, if the Licensee's liquor license is revoked by the Village, or if the Licensee fails to comply with any other provision of this Agreement or the Village Code and such failure continues for 30 days after the date of written notice from the Village to the Licensee specifying the nature of the default.

Upon or after any default, this Agreement is terminated without any further notice. The Licensee may re-enter the Site and remove all property from the Site at the Licensee's sole expense.

9. Upon the expiration of the Term or the early termination of this Agreement for any reason, the Village may, in addition to any other rights granted herein, re-enter the Site and remove all property from the Site, storing such property at the Licensee's sole expense.

10. The Licensee agrees that it will, at its expense, obtain insurance to cover its liability hereunder, with the following minimum amounts:

Commercial General Liability:	
Bodily Injury and Property Damage	\$1,000,000 per occurrence
Combined	\$2,000,000 aggregate
Personal Injury Liability	BFGL aggregate
Worker's Compensation	Statutory (\$100,000)
Employer's Liability	\$500,000
Umbrella Excess Liability:	
Special coverage shall be \$1,000,000 over primary insurance	

All underlying coverage needs to be included in the Umbrella or Excess Liability policy. Any exclusions or exceptions must be noted on the certificate of insurance.

The Licensee agrees that it will name the Village as Additional Insured in the general liability policies of insurance required herein (which may include a combination of underlying and umbrella coverage) with respect to the Site and the use, operation, and possession thereof and that it will provide to the Village the appropriate insurance policy endorsement evidencing compliance.

12. The Licensee agrees to use and operate the Site in complete compliance with all local codes, ordinances, and governmental rules and regulations. The Licensee specifically understands that all outdoor activity on the Site must be concluded no later than 11:00 p.m. The Licensee further understands that it is the responsibility of the Licensee to ensure that no one leaves the Site with any alcoholic beverages. The Licensee also agrees to take any action necessary should the Village notify the Licensee of complaints of excessive noise emanating from the Licensee's use of the Site.

13. The Village, at all times during the Term, shall have the right to enter the Site at any reasonable time to inspect the Site.

14. The Village shall not, by reason of this Agreement or any of its provisions, in any way become the landlord of the Licensee, or in any way become a partner of or joint venture with the Licensee in the conduct of its business.

15. The Licensee acknowledges that this Agreement is not a lease and that it has no rights under the Illinois Forcible Entry and Detainer Law.

16. This Agreement shall be construed in accordance with the laws of the State of Illinois.

17. All notices required under this Agreement shall be deemed sufficiently given or served if delivered personally or if sent by receipted delivery to:

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

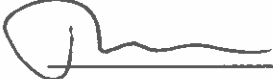
Passero
Scott Peota
5 W Campbell St
Arlington Heights, IL 60005

19. If any term, covenant, or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement or the application of such term, covenant, or provision to persons or circumstances other than those to which it is held invalid or unenforceable shall not be affected, and each term, covenant, and condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized officers this ____ day of _____, 2018.

Passero LLC

Village of Arlington Heights



SCOTT PEOTA (OWNER)
Title

5/15/18
Date

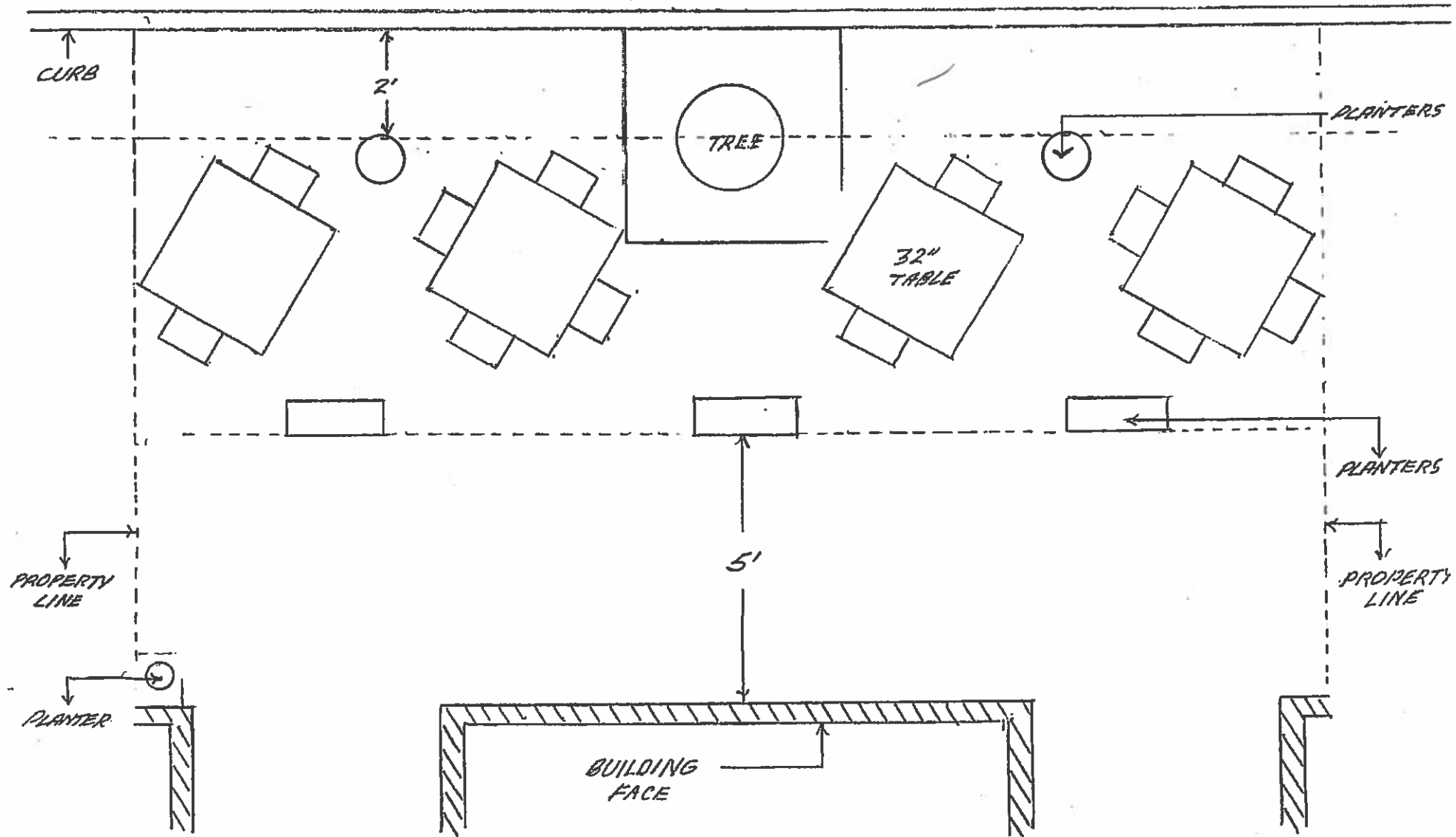
Attest:

 5/15/18

Rward.agreements.License Agreement - Passero 2018

Attest:

CAMPBELL ST.





Item: Utility Maintenance Materials 2018

Department: Public Works

Each year the Public Works Utilities Division purchases utility maintenance materials in order to keep the water distribution and sewer system operational. In an effort to streamline purchasing efforts, the Utilities Division publicly bid frequently ordered materials such as sewer pipe, sewer couplings, fire hydrants, valves, and surge suppressors. Based on annual averages, the Utility Division anticipates installing 434 feet of sewer pipe, 124 sewer couplings, 40 fire hydrants, 24 valves, and 8 surge suppressors, due to routine maintenance.

On May 3, 2018, seven bids were publicly opened for utility maintenance materials. Bids were submitted based on per unit pricing for an estimated annual quantity for each of the materials specified. A tabulation of these bids is attached. The lowest bidders for utility maintenance materials was EJ of East Jordan, Michigan and Underground Pipe and Valve of Shorewood, Illinois. Staff has used utility maintenance materials from both EJ and Underground Pipe and Valve in the past, and found the quality of the materials, the responsiveness of the vendors, and the accuracy of deliveries to be acceptable.

RECOMMENDATION

It is recommended that the Village Board accept the lowest responsible per unit bid prices from EJ of East Jordan, Michigan and Underground Pipe and Valve of Shorewood, Illinois for utility maintenance materials, in accordance with the unit prices and not-to-exceed amount of \$164,488 and authorize staff to execute the necessary documents.

Bid Section

Item:	Utility Maintenance Materials 2018
Bid Opening Date:	May 3, 2018
Account Numbers:	505-7201-561.31-01 (\$149,783); 505-7201-561.31-07 (\$14,705)
Total Budget for Specific Item:	505-7201-561.31-01 (\$177,500); 505-7201-561.37-07 (\$23,500)

Bid Amount:

Per unit prices

ATTACHMENTS:

Description

Type

Utility Maintenance Materials Bids

Exhibits

Category / Description	Estimated Annual Quantity	As Bid Unit Prices						
	Material	Menoni & Mecogni, Inc	Underground Pipe & Valve	East Jordan	Sewer Boss	Water Products	Ziebell	Foreman
Catch Basin/Manhole Building/Adjustment Products								
Common Brick 2" x 4" x 6"	1444	\$0.66				\$0.75		\$0.65
#1 Concrete Basin Block for 48" Structure	100	\$5.50				\$2.90		
#2 Concrete Basin Block for 48" Structure	72	\$5.50				\$3.85		
#3 Concrete Basin Block for 48" Structure	72	\$5.50				\$4.25		
#4 Concrete Basin Block for 48" Structure	36	\$5.50						
Straight Concrete Basin Block for 48" Structure	36	\$3.15						
8" x 8" x 16" Concrete Block	150	\$1.95						\$5.00
1" Concrete Casting Adjusting Ring (ASTM C478-12)	75	\$15.00				\$14.50		
2" Concrete Casting Adjusting Ring (ASTM C478-12)	75	\$17.00				\$16.50		\$24.00
3" Concrete Casting Adjusting Ring (ASTM C478-12)	15	\$19.90				\$18.50		\$32.00
4" Concrete Casting Adjusting Ring (ASTM C478-12)	15	\$23.40				\$22.00		\$41.00
6" Concrete Casting Adjusting Ring (ASTM C478-12)	15	\$27.60				\$25.00		\$50.00
H.D.P.E. Sloped Adjustment Ring	15					\$23.00		
Precast Concrete Manhole/Catch Basin Products								
36" I.D. Precast Flat Top (ASTM C478-13)	2					\$215.00		
36" I.D. x 48" Tall Concrete Bottom Section (ASTM C478-15)	2	\$325.00				\$320.00		
48" I.D. Precast Flat Top (ASTM C478-13)	3	\$225.00				\$215.00		
48" I.D. Precast 24" Tall Offset Cone (ASTM C478-14)	3	\$195.00				\$192.00		
48" I.D. Precast 28" Tall Offset Cone (ASTM C478-14)	3	\$220.00				\$223.00		
48" I.D. Precast 32" Tall Offset Cone (ASTM C478-14)	2	\$250.00				\$255.00		
48" I.D. Precast 34" Tall Offset Cone (ASTM C478-14)	2	\$275.00				\$272.00		
48" I.D. X 32" Tall Barrel/Riser Section (ASTM C478-14)	1	\$250.00				\$255.00		
48" I.D. X 36" Tall Barrel/Riser Section (ASTM C478-14)	1	\$285.00				\$287.00		
48" I.D. X 42" Tall Barrel/Riser Section (ASTM C478-14)	1	\$375.00				\$382.00		
48" I.D. Precast Concrete Bottom Section (ASTM C478-15)	2	\$220.00				\$172.00		
48" I.D. Precast Split Bottom (2) (ASTM C478-15)	4	\$220.00				\$172.00		

Category / Description	Estimated Annual Quantity	As Bid Unit Prices						
	Material	Menoni & Mecogni, Inc	Underground Pipe & Valve	East Jordan	Sewer Boss	Water Products	Ziebell	Foreman
Type C Precast Catch Basin 24" Tall (ASTM C478-15)	4	\$120.00				\$240.00		\$200.00
Type C Precast Catch Basin 24" Tall with Bottom (ASTM C478-15)	6	\$120.00						\$200.00
Type C Precast Catch Basin 36" Tall (ASTM C478-15)	4	\$180.00						\$270.00
Type C Precast Catch Basin 36" Tall with Bottom (ASTM C478-15)	6	\$180.00						\$270.00
Building Materials: Mortar/Concrete/Butyl Rubber								
Butyl Rubber Rope 1.5"	48	\$11.00				\$17.25		
10 lb. Tub	50	\$15.00						
94 lb. Portland Cement Bag	200	\$12.00						
80 lb. Concrete Mix (ASTM C39)	75	\$5.20						
50 lb. Fast Set Concrete Mix (ASTM C39)	100	\$7.50						
40 lb Type S Mortar Mason Mix (ASTM C270)	100							
80 lb Type S Mortar Mason Mix (ASTM C270)	100	\$6.25						
Sewer Pipe Repair Couplings								
4" Non-Shear Band Seal Clay to Plastic (ASTM C1173-06)	4		\$32.25			\$38.60	\$34.70	\$37.00
4" Non-Shear Band Seal Plastic to Plastic (ASTM C1173-06)	4		\$22.00			\$26.50	\$23.65	\$25.00
6" Non-Shear Band Seal Clay to Plastic (ASTM C1173-06)	36		\$54.50			\$65.50	\$58.85	\$62.00
6" Non-Shear Band Seal Plastic to Plastic (ASTM C1173-06)	10		\$41.75			\$50.15	\$44.95	\$48.00
6" Non-Shear Band Seal Concrete to Plastic (ASTM C1173-06)	2		\$63.25			\$76.50	\$68.70	\$72.00
8" Non-Shear Band Seal Clay to Plastic (ASTM C1173-06)	12		\$62.00			\$74.40	\$66.80	\$71.00
8" Non-Shear Band Seal Plastic to Plastic (ASTM C1173-06)	2		\$62.00			\$74.50	\$66.80	\$71.00
8" Non-Shear Band Seal Concrete to Plastic (ASTM C1173-06)	12		\$81.00			\$97.00	\$87.30	\$92.00
10" Non-Shear Band Seal Clay to Plastic (ASTM C1173-06)	12		\$80.50			\$97.00	\$87.00	\$92.00
10" Non-Shear Band Seal Plastic to Plastic (ASTM C1173-06)	2		\$80.50			\$97.00	\$87.00	\$92.00
10" Non-Shear Band Seal Concrete to Plastic (ASTM C1173-06)	4		\$99.50			\$120.00	\$107.20	\$113.00
12" Non-Shear Band Seal Clay to Plastic (ASTM C1173-06)	6		\$98.75			\$119.00	\$106.50	\$112.00
12" Non-Shear Band Seal Plastic to Plastic (ASTM C1173-06)	2		\$98.75			\$119.00	\$106.50	\$112.00
12" Non-Shear Band Seal Concrete to Plastic (ASTM C1173-06)	6		\$139.25			\$168.00	\$150.30	\$158.00

Category / Description	Estimated Annual Quantity	As Bid Unit Prices						
	Material	Menoni & Mecogni, Inc	Underground Pipe & Valve	East Jordan	Sewer Boss	Water Products	Ziebell	Foreman
15" Non-Shear Band Seal Concrete to Plastic (ASTM C1173-06)	4		\$380.00			\$457.00	\$410.00	\$429.00
18" Non-Shear Band Seal Concrete to Plastic (ASTM C1173-06)	2		\$493.75			\$594.00	\$533.25	\$579.00
21" Non-Shear Band Seal Concrete to Plastic (ASTM C1173-06)	2		\$531.75			\$640.00	\$570.00	\$754.00
24" Non-Shear Band Seal Concrete to Plastic (ASTM C1173-06)	2		\$590.75			\$710.00	\$635.00	\$954.00
Standard Dimension Ratio 26 Sewer Pipe								
4" SDR26 Heavy Wall Sewer Pipe	14		\$1.30			\$1.40	\$1.49	\$1.53
6" SDR26 Heavy Wall Sewer Pipe	140		\$2.60			\$3.00	\$3.29	\$3.27
8" SDR26 Heavy Wall Sewer Pipe	84		\$4.60			\$5.40	\$5.94	\$5.90
10" SDR26 Heavy Wall Sewer Pipe	70		\$7.50			\$8.45	\$9.27	\$9.26
12" SDR26 Heavy Wall Sewer Pipe	42		\$10.70			\$12.00	\$13.25	\$13.20
15" SDR26 Heavy Wall Sewer Pipe	28		\$17.70			\$18.25	\$19.93	\$20.01
18" SDR26 Heavy Wall Sewer Pipe	28		\$29.50			\$28.50	\$29.60	\$22.00
21" SDR26 Heavy Wall Sewer Pipe	14		\$43.90			\$44.00	\$43.60	
24" SDR26 Heavy Wall Sewer Pipe	14		\$49.60			\$48.50	\$53.60	
Root Cutting Supplies								
6" Spiral Saw Blade with Hub	3				\$108.42			
8" Spiral Saw Blade with Hub	12				\$118.51			
10" Spiral Saw Blade with Hub	12				\$129.10			
12" Spiral Saw Blade with Hub	12				\$139.48			
15" Spiral Saw Blade with Hub	6				\$154.63			
18" Spiral Saw Blade with Hub	4				\$192.84			
Mainline Root Cutter Motor/Tail Nozzle Assembly.	3				\$935.30			
1" I.D. 800' Rodder Hose	1				\$2,304.00			
Fire Hydrant and Hydrant Supplies								
5' 6" Bury Hydrant with Valve Box, Cover, and Stabilizer	10			\$2,500.00			\$3,003.50	\$2,775.00
6' Bury Hydrant with Valve Box, Cover, and Stabilizer	10			\$2,535.00			\$3,049.00	\$2,875.00
6' 6" Bury Hydrant with Valve Box, Cover, and Stabilizer	10			\$2,575.00			\$3,116.50	\$2,975.00

Category / Description	Estimated Annual Quantity	As Bid Unit Prices						
	Material	Menoni & Mecogni, Inc	Underground Pipe & Valve	East Jordan	Sewer Boss	Water Products	Ziebell	Foreman
7' Bury Hydrant with Valve Box, Cover, and Stabilizer	10			\$2,610.00			\$3,164.75	\$3,075.00
6" - Hydrant Extension Kit	6			\$252.00			\$411.50	\$310.00
12" - Hydrant Extension Kit	6			\$295.00			\$484.25	\$367.00
24" - Hydrant Extension Kit	2			\$315.00			\$614.75	\$469.00
Epoxy Coated Resilient Wedge Gate Valve								
6" MJ x MJ Epoxy Coated Resilient Wedge Gate Valve	5		\$540.00	\$540.00		\$592.00	\$606.50	\$790.00
8" MJ x MJ Epoxy Coated Resilient Wedge Gate Valve	5		\$840.00	\$855.00		\$930.00	\$954.00	\$1,205.00
10" MJ x MJ Epoxy Coated Resilient Wedge Gate Valve	1		\$1,300.00	\$1,320.00		\$1,440.00	\$1,497.95	\$1,843.00
12" MJ x MJ Epoxy Coated Resilient Wedge Gate Valve	1		\$1,650.00	\$1,680.00		\$1,835.00	\$1,899.95	\$2,327.00
6" Oversize MJ x MJ Epoxy Coated Resilient Wedge Gate Valve	5		\$850.00	\$715.00		\$1,029.00	\$1,555.50	\$1,040.00
8" Oversize MJ x MJ Epoxy Coated Resilient Wedge Gate Valve	5		\$1,300.00	\$1,170.00		\$1,575.00	\$2,397.50	\$1,455.00
10" Oversize MJ x MJ Epoxy Coated Resilient Wedge Gate Valve	1		\$1,865.00	\$1,705.00		\$2,300.00		\$2,200.00
12" Oversize MJ x MJ Epoxy Coated Resilient Wedge Gate Valve	1		\$2,365.00	\$2,015.00		\$2,960.00		\$2,627.00
Surge Suppressor Mechanical joints, all stainless steel								
6" Surge Suppressor	8			\$2,247.00				



Item: Arlington Heights Police Station Antenna Communications

Department: Planning & Community Development

Village Board - May 21, 2018

Arlington Heights Police Station Antenna Communications

A critical component of the Police Station is the antennas needed for communications between the Department and Northwest Central Dispatch, as well as separate quad band DAS for Verizon. The design build solution for providing the necessary antennas to communicate between police radios and Northwest Central Dispatch and internally has been provided by Chicago Communications LLC. As this item is a design build component of the building and each vendor purchases and designs the installation in a different manner, it is not possible to competitively bid this component. The Village has spent several months soliciting design build proposals and meeting with various vendors. Chicago Communications LLC provided a written proposal in the amount of \$83,995.

This amount includes alternate components of \$13,735 for in-building serving antennas that would only be installed if necessary. Chicago Communications LLC will test the signal strength within the building, once the building is complete, and if these additional antennas are not necessary, the amount of the design build to Chicago Communications LLC would be \$70,260.

In summary, Chicago Communications LLC proposal ranges from \$70,260 to \$83,995. The Village also received a preliminary verbal estimate from another vendor at \$200,000 although no written proposal was provided. The Village has worked successfully with Chicago Communications LLC in the past and recommend award.

Public Building Fund

FF&E/Security/Telephone

Account Number: 431-9013-571-5015 EQ 16-10

Budget: \$ 1,965,000.00

Available: \$ 482,342.72

Chicago Communications LLC: \$ 83,995.00

Recommendation

It is recommended that the Village Board waive competitive bidding for the Police Station building antennas and authorize the Village Manager to enter into an agreement and approve the design build antenna system from Chicago Communications LLC in the amount \$83,995 from the Public Building Fund, FFE/security/telephone account.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Arlington Heights Police Station AV Equipment

Department: Planning & Community Development

The purchase, installation, programming and training for AV equipment throughout the Police Station building has been designed and priced by two vendors. As the design and installation varies by company, the Village received proposals: one from Pace Systems Inc. for \$100,112 and one from AVI Systems for \$150,000. AV equipment would be designed and installed in the Community Meeting Room, Conference Rooms, Roll Call Room and other locations.

Public Building Fund

FF&E/Security/Telephone

Account Number: 431-9013-571-5015 EQ 16-10

Budget: \$ 1,965,000.00

Available: \$ 398,347.72

Pace Systems Inc. \$ 100,112.00

Recommendation

It is recommended that the Village Board waive competitive bidding for the Police Station building AV equipment and approve the proposal from Pace Systems Inc. in the amount \$100,112 from the Public Building Fund, FFE/security/telephone account and authorize the Village Manager to enter into an agreement in accordance with the proposal.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Resolution - Northwest Water Commission - Commissioner and Alternate Commissioner

Department: Village Manager/Legal

Resolution Approving the Appointment of a Commissioner and Alternate Commissioner to the Northwest Water Commission
(Scott Shirley, Commissioner and Randy Recklaus, Alternate Commissioner)

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Northwest Water Commission Appointments	Resolution

**RESOLUTION APPROVING THE APPOINTMENT OF A
COMMISSIONER AND ALTERNATE COMMISSIONER
TO THE NORTHWEST WATER COMMISSION**

WHEREAS, on April 6, 1981, the President and Board of Trustees of the Village of Arlington Heights approved Resolution Number R81-010 and Agreement Number A81-037 electing to become a member of the Northwest Water Commission (“the Commission”); and

WHEREAS, the Village continues to be a member of the Commission; and

WHEREAS, the Commission statutes (65 ILCS 5/11-135-2) provide for the appointment of a commissioner by the Mayor or President of each commission member with the approval of the corporate authorities of such member; and

WHEREAS, the Village President has proposed the appointment of Scott Shirley as a commissioner and Randall Recklaus as an alternate commissioner of the Northwest Water Commission,

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

SECTION ONE: That the corporate authorities of the Village of Arlington Heights do hereby approve the appointment by the Village President of Scott Shirley as a commissioner and Randall Recklaus as an alternate commissioner of the Northwest Water Commission. Such appointment shall be for a term ending May 20, 2024.

SECTION TWO: This Resolution shall be in full force and effect from and after its passage and approval.

AYES:

NAYS:

PASSED AND APPROVED this 21st day of May, 2018.

Village President

ATTEST:

Village Clerk



Item: Resolution - Final Plat of Resubdivision - St. James Parish

Department: Planning/Legal

A Resolution Approving a Final Plat of Resubdivision
(St. James East Resubdivision, 831 N Arlington Heights Rd)

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Final Plat - St. James East Resubdivision	Resolution

**RESOLUTION APPROVING A
FINAL PLAT OF RESUBDIVISION**

WHEREAS, for Petition Number 17-012, on April 25, 2018, the Plan Commission of the Village of Arlington Heights conducted a public hearing on a request by St. James Parish to resubdivide the property located at 821 North Arlington Heights Road, 831 North Arlington Heights Road, 841 North Arlington Heights Road, 811 North Arlington Heights Road and 810 North Pine Avenue, Arlington Heights, Illinois (the "Subject Property"); and

WHEREAS, the Plan Commission has found the final plat of resubdivision submitted for the Subject Property to be in full compliance with all applicable Village requirements as provided in Chapter 29 of the Arlington Heights Municipal Code and has approved the final plat; and

WHEREAS, the President and Board of Trustees have considered the report and recommendations of the Plan Commission and have determined that the approval of the final plat of resubdivision would be in the best interests of the Village of Arlington Heights,

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

SECTION ONE: That the final plat of resubdivision for St. James East Resubdivision, prepared by Edward J. Molloy and Associates, Ltd., Illinois registered land surveyors, dated March 28, 2018, is hereby approved for the property legally described as follows:

The North 62 feet of the South 190 feet of the West 165 feet (except a strip along the West of said tract used for a road) of the Northeast Quarter of the Northwest Quarter of Section 29, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

Also,

The North 62 feet of the South 199 feet of the East 88 feet of the West 253 feet of the Northeast Quarter of the Northwest Quarter of Section 29, Township 42 North, Range 11, East of the Third Principal Meridian.

Also,

The North 62 feet of Lot 19 in Block 5 in D.W. Miller's Arlington Heights Acre Addition on the East half of the Northwest Quarter of Section 29, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois, according to the Plat thereof recorded December 23, 1901 as Document Number 3188548.

Also,

The North 64 feet of the South 137 feet of the East 88 feet of the West 253 feet of the Northeast Quarter of the Northwest Quarter of Section 29, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

Also,

The South 64 feet of the North 126 feet of Lot 19 in Block 5 in D.W. Miller's Arlington Heights Acre Addition in the East half of the Northwest Quarter of Section 29, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois, according to the Plat thereof recorded December 23, 1901 as Document Number 3188548.

Also,

Lots 1 through 18, both inclusive, in D.W. Miller's Arlington Heights Acre Addition on the East half of the Northwest Quarter of Section 29, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois, according to the Plat thereof recorded December 23, 1901 as Document Number 3188548.

Also,

The North 64 feet of the South 137 feet of the West 165 feet (except a strip along the west side of said tract used for a road) of the Northeast Quarter of the Northwest Quarter of Section 29, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 03-29-108-004, -009, -010, -011, -012, -013, -014, -015, -019, -020, -021, -022

commonly known as 821 North Arlington Heights Road, 831 North Arlington Heights Road, 841 North Arlington Heights Road, 811 North Arlington Heights Road and 810 North Pine Avenue, Arlington Heights, Illinois.

SECTION TWO: That the approval of the final plat of resubdivision granted by this Resolution is subject to the condition the Petitioner shall comply with all conditions of approval as outlined within Ordinance Number 18-003, as well as Federal, State and local policies, regulations and codes, to which the Petitioner has agreed.

SECTION THREE: The Village President and Village Clerk shall execute the final plat on behalf of the Village of Arlington Heights.

SECTION FOUR: The Village Clerk is hereby directed to cause the final plat to be recorded, together with this Resolution, in the Office of the Recorder of Cook County. In the event the final plat is not filed for recording within six months from the date hereof, the final plat shall then become null and void.

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

AYES:

NAYS:

PASSED AND APPROVED this 21st day of May, 2018.

ATTEST:

Village President

Village Clerk

FINALPLAT:St. James Parish



Item: Ordinance - Planned Unit Development - 703-709, 715-723 W Algonquin Rd

Department: Planning/Legal

An Ordinance Approving a Planned Unit Development and a Preliminary Plat of Subdivision
(703-709, 715-723 W Algonquin Rd)

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
PUD - 703-709 715-723 W Algonquin Rd	Ordinance

**AN ORDINANCE GRANTING APPROVAL OF A PLANNED UNIT
DEVELOPMENT AND A PRELIMINARY PLAT OF SUBDIVISION**

WHEREAS, for Petition Number 17-013, on March 28, 2018, pursuant to notice, the Plan Commission of the Village of Arlington Heights conducted a public hearing on a request for approval of a planned unit development and a preliminary plat of subdivision for the property located at 703-709 and 715-723 W Algonquin Rd, Arlington Heights, Illinois; and

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

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

SECTION ONE: That approval of the Planned Unit Development for 703-705 and 715-723 W Algonquin Rd is hereby granted for the following described property:

Parcel 1:

“A”:

A portion of Lot 2 in Caudill’s Subdivision of part of the Northwest $\frac{1}{4}$ of Section 16, Township 41 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois, described as follows: beginning at the intersection of the Southwesterly line of Algonquin Road, as dedicated by instrument recorded February 2, 1933 as Document 11195785; and the Northerly line of Lot 10 in the division of the East $\frac{1}{2}$ of said Northwest $\frac{1}{4}$; thence Northwesterly on said Northerly line, being identical with a boundary line of said Lot 2, 36.36 feet to the Westerly line of said Lot 10; being also the Easterly line of said Lot 2; thence Southwesterly on said line and continuing also the Westerly line of Lot 11 in said division, 784.12 feet; thence Northwesterly along a line, that forms an angle of 90 degrees, 09 minutes with the last described course, as measured from Northwest, 8.50 feet; thence Northeasterly 812.46 feet to said Southwesterly line of Algonquin Road; thence Southeasterly on said line, being curved and convex to the North and having a radius of 9499.34 feet, a distance of 50.04 feet to the place of beginning, in Cook County, Illinois (excepting therefrom that portion dedicated for road purposes).

“B”:

A portion of Lots 10 and 11 in the division of the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 16, Township 41 North, Range 11, East of the Third Principal Meridian, and also, a portion of Lot 7

in Joseph A. Barnes' Farm in Sections 9, 15, and 16, Township 41 North, Range 11, East of the Third Principal Meridian, described as follows: beginning at the Northwest corner of Lot 1 in Engelhardt's Subdivision of part of said Lot 7; thence Southwesterly on the Westerly line of said lot, 580.24 feet; thence Northwesterly at right angles to said line, 433.08 feet to the Westerly line of aforesaid Lot 11; thence Northeasterly on said line and continuing on the Westerly line of said Lot 10, 784.12 feet to the Northerly line of said Lot 10; thence Southeasterly on said line, 36.36 feet to the Southeasterly line of Algonquin Road as dedicated by instrument recorded February 2, 1933 as Document 11195785; thence Southeasterly on said line, being curved and convex to the North and having a radius of 9499.34 feet, a chord distance of 447.46 feet, to the place of beginning, in Cook County, Illinois. (excepting from said parcel "A" and "B" that portion dedicated for road purposes by plat of dedication recorded January 16, 2003 as Document 0030079992, described as follows: that part of Lot 10 in County Clerks Division, being a subdivision of the East ½ of the Northwest ¼ of Section 16, Township 41, Range 11, East of the Third Principal Meridian, and that part of Lot 2, in Caudill's Subdivision, being a subdivision in that part of the Northwest ¼ of said Section 16; described as follows: commencing at the Northwesterly corner of Weber Atrium Subdivision, being a subdivision in that part of the Northwest ¼ of said Section 16; thence Southeasterly along the Southwesterly right-of-way line of Algonquin Road (IL. Route 62) as recorded February 2, 1933 as Document 11195785 and 1119782, said Southwesterly right-of-way line being a tangential curve concave to the Northeast radius 9499.34 feet, central angle 01 degrees 02 minutes, 14 seconds 171.96 feet (the chord bears a Illinois East grid bearing of South 45 degrees 31 minutes 18 seconds West 171.96 feet (the chord bears a Illinois East grid bearing of South 45 31 minutes 18 seconds West 171.96 feet) to the Northeasterly corner of Lot "B" in Weber Atrium Subdivision, said Northeasterly corner, being that point of beginning; thence South 18 degrees 41 minutes 30 seconds West 26.26 feet along said Easterly line; thence South 72 degrees 30 minutes 06 seconds East to a point of intersection with the Southwesterly right-of-way line of said Algonquin Road (IL. Route 62); thence Northwesterly along said Southwesterly right-of-way line being a tangential curve concave to the Northeast radius 9499.34 feet, central angle 00 degrees 15 minutes 13 seconds, 42.04 feet, (the chord bears North 44 degrees 52 minutes 35 seconds West 42.04 feet) to the point of beginning).

Parcel 2:

Lot "A" in Weber Atrium Resubdivision in the East ½ of the Northwest ¼ of Section 16, Township 41 North, Range 11, East of the Third Principal Meridian, in Cook County Illinois).

P.I.N. 08-16-102-008, -026, -027, -028, -030

commonly known as 703-709 and 715-723 W Algonquin Rd, Illinois ("Subject Property"), in substantial compliance with the following plans submitted by the Petitioner:

The following plans have been prepared by Ware Malcomb:

Conceptual Site Plan, dated January 9, 2018, consisting of one sheet;

Northwest Perspective, dated January 9, 2018, consisting of one sheet;

Conceptual Exterior Elevations, dated January 9, 2018, consisting of one sheet;

Proposed Partial Floor Plan, dated December 6, 2017, consisting of two sheets;

Proposed Partial Roof Plan, dated December 6, 2017, consisting of two sheets;

Proposed Exterior Elevations, dated December 6, 2017, consisting of two sheets;

Floor Plan, dated December 6, 2017 consisting of sheet EX01;

Roof Plan, dated December 6, 2017, consisting of sheet EX02;

Sight Line Sections, dated December 6, 2017, consisting of sheet EX03;
Exterior Material Board, dated December 6, 2017, consisting of one sheet;

The following plans dated October 17, 2017 with revisions through February 2, 2018, have been prepared by RWG Engineering, LLC:

Title Sheet, consisting of one sheet;
Existing Conditions Plan – Phase 1, consisting of one sheet;
Existing Conditions Plan – Phase 2, consisting of one sheet;
Demolition Plan – Phase 1, consisting of one sheet;
Demolition Plan – Phase 2, consisting of one sheet;
Master Development Plan Phase 1 and 2, consisting of one sheet;
Site Geometric and Paving Plan - Phase 1, consisting of one sheet;
Site Geometric and Paving Plan - Phase 2, consisting of one sheet;
Soil Erosion & Sediment Control (SESC) Plan – Phase 1, consisting of one sheet;
Soil Erosion & Sediment Control (SESC) Plan – Phase 2, consisting of one sheet;
Soil Erosion & Sediment Control Notes & Details, consisting of one sheet;
Grading Plan – Phase 1, consisting of one sheet;
Grading Plan – Phase 2, consisting of one sheet;
Grading Details Plan – Phase 1 & 2, consisting of one sheet;
Utility Plan – Phase 1, consisting of one sheet;
Utility Plan – Phase 2, consisting of one sheet;
Plan and Profile – Phase 1 & 2, consisting of one sheet;
Project Notes and Specifications, consisting of one sheet;
Construction Details and Standards, consisting of two sheets;
Contech Details, dated October 17, 2017, consisting of one sheet;
Exhibit R, dated February 2, 2018, consisting of one sheet;
Fire Truck Maneuvering Exhibit, dated January 9, 2018, consisting of two sheets;
Truck Routing Exhibit, dated February 20, 2018, consisting of one sheet;

The following plans dated August 15, 2017 with revisions through January 9, 2018, have been prepared by Wingren Landscape:

Overall Landscape Plan, consisting of one sheet;
Phase 1 Landscape Plan, consisting of one sheet;
Phase 2 Landscape Plan, consisting of one sheet;
Native Seeding/Details, consisting of one sheet;
Tree Survey, dated October 31, 2017 with revisions through January 9, 2018, consisting of two sheets;

Photometric Plan, prepared by D. Mirow, dated October 6, 2017, consisting of one sheet,

copies of which are on file with the Village Clerk and available for public inspection.

SECTION TWO: That the Preliminary Plat of Subdivision for Hamilton Partners – Arlington Heights Subdivision prepared by Joseph F. Gentile, an Illinois registered land surveyor, dated September 22, 2017 with revisions through January 29, 2018, is hereby approved.

SECTION THREE: That the approval of the Planned Unit Development and preliminary plat of subdivision granted by this Ordinance are subject to the following conditions, to which the Petitioner has agreed:

Final Plat of Subdivision:

1. Final Plat of Subdivision approval shall be required. Prior to Final Plat of Subdivision approval, the following items shall be required:
 - a. IDOT review and approval of the proposed development.
 - b. Petitioner shall be responsible for design, construction, and installation of all off-site roadway improvements required by the proposed development. This may include, but shall not be limited to, proportional contributions towards any improvements required to Meijer Drive as determined necessary by the Village of Arlington Heights.
 - c. Petitioner shall work with the Village of Arlington Heights to resolve issues raised by the City of Rolling Meadows, to the satisfaction of the Village of Arlington Heights.

Site Plan:

2. The Petitioner shall install a decorative fence around any detention area as requested by the Public Works Department.
3. The Petitioner shall install a paved waiting area for PACE customers in the right-of-way adjacent to Algonquin Road. The location of such paved waiting area shall be determined in coordination with PACE and the Village of Arlington Heights.
4. The Petitioner shall revise the site plan to incorporate greenspace and a shade tree within the parking lot island located at the southwest corner of the Phase II building.
5. The Petitioner shall revise the site plan to remove the two parking spaces in the southwest corner of the site that encroach into the shared access drive easement.

Outlot A:

6. The Petitioner shall take the following actions relative to Outlot A:
 - a. If ownership of Outlot A has been transferred to the Petitioner prior to Final Plat of Subdivision approval, the Petitioner shall incorporate Outlot A within the subdivision area.

- b. Prior to issuance of a building permit, the Petitioner shall cause to be recorded an amendment to, or abrogation of, the stormwater easement over Outlot A to accommodate for the proposed driveway improvements within the easement area, if the Village determines such amendment or abrogation is needed.

Shared Private Access Drive:

7. The Petitioner shall either reconstruct or repave, as determined by the Village, the entire portion of the existing approximately 22 foot wide shared access driveway that is located on the Weber Packaging Solutions property, only if approved by Weber Packaging Solutions. This reconstruction/repavement shall be to a standard suitable to accommodate heavy truck traffic, for review and approval by the Village of Arlington Heights.
8. The Petitioner shall continue to work with the Weber Packaging Solutions and the Village of Arlington Heights on acceptable improvements, as determined by the Village of Arlington Heights, to the shared private access roadway to provide for adequate passenger vehicle/truck traffic separations. This may include, but is not limited to, striping of the access driveway and landscape barriers to separate and protect vehicular movements.

Meijer Drive Improvements:

9. If approved by the City of Rolling Meadows, the Petitioner shall install an extension to the raised barrier median in the center of Meijer Drive located adjacent to the subject property, as well as certain improvements to the sidewalk on Meijer Drive adjacent to the subject property. If the City of Rolling Meadows does not grant approval for such barrier median extension and sidewalk improvements, then the extension and sidewalk improvements will not be required at this time. However, the Petitioner shall be required to install the barrier median extension and sidewalk improvements, upon request of the Village, when jurisdiction of Meijer Drive (within the corporate limits of Arlington Heights) is transferred to Arlington Heights.

General:

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

SECTION FOUR: That the approval of the Planned Unit Development granted in SECTION ONE of this Ordinance shall be effective for a period no longer than 24 months from the date of this Ordinance, unless construction has begun or such approval has been extended by the President and Board of Trustees during that period.

SECTION FIVE: That the approval of the preliminary plat of subdivision granted in SECTION TWO of this Ordinance authorizes the submission and detailed plans for the proposed subdivision and detailed plans and specifications for the public improvements therein; and further,

that approval of the preliminary plat shall be effective for a period no longer than twelve months, unless extended by the President and Board of Trustees during that period.

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

AYES:

NAYS:

PASSED AND APPROVED this 21st day of May, 2018.

Village President

ATTEST:

Village Clerk

PUD 703-709 715-723 W Algonquin Rd 2



Item: Ordinance - Comprehensive Plan Amendment - South Arlington Heights Road Corridor Plan

Department: Planning/Legal

An Ordinance Amending the Comprehensive Plan of the Village of Arlington Heights
(South Arlington Heights Road Corridor Plan)

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Comprehensive Plan-S AH Rd Corridor	Ordinance
South Arlington Heights Rd Corridor Plan	Exhibits

**AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN
OF THE VILLAGE OF ARLINGTON HEIGHTS**

WHEREAS, the President and Board of Trustees of the Village of Arlington Heights have from time to time amended the Comprehensive Plan of the Village of Arlington Heights; and

WHEREAS, in Project Number 18-004, on March 14, 2018, pursuant to notice, the Plan Commission of the Village of Arlington Heights conducted a public hearing to consider adoption of the 2018 South Arlington Heights Road Corridor Plan for purposes of future implementation; and

WHEREAS, the President and Board of Trustees have reviewed the minutes of the Plan Commission hearing and determined that adoption of the 2018 South Arlington Heights Road Corridor Plan by amendment to the Comprehensive Plan is in the best interests of the Village of Arlington Heights,

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

SECTION TWO: The revision to the Comprehensive Plan shall be placed on file with the Village Clerk and shall be available for public inspection.

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

AYES:

NAYS:

PASSED AND APPROVED this 21st day of May, 2018.

ATTEST:

Village President

Village Clerk

SOUTH ARLINGTON HEIGHTS ROAD CORRIDOR PLAN I-90 TO NOYES



2018



Prepared by the Village of Arlington Heights
Department of Planning and Community Development



Village of Arlington Heights

33 South Arlington Heights Road
Arlington Heights, Illinois 60005-1499

Village Board of Trustees

Thomas W. Hayes, Mayor
Richard Baldino
Carol J. Blackwood
Thomas Glasgow
Bert Rosenberg
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Mike Sidor
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Plan Commission

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Jay Cherwin
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Joseph Lorenzini
Bruce C. Green
Lynn Jensen
John Sigalos
Mary Jo Warskow

Village Administration

Randall Recklaus, Village Manager
Diana Mikula, Assistant Village Manager
Charles Witherington-Perkins, Director of Planning & Community Development

Planning Staff

Bill Enright, Deputy Director, Planning & Community Development
Nora Boyer, Housing Planner
Sam Hubbard, Development Planner
Steven Hautzinger, Design Planner
Derek Mach, Landscape Planner
Michael Mertes, Business Development Coordinator
Jake Schmidt, Assistant Planner
Kennedy McKay, Intern

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Introduction

Study Area

The South Arlington Heights Road Corridor Plan outlines the Village's vision and strategies for improvements to this important Gateway to the Village. In adopting the 2015 Comprehensive Plan for the Village, this gateway was identified by the Board as a priority corridor to improve upon the many existing positive qualities that the corridor offers while improving the gateway through beautification, redevelopment, walkability, and by establishing an identity for the area. The 1.2 mile long corridor begins at the southern border of the Village at the Jane Adams Tollway extending north to Noyes Street. The corridor consists of various commercial uses including 7 hotels with close to 1,000 rooms, which serve as an economic engine for the corridor. Unique to the corridor is the Mitsuwa Marketplace at Algonquin Road, which provides a marketplace for Japanese foods and retail items. In addition, the area is served by a full access interchange at I-90 and Arlington Heights Road, providing great access to the corridor.

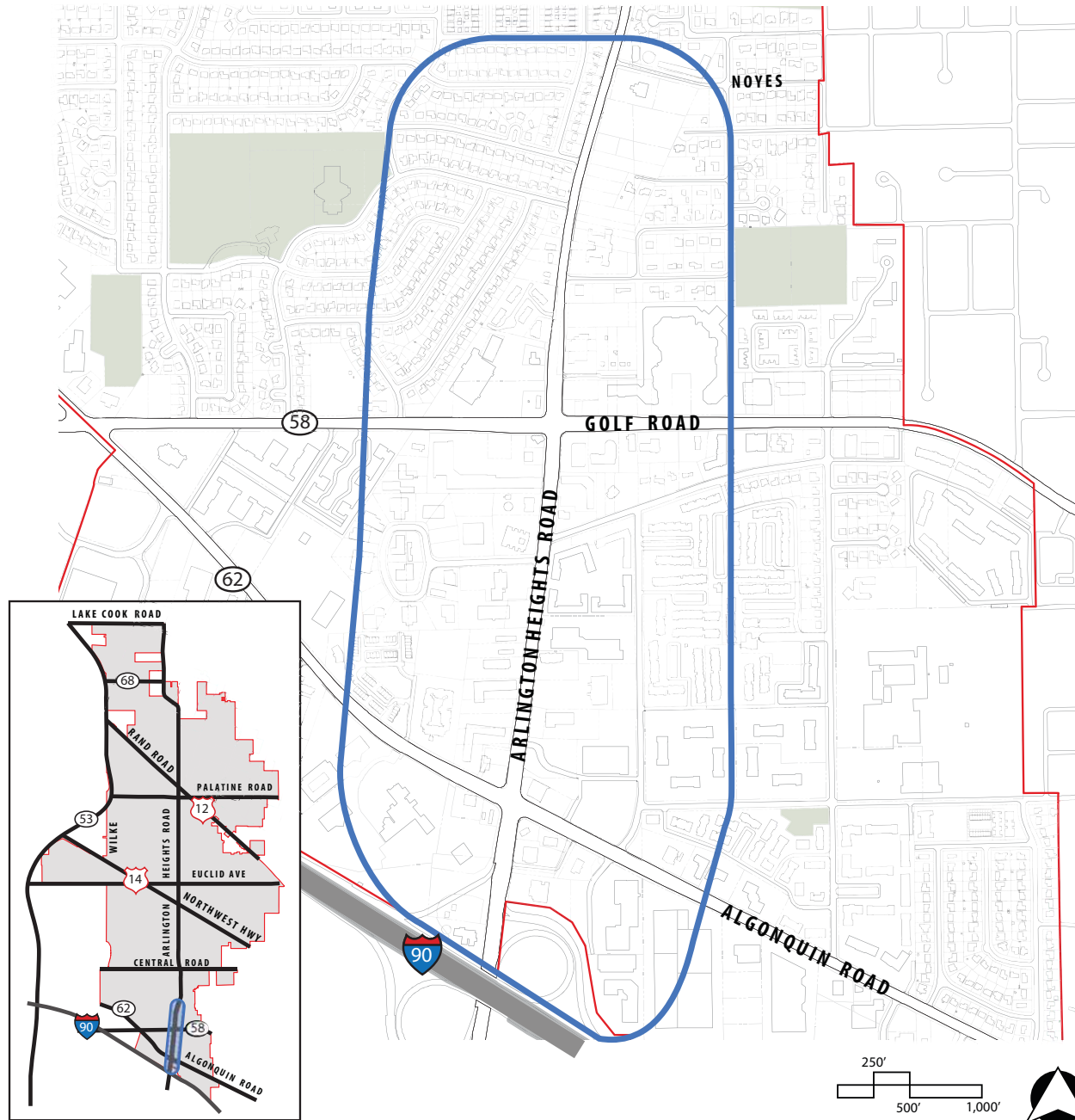
The Plan establishes recommendations to address current conditions and implement improvements to the corridor as the primary Gateway to the Village.



Key Issues

- Gateway into Village of Arlington Heights
- Loss of greenery when Arlington Heights Road was widened from I-90 to Golf Road
- Overhead utility lines along west side of roadway from I-90 to Golf Road
- Potential for redevelopment of larger sites comprising approximately 30 acres of land
- Multiple driveways and traffic conflicts; poor pedestrian access

Introduction



Introduction

Community Input

In September, 2017 the Village held an informational meeting at the Double Tree hotel for the business community to present preliminary concepts for improvements to the corridor. Over 100 property owners and businesses were invited to the presentation which allowed an opportunity for those attending to provide early input into the concepts for improvements in the corridor. Approximately 25 persons attended this meeting.

As a follow up to the meeting, the Village posted on the Village web page a preference survey relating to the concepts proposed. Over the course of the next two months, 604 responses were recieved with 85% of respondents answering yes to whether improvements are needed to the corridor. Other responses were as follows:

- 85% of respondents answered that the improvements presented would be either somewhat or very beneficial;
- Improvements to pedestrian walkability and redevelopment of land along the east side of Arlington Heights Road were weighted highest in terms of improvements;
- More restaurants and entertainment venues were rated highest in terms of priority;

Are Improvements Needed?	
Yes	85%
No	6%
Not Sure	8%

Rate Improvements	
Improvement	Importance
Landscaped Medians	6.4/10
Focal Points	6.9/10
Bury ComEd Utilities	6.8/10
Redevelop Parcels	7.9/10
Pedestrian Improvements	7.9/10

Land Use Priorities	
Restaurants	88%
Multifamily	41%
Hotels	31%
Retail	82%
Entertainment	85%
Offices	58%



Comprehensive Plan Survey 2015

In developing the 2015 Village wide Comprehensive Plan, an on-line survey was conducted and over 500 responses were received. Responding to corridor enhancement survey questions, the following responses were submitted:

- 90% of respondents strongly agreed or agreed that the Village should improve the appearance of certain corridors along major roadways.
- 77% strongly agreed or agreed that commercial areas along some major streets lack landscaping.

Introduction

As illustrated in the map at right, there are several corridors which were identified for improvement in the 2015 Comprehensive Plan. Improvements are scheduled to commence in 2018 along the Rand Road corridor as well as the Northwest Highway corridor. These improvements include identification features and extensive landscaping. Further improvements are recommended in a phased approach over several years.

The improvements recommended in the South Arlington Heights Road Corridor Plan should also be phased over time. Certain improvements are short term, such as the recently installed decorative “Welcome” banners, while others are longer term such as improvements related to redevelopment. Certain improvements will be more difficult to attain, such as the burial of overhead power lines due to cost and feasibility.

“With approximately 30 acres of land to redevelop, the character of the corridor will likely undergo significant change over the next several years.”

Summary of Findings

In 2018 the Village should commence via the Capital Improvement Plan budget, outlining improvements over a 5 year time frame. These improvements could be funded by a combination of Tax Increment Financing, Special Service Area and possibly general funds. Other sources should be explored as well but are limited. Also an Overlay Zoning District should be adopted establishing development standards for the area. Village coordination with property owners and businesses should continue, and the Village should also continue to facilitate with developers redevelopment of the several parcels along the corridor.



Comprehensive Plan

The Comprehensive Plan is a document which establishes an overall strategy to guide the growth and development of the community. It is a policy statement aimed at the unified and coordinated physical and social development of the Village. The Comprehensive Plan consists of the Comprehensive Plan Map which indicates proposed land uses in the Community, and the text of the Comprehensive Plan, including Goals and Policies. There are several companion documents which focus on more specific areas of implementation such as the Downtown Master Plan. In addition, the Plan identified several Corridor Study areas including the South Arlington Heights Road Corridor.

Characteristics of corridors include: developed in a linear fashion along major routes; residential areas directly abutting with little or no screening; businesses developed incrementally with little relationship or connection to each other; and showing signs of age, deterioration, poor maintenance, vacant buildings and vacant sites. Therefore the purpose of this corridor study is to address these issues which exist to various extents along this corridor.

The 2015 Comprehensive Plan outlined a primary goal and four objectives for all corridors in the Village:

Corridor Plan Goal: To improve upon existing conditions which detract from the overall functioning of the corridor.

Objective 1: Develop a strong and positive image and appearance which establishes a unified image and sense of place which reinforces and supports commercial and economic activities along the corridor.

Objective 2: Create a system of on and off street parking facilities which adequately serve the needs of commercial uses within the corridor in a safe and functional manner.

Objective 3: Promote a safe and effective traffic circulation system which adequately accommodates the varied types of traffic movement utilizing the corridor.

Objective 4: That development activities within the corridor be compatible with adjacent non residential and residential uses.

Specific Objectives for the South Arlington Heights Road Corridor:

Objective 1: Develop development standards for land parcels along the east side of Arlington Heights Road.

Objective 2: Enhance pedestrian access and “walkability” within the corridor.

Objective 3: Develop a plan for enhanced landscaping and gateway features.

Objective 4: Explore burial or relocation of overhead utility power lines.

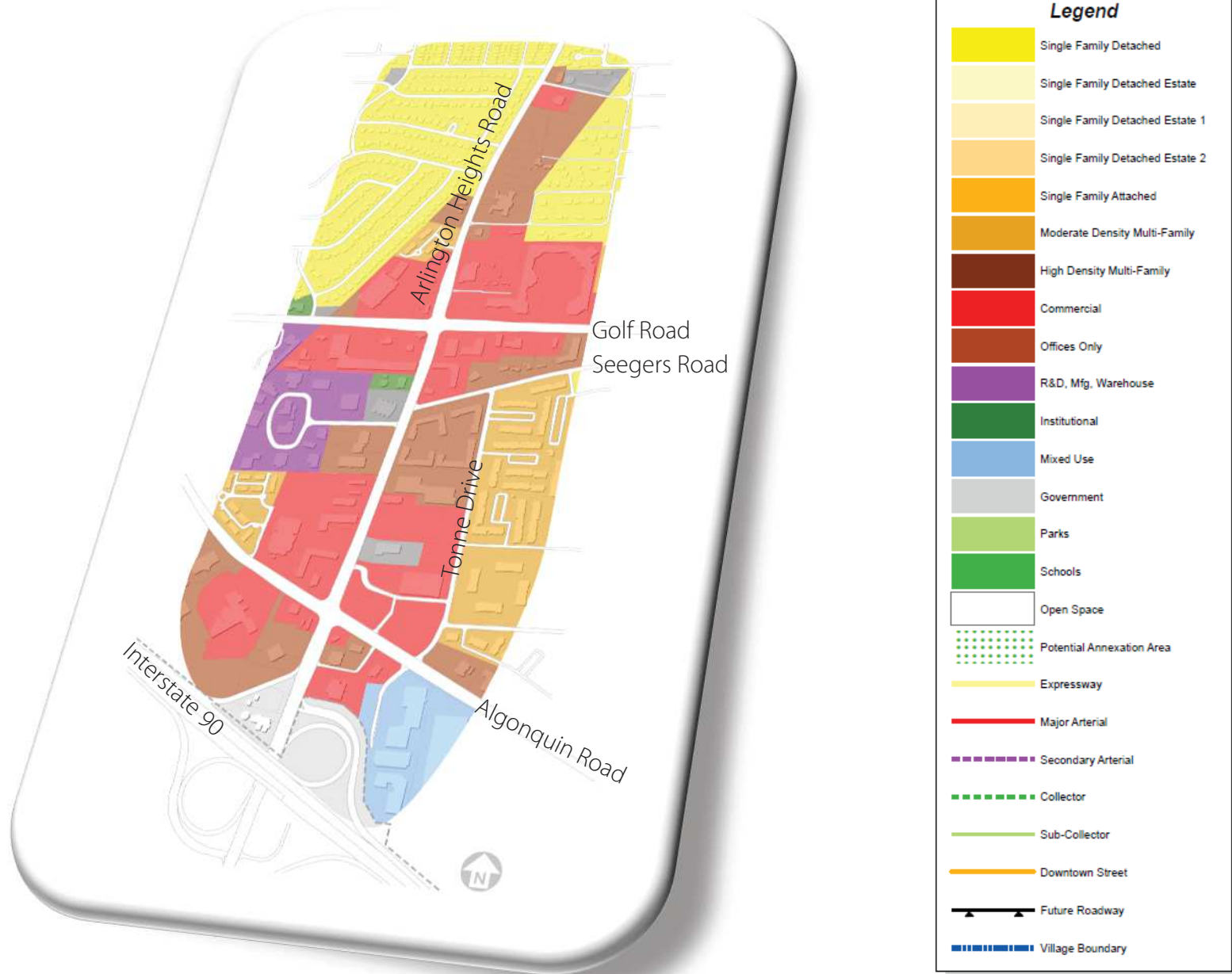
Objective 5: Develop a coordinated marketing plan for the businesses in the corridor.

Objective 6: Identify various funding mechanisms to implement the Plan.

Objective 7: Promote sustainable development and efficient use of land parcels.

Comprehensive Plan

Comprehensive Plan 2015- Corridor



Zoning

The current zoning along the corridor consists primarily of commercial districts such as B2 and B3, OT (Offices), and some properties are zoned M2 Manufacturing. Adjacent zoning includes R6 Multi Family to the east along Tonne Drive.

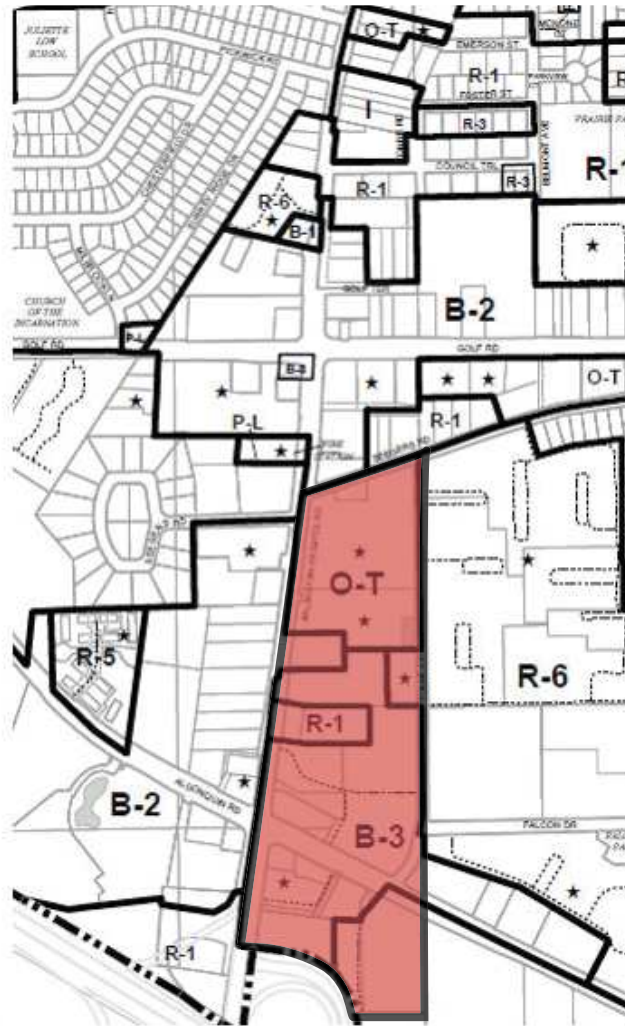
In order to facilitate redevelopment, the Village should evaluate the use of overlay zones to better address the vision for the area. Overlay Zoning has been successfully utilized in several locations in the Village to promote development consistent with an overall plan for an area.

Overlay Zones establish zoning criteria specific to a location / area and address items such as building setbacks, land uses, building height, landscaping, sustainable development, parking and access and pedestrian mobility.

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

Overall, the Village should encourage new development with more flexible zoning regulations in order to facilitate development. Possible boundaries for an Overlay zoning district are illustrated on the facing page as highlighted.

Zoning Map

**ZONING DISTRICT DESCRIPTIONS:**

- B-1** - BUSINESS DISTRICT LIMITED RETAIL
- B-2** - GENERAL BUSINESS DISTRICT
- B-3** - GENERAL SERVICE, WHOLESALE AND MOTOR VEHICLE DISTRICT
- B-4** - LIMITED SERVICE DISTRICT
- B-5** - DOWNTOWN DISTRICT
- I** - INSTITUTIONAL DISTRICT
- M-1** - RESEARCH, DEVELOPMENT AND LIGHT MANUFACTURING DISTRICT
- M-2** - LIMITED HEAVY MANUFACTURING DISTRICT
- O-P** - OFF-STREET PARKING DISTRICT
- O-R** - OFFICE AND RESEARCH DISTRICT
- O-T** - OFFICE TRANSITIONAL DISTRICT
- P-L** - PUBLIC LAND DISTRICT
- R-E** - ONE-FAMILY DWELLING DISTRICT
- R-1** - ONE-FAMILY DWELLING DISTRICT
- R-2** - ONE-FAMILY DWELLING DISTRICT
- R-3** - ONE-FAMILY DWELLING DISTRICT
- R-4** - TWO-FAMILY DWELLING DISTRICT
- R-5** - MULTIPLE-FAMILY DWELLING DISTRICT
- R-6** - MULTIPLE-FAMILY DWELLING DISTRICT
- R-7** - MULTIPLE-FAMILY DWELLING DISTRICT

- VILLAGE BOUNDARY
- PRIVATE ROADS
- RAILROADS
- LAKES AND STREAMS
- LOTS
- ZONING DISTRICTS
- RIGHT-OF-WAY (R.O.W.)
- RIGHT-OF-WAY (R.O.W.) WITH PRESCRIPTION

ZONING AMENDMENTS:

DETAILS REGARDING THESE SITES ARE FILED IN THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

- OVERLAY ZONING DISTRICT
- PLANNED UNIT DEVELOPMENT (P.U.D.) OR PLANNED DEVELOPMENT

Current Conditions

Current Land Uses

The 1.2 mile long corridor includes a variety of commercial uses including 7 hotels with 993 rooms total. The corridor serves as the largest concentration of hotel rooms in the Village, which generate over \$900,000 annually in hotel / food and beverage taxes. In addition, the corridor includes Mitsuwa Market, and several office complexes including a regional office for OHSA. In total the corridor includes almost 2.2 million square feet of commercial space as depicted in the table below.

One of the main attributes of the gateway is the full access interchange at Arlington Heights Road and I-90, which provides excellent access to O'Hare International Airport, which is just 6 miles southeast. Characteristics of the Corridor as outlined in the 2015 Comprehensive Plan include:

- Large roadway pavement 6 to 9 traffic lanes
- Overhead utility lines on west side of road
- Lack of identity
- Buildings of various setbacks; 1 to 5 floors height, lack of uniformity.

Positive Attributes of Corridor include:

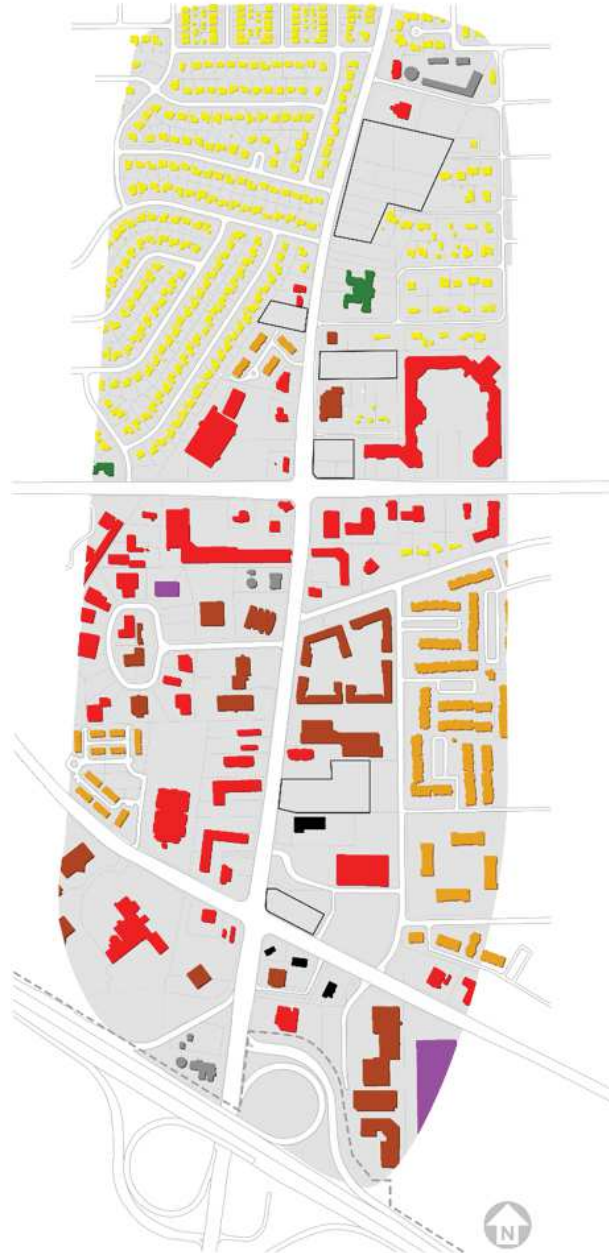
- Great Access (I90)
- High Traffic Volumes
- Seven Hotels with over 900 rooms
- Economic Impact (Value of Land)
- Development Opportunities

The total square feet of property has an equalized assessed value of just over \$83.0 Million, which equates to real estate taxes of approximately \$8.30 million annually. Of that, 12% is allocated to the Village, or \$1.0 million annually.

<i>Use</i>	<i>Square Footage</i>
Retail	363,561
Industrial	304,506
Hospitality	455,731
Office	740,378
Flex Space	73,424
Healthcare	161,133
Vacant	73,844
Other	9,145
<i>Total</i>	<i>2,181,722</i>

Current Conditions

Land Uses



Long Term Vision

Vision

The Long Term Vision for this corridor includes both public improvements and private redevelopment. The Village should pursue a strategy that facilitates economic development via public enhancements to the corridor in addition to actively working with property owners of development sites.

Components of this vision include:

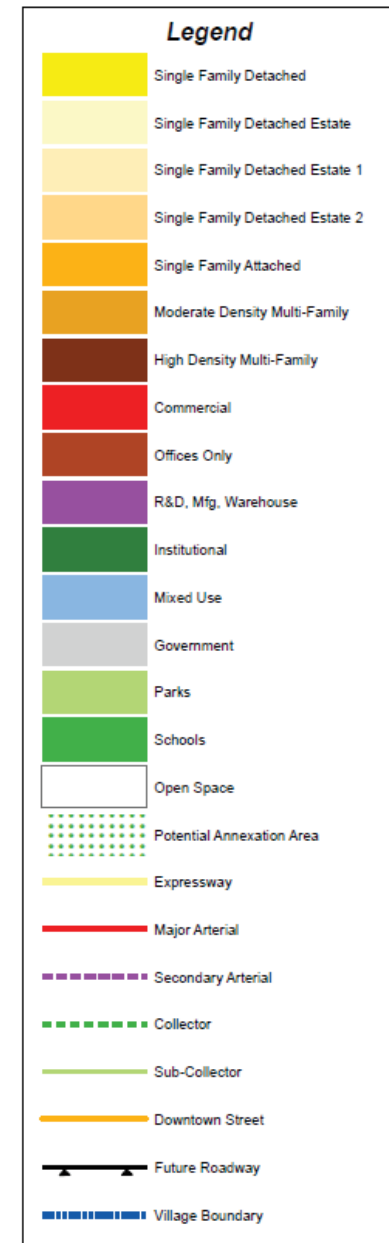
- Amending the Comprehensive Plan to allow for flexibility in development, including adopting an Overlay Zone to guide redevelopment.
- Corridor Enhancements such as landscaping improvements, mobility improvements for pedestrians, and creating an identity / branding for the corridor.

Comprehensive Plan – Proposed

One of the first steps to facilitate development is amending the Comprehensive Plan Future Land Use Map. The current land use map (see p.6) separates land uses by categories such as commercial, offices, and government. The proposed land use plan (at right) would re-designate all parcels along the east side of Arlington Heights Road from I-90 to Seegers Road to Mixed Use. This Mixed Use area would extend east to Tonne Drive. Mixed uses should include retail, restaurants, entertainment and residential uses. The rental apartment development market is currently strong and can serve as a driving force to any mixed use development proposals.

Long Term Vision

Comprehensive Plan - Proposed



Long Term Vision

Landscaping - Focal Points

In order to create a positive identity for the corridor, enhancements such as landscaping and focal points should be designed and implemented in coordination with new development. Focal points are illustrated in the map at right at major intersections and entryways to the corridor area. This can include a higher level of tiered landscaping as well as decorative features such as artistic lighting. New landscaped parkways can be created by moving the carriage walk sidewalks back 8 to 10 feet to provide a landscaped buffer between the road and new sidewalks.



I-90 Exit Existing



I-90 Exit with Proposed Gateway Feature

Long Term Vision

Corridor Enhancements

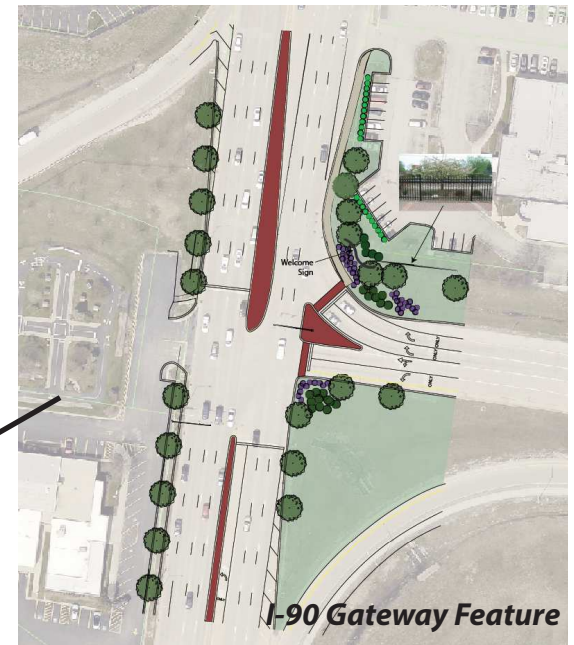
- Entryways/ Focal Points
- Intersection



Algonquin Road Intersection Improvements



Example of branding from Rand Road Corridor



Long Term Vision

Landscaping - Medians

In addition, landscaped medians along Arlington Heights Road can provide for enhanced safety by directing autos and trucks to protected left turn lanes rather than the current system of dual left turn lanes. Adding greenery to the center roadway can also break up the massing of the concrete roadway. Installing landscaped medians will require IDOT approval and will need to maintain access to abutting properties.

Median islands can be phased in over time, depending on timing of redevelopment, funding, and IDOT approvals. The illustration at right depicts islands along the southern portion of Arlington Heights Road from Algonquin Road north to the Holiday Inn. This concept includes a new traffic signal in front of the former Wellington site, which is critical to installing the medians as depicted.

The Village should work with adjacent property owners to encourage sharing of driveways to minimize curb cuts and driveways. With redevelopment of parcels, especially on the east side of Arlington Heights Road, cross access easements should be required to enhance vehicular and pedestrian movements within each property.

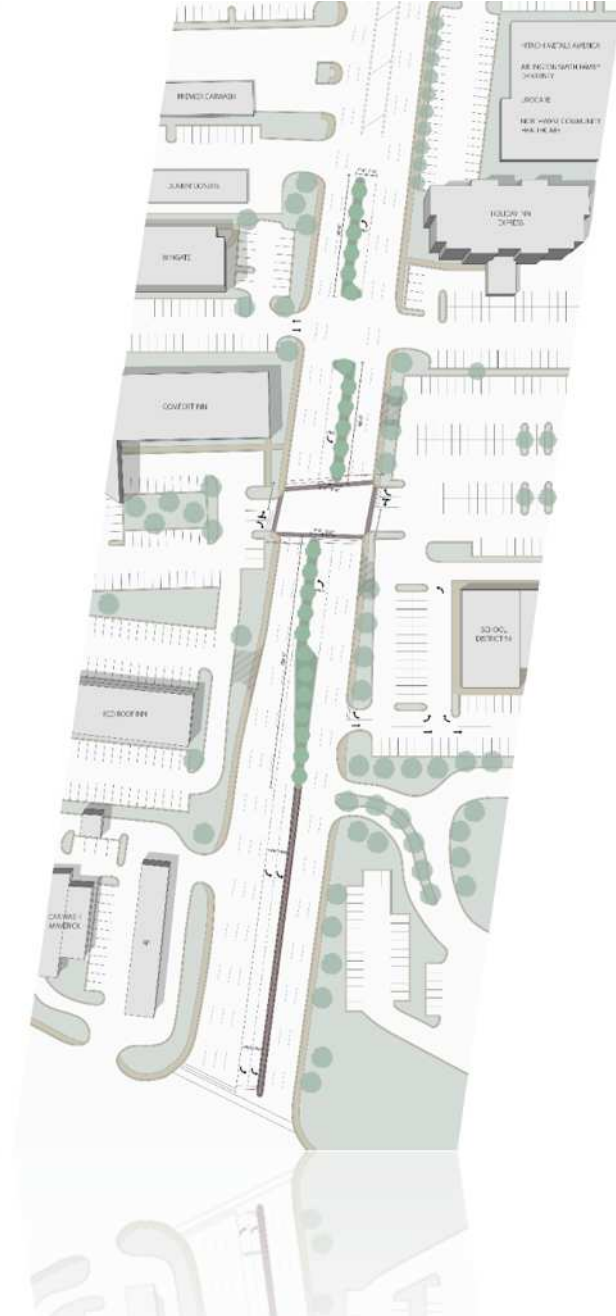
Long Term Vision



Existing



With Improvements



Long Term Vision

One significant negative feature of the corridor are the ComEd overhead power lines on the west side of Arlington Heights Road. Several communities have worked with ComEd on burial or relocating similar power lines in order to enhance the aesthetics of the area. Not only would relocation or burial improve the aesthetics of this corridor, it would also create space to move the current carriage walk sidewalks 8 to 10 feet from the roadway. However, burial or relocation is very expensive and the feasibility of implementing is difficult and complex.

One option to explore is creating an easement along the rear of the properties so that the power lines can be relocated behind the properties which front on the west side of Arlington Heights Road. The illustration on the facing page depicts a possible route for related power lines.

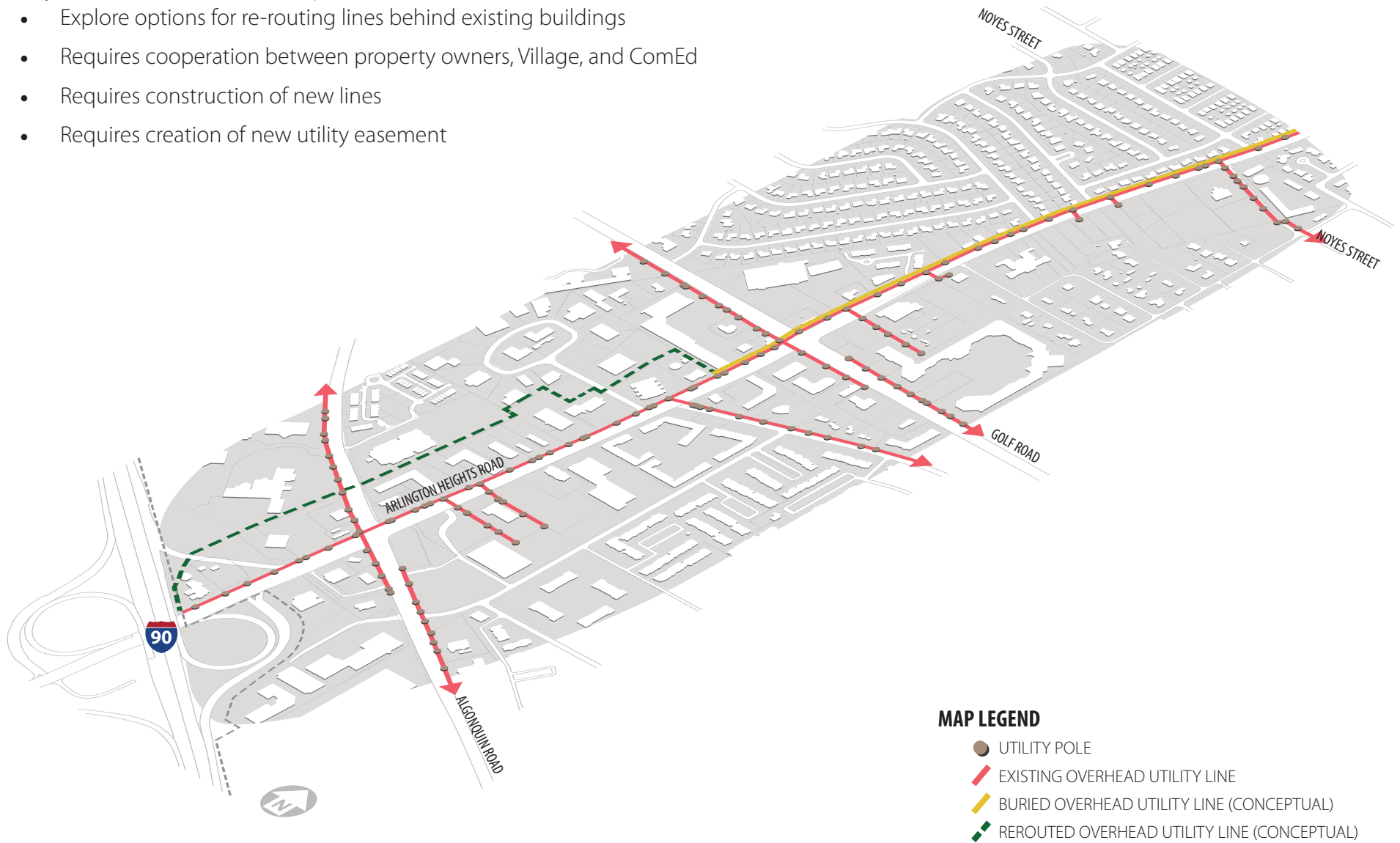


Existing Conditions - Southbound Arlington Heights Road at Golf Road

Long Term Vision

Utility Poles - Current and Proposed

- Explore options for re-routing lines behind existing buildings
- Requires cooperation between property owners, Village, and ComEd
- Requires construction of new lines
- Requires creation of new utility easement



Long Term Vision Mobility

Pedestrian improvements to enhance walking the corridor was rated the highest in importance in the community preference survey. On a scale of 1 to 10, pedestrian improvements rated an 8.7 average, just ahead of “redevelopment of parcels” in level of importance. The current corridor is auto dominated with as many as 9 lanes of traffic at the intersections of Golf Road and Arlington Heights Road and Algonquin Road and Arlington Heights Road. In between there are 6 traffic lanes with multiple curb cuts. The existing sidewalks are “carriage walks” which directly abut the roadway with no separation other than the curb. This provides for a very uneasy experience for pedestrians being so close to auto and truck traffic traveling at fairly high speeds. Due to the large cross sections of the roadways, crossing the intersection is not inviting. Several issues exist which must be addressed to improve connectivity and make pedestrians feel safe when walking the area.

Issues are identified below with possible solutions / improvements proposed:

Issue	Proposed Improvement
Carriage Walk Sidewalks	Set back new sidewalks 8 to 10 feet off of roadway and include a landscaped parkway separating the roadway from the sidewalk.
Connectivity between Private properties	Work with property owners on providing additional pathways / interconnections between private properties to allow for options for pedestrians to circulate.
New Crosswalks	Advocate for new traffic signal and pedestrian crosswalk in front of School District 59 site as part of redevelopment of site.
Existing Traffic Signals / Pedestrian Crossings	Replace striped crosswalks with wider 12 foot wide stamped and colorized concrete crossings to draw attention to the crosswalk. Evaluate with IDOT the current timing of the pedestrian activated crossing timed signals to assure adequate timing for pedestrians to cross.
Bike Routes	Implement the “Sidepath” off street bike path along Golf Road.

Midblock Traffic Signal / Pedestrian Crosswalk

A major component of enhancing pedestrian mobility is a new mid block traffic signal on Arlington Heights Road approximately 625 feet north of Algonquin Road. A new signal would serve as a primary entry into new development on the east side of Arlington Heights Road at the School District 59 / former Wellington sites. The signal would also serve two hotels on the west side of Arlington Heights Road.

Subject to IDOT approval, this signal would be timed with the signal at Algonquin Road, similar to the traffic signal in front of the Double Tree Hotel,

which is approximately 725 feet west of Arlington Heights Road. There is also a signal on Algonquin Road approximately 675 feet east of Arlington Heights Road at Tonne Drive. A new intersection would not only serve pedestrians, but also allow for other properties to benefit via cross access easements on private property. Further, curb cuts on Arlington Heights Road could be reduced and combined to limit the number of cuts onto Arlington Heights Road. These are benefits that IDOT takes into consideration when approving new signals.

Public Transit

Public transit is available via Pace bus routes and the Pace Call-n-Ride service. Exiting routes are in the map on page 23. Although there is no Pace bus route from this corridor north to the Downtown Metra train station, the Call-n-Ride provides service to the area for persons who need transit to the Metra station. Unfortunately, a PACE bus route used to run north to downtown Arlington Heights but that service was cut years ago due to lack of ridership. With redevelopment of this corridor, the Village should reach out to PACE and evaluate if this route could be reinstated if warranted.

Long Term Vision

Improving Pedestrian Walkability



Transportation

- Proposed intersection and crossing location improvements at Golf & Arlington Heights Rd.



Long Term Vision

Midblock Crosswalk / Traffic Signal

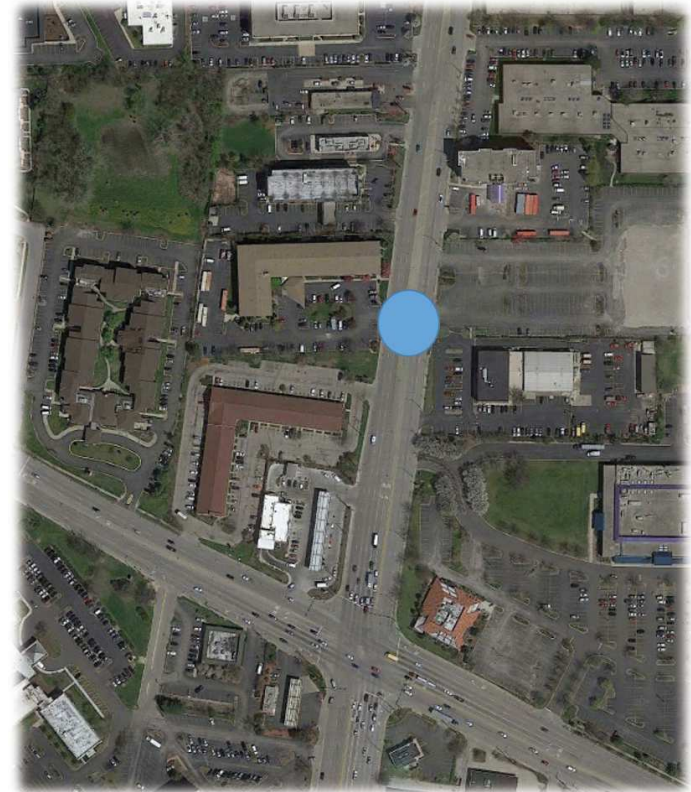


Proposed



Current

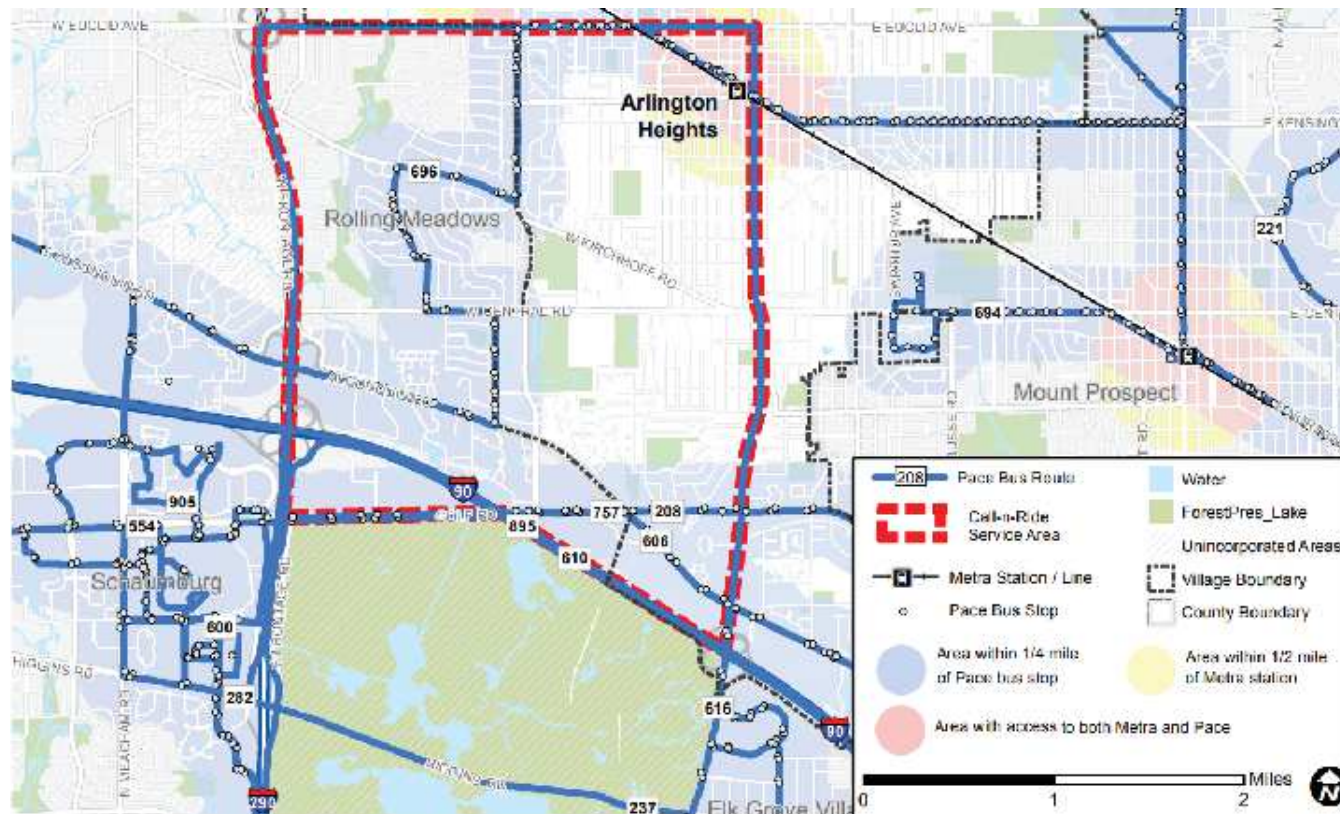
Long Term Vision



Long Term Vision

Transit Access

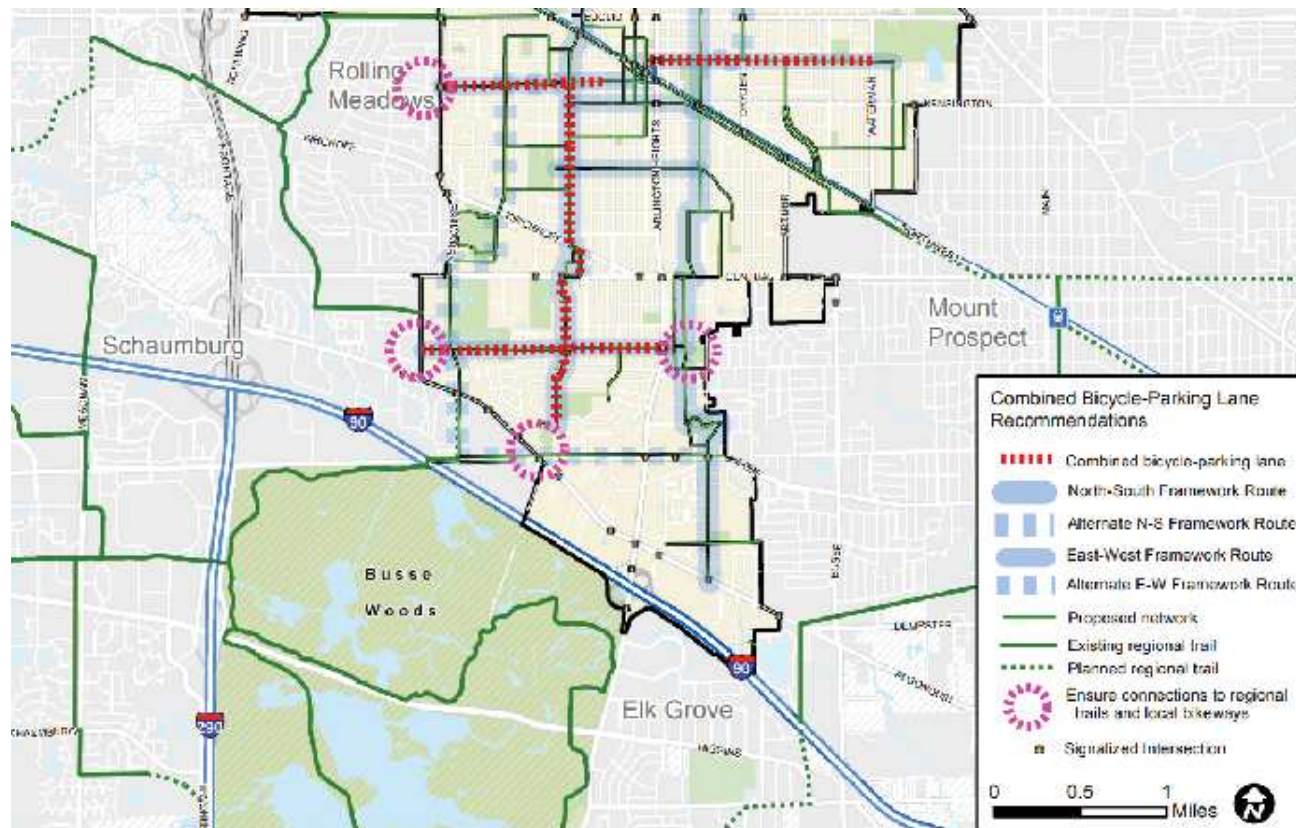
The map below illustrates existing transit options serving the corridor. Several East/West routes serve the area, but there is no route connecting to downtown Arlington Heights/Metra. The Township has a Call N ride service for a portion of the area. The Village should work with PACE regarding location/space needs for new bus stop shelters. In addition, as new development is built, the Village should discuss with PACE reinstating the Arlington Heights Road route to downtown.



Long Term Vision

Bicycle Infrastructure

In 2017, the Village Board approved the Bicycle and Pedestrian Policy Plan for the Village. The map below illustrates existing and proposed routes in the south end of the Village. Golf Road has been designated as an East/West Framework Route, therefore redevelopment of properties along Golf Road should include implementation of this new bike route. Please refer to the Bicycle and Pedestrian Plan for more detailed information.



Long Term Vision

Development Opportunities

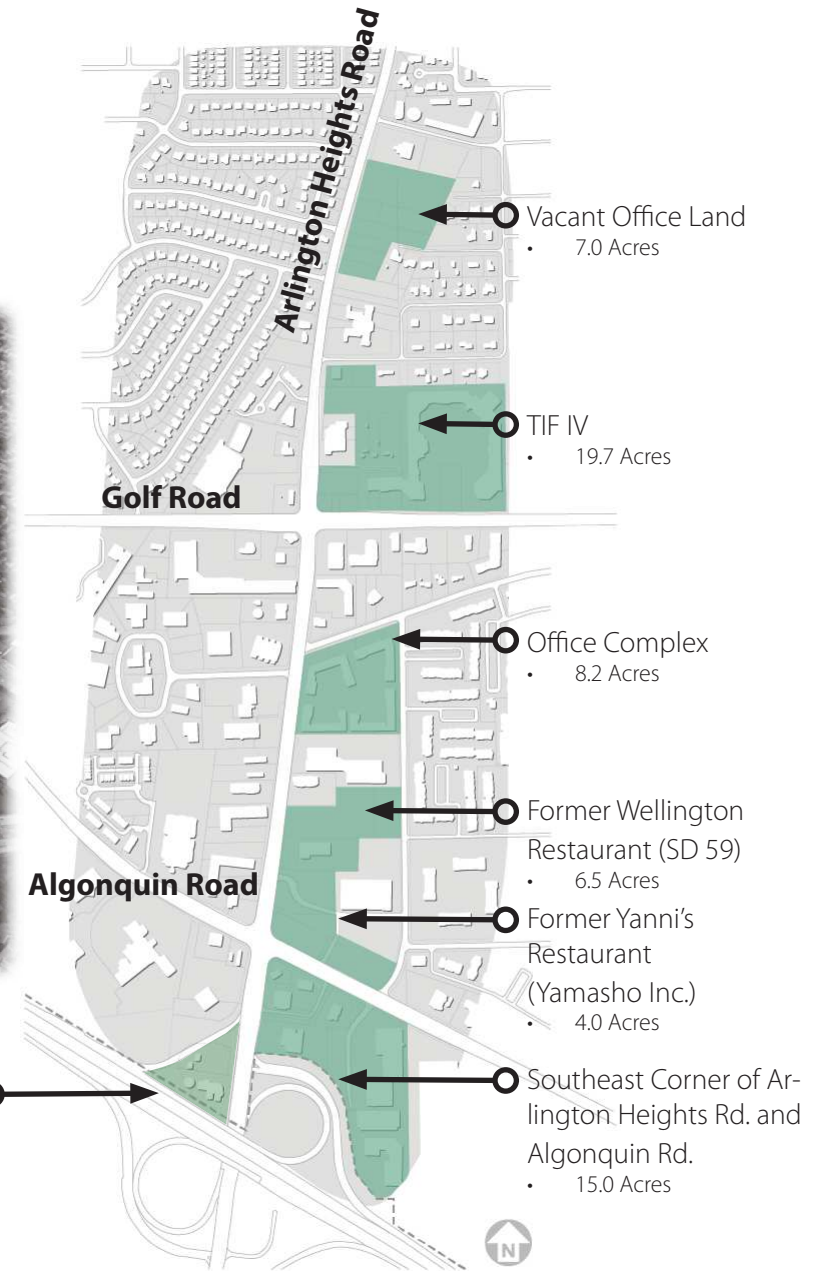
There are seven development opportunity areas as depicted in the map on the facing page totaling approximately 60 acres of land. These properties represent a great opportunity to transform the corridor and implement the ideas put forth in this Plan.

The Village is actively seeking to redevelop portions of TIF 4 at Golf Road and Arlington Heights Road, and several other areas identified are being actively marketed to developers by the current owners.

This section of the Plan provides details regarding the development sites and how they could develop. Sustainable development practices shall be evaluated with each project



Long Term Vision



Long Term Vision

Vacant Office Land

There are several parcels of vacant land under the ownership of two separate owners. The southern 2.0 acres is being marketed for sale and several medical office developers have shown interest in developing. The northern 5.0 acres does not appear to be on the market and there has been very few inquiries about developing.

Both areas are designated as Offices Only on the Comprehensive Plan which allows for 1 or 2 floor development for professional offices or medical offices. Institutional uses such as the recent Autumn Leaves memory care facility, should also be considered for these sites.

Key Development Standards

- Up to 2 floors
- Extensive landscaping buffer along the rear adjacent to single family homes
- Cross access easements interconnecting properties
- Office uses, medical or professional; Institutional uses such as care facilities

Long Term Vision



Long Term Vision

Tax Increment Financing District 4

Almost 20 acres of land comprise this development opportunity, which is included in TIF District #4 established in 2002. Since that time the Village has attempted to facilitate redevelopment of the multiple parcels, including acquiring several parcels. Currently the Village is working with a developer for the 1.4 acre corner for a Taco Bell and Wendy's. In addition, in late 2017 the Village hired a consulting firm to evaluate the highest and best use for the remainder of the area. The results of this study will form a basis for moving forward with possible additional redevelopment. The area is designated for Commercial, however mixed land uses may be considered based on market conditions.

Key Development Standards

- Focal point at NE corner of Arlington Heights Road and Golf Road
- Move sidewalks 8 to 10 feet from roadways and create landscaped parkways.
- Consolidation of parcels for redevelopment
- Mixed uses may be considered such as commercial, multi family housing, senior housing
- Up to 4 or 5 floors height
- Extensive landscaping to provide buffer to adjacent residential properties to north and east
- Implement bike route sidepath along north side of Golf Road
- Commercial Frontage

Long Term Vision



Long Term Vision

Office Complex

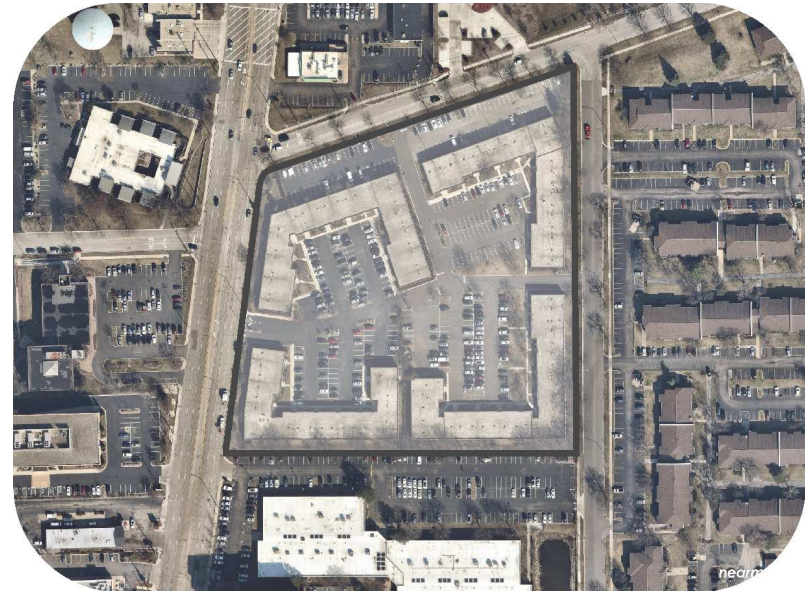
This single story office complex is approximately 40 years old and the current owner is evaluating redevelopment options. Current zoning is OT Offices which allows office uses only. The property, which is 8.2 acres, is suited to more intensive use possibly including commercial and residential land uses.

The property has access to three streets, however left turns onto Arlington Heights Road are difficult and pose safety concerns. Redevelopment should take advantage of Seegers Road for access for southbound turning movements onto Arlington Heights Road.

Key Development Standards

- Mixed use; commercial along Arlington Heights Road, residential to rear along Tonne Drive.
- Potential for landscaped median along portion of Arlington Heights Road while maintaining access to abutting properties
- Up to 4 or 5 floors height
- Primary access points on Seegers Road and Arlington Heights Road
- Possible cross access with property to south

Long Term Vision



Long Term Vision

Former Wellington Restaurant (School District 59)

This site is the current location of School District 59 administration offices, which are relocating to Elk Grove Village. In addition, several years ago the school district acquired the former Wellington banquet hall with the intention to redevelop for a new administration building and maintenance yard. However, with the decision to relocate, the school district decided to list the whole site for sale via closed bid. A developer has the property under contract and is evaluating options to redevelop the site, possibly for mixed uses.

Redevelopment of this site provides a great opportunity to begin addressing many of the goals of this corridor plan including the following:

Key Development Standards

- New mid block traffic signal and pedestrian crosswalks
- Mixed use development with commercial, entertainment, and residential land uses
- Enhance connectivity of properties to the north and south for safer pedestrian and auto access and circulation
- Enhanced corridor landscaping and lighting
- Relocation of carriage walk sidewalks by setting back 8 to 109 feet from roadway, including new parkways with trees
- Partial installation of new landscape medians within the center of Arlington Heights Road
- Up to 4 or 5 floors height
- Commercial Frontage

Long Term Vision



Long Term Vision

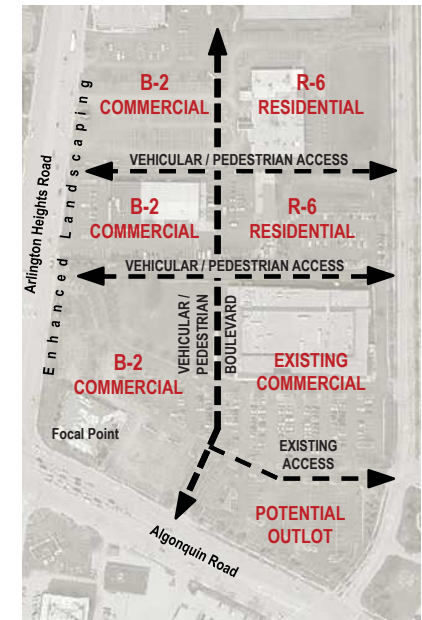
Former Yanni's Restaurant (Yamasho Inc.) - 4.0 Acres

This highly visible site includes two parcels. One parcel is the former Yanni's Restaurant at the NE corner of Arlington Heights Road and Algonquin Road. A private developer has acquired the site and plans to construct a 6,000 square foot building for a food court featuring Asian cuisine. The second parcel is owned by Yamasho Inc. and is adjacent to the west of the Mitsuwa Center. This site was once planned for a hotel, however the site sits vacant.

These two parcels provide an opportunity to link to and interconnect with the School District 59 sites to the north by providing cross access for pedestrians and autos. The graphic in the lower right corner depicts this concept which would benefit all the subject properties by enhancing access to existing and proposed traffic signals. Development of these sites should focus on commercial uses, preferably restaurants given the great visibility.

Key Development Standards

- Develop a focal point at the NE Corner of Arlington Heights Road and Algonquin Road
- Move carriage walk 8 to 10 feet off of roadways and provide a landscaped parkway
- Cross access easements; create private "boulevard" north/south for pedestrians and vehicles as illustrated below
- Focus on commercial uses especially restaurant and retail, up to 2 floors height



Long Term Vision



Long Term Vision

Southeast corner of Arlington Heights Rd. and Algonquin Rd.

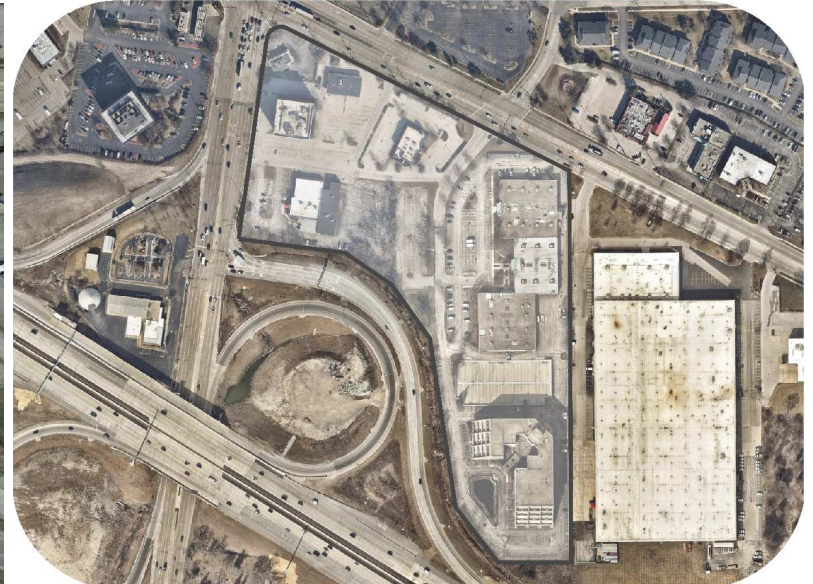
This redevelopment site consists of several parcels owned by multiple property owners totalling up to 15 acres. The portion of the site near the Southeast corner of the intersection is owned by Bradford Allen Real Estate. This includes the 5 floor office building, former Cash for Gold commercial building, the vacant drive through bank, and the former Appleby's restaurant site. The current owner is actively seeking developers to redevelop these parcels for commercial and or mixed uses. The area for redevelopment could also include the existing Guitar Center retail building and site, as well as the one story office building to the east at 145 E. Algonquin Road. The Daily Herald may be looking for investment in their office building as well.

This prominent location along the I-90 corridor provides yet another great opportunity to enhance the corridor. As envisioned in the STAR Line Master Plan, approved in 2009, the area should redevelop for higher density, preferably mixed uses including restaurants, retail, residential and possibly entertainment. If the market warrants, a new hotel unique to the area could be considered given the access, visibility, and proximity to O'Hare.

Key Development Standards

- Mixed use commercial, restaurants, retail, hotel, residential, entertainment uses
- High density up to 10 to 12 floors (However, the STAR Line Master Plan called for up to 25 floors with transit options)
- Consolidate access points
- Move sidewalks 8 to 10 feet off roadways and create landscaped parkways
- Key access at Tonne Road and Algonquin Road
- Create focal points at corners of site at Arlington Heights Road and Algonquin Road; at Tonne Road and Algonquin Road; at I-90 off ramp at Arlington Heights Road

Long Term Vision



Long Term Vision

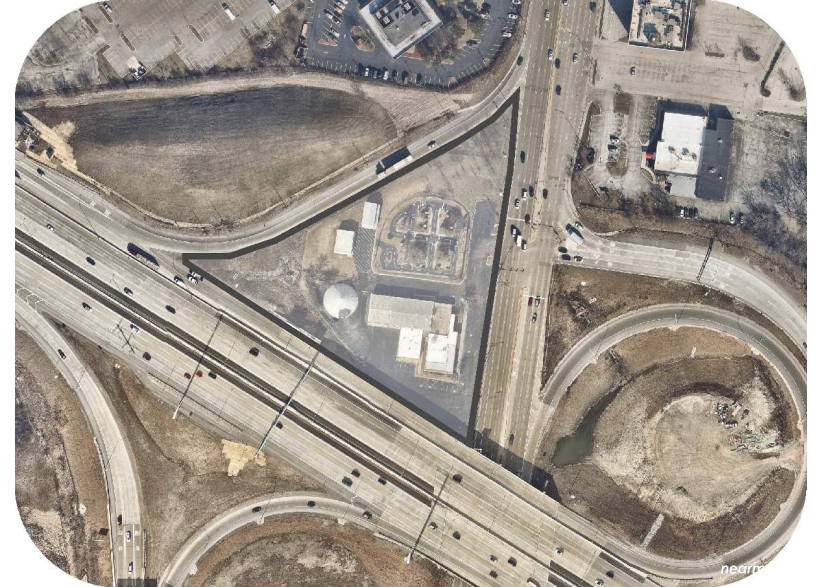
Elk Grove Township Site

This 2.5 acre site is the former location of the Elk Grove Township offices, and is currently being marketed for sale. The parcel is irregularly shaped but has great visibility to I-90 and Arlington Heights Road. There is a full access traffic signal serving the site on Arlington Heights Road. Currently zoned R-1 residential, the site is suitable for commercial zoning. As a gateway into the village, this site provides an opportunity to enhance the appearance of the southernmost portion of the corridor.

Key Development Standards

- Commercial uses, multiple floors depending on design and parking
- Enhanced landscaping along Arlington Heights Road as a focal point
- Provide new sidewalk along roadway 8 to 10 feet from road.

Long Term Vision



Long Term Vision

Phasing of Improvements

Public and Private Improvements

Phasing of improvements will depend on funding, timing of redevelopment of private parcels, IDOT approvals and level of feasibility. Certain improvements can move forward quickly, such as the recent installation of the new “Welcome” decorative banners along the corridor. Others will be linked to new development, which could take several years. The table below lists various improvements, public or private, short term or longer term, and level / degree of feasibility.

Several recommendations are outlined in the following section. Each include “actions” which need to take place in order to facilitate improvements. Much depends on the availability of funding therefore the Village should in 2018 fully explore funding options and make recommendations to the Board on moving forward with establishing funding sources to expedite improvements. This process should include recommending items in the 5 year Capital Improvement Plan.

<i>Item</i>	<i>Term</i>	<i>Feasibility</i>
Decorative banners	Short	High
Focal Points / Identification Features	Longer	High
New Sidewalks 8-10 feet off roadway	Longer	High
New mid block traffic signal /Ped crosswalks	Longer	Moderate/High
Burial of Com Ed Utility lines	Longer	Lower
New landscaped medians	Longer	Moderate/High
Enhanced crosswalks	Short	Moderate/High
Redevelopment of Parcels	Longer	High

Long Term Vision

Preliminary Cost Estimate

<i>Improvement</i>	<i>Low Estimate</i>	<i>High Estimate</i>	<i>Number/Amount</i>
Landscaped Medians	\$125,000	\$200,000	600-1,000 Linear Feet
Tollway Gateway	\$81,000	\$165,000	-
Entryways/Focal Points	\$105,000	\$175,000	7 locations
Banners	\$25,000	\$50,000	-
Traffic Signal	\$250,000	\$350,000	-
Crosswalks	\$200,000	\$225,000	1500 Linear Feet/ 18,000 Square Feet
Sidewalks	\$250,000	\$300,000	17,400 Linear Feet
Intersections	\$100,000	\$200,000	3 locations
Contingency	\$227,200	\$333,000	20% of estimate
<i>Subtotal</i>	<i>\$1,363,200</i>	<i>\$1,998,000</i>	-
Power Lines	\$2,500,000	\$5,000,000	-
<i>Total</i>	<i>\$3,863,200</i>	<i>\$6,998,000</i>	-

Funding

There are numerous public and private improvements identified in this study such as landscaping, signage, pedestrian enhancements, traffic signal, focal points, power lines burial/relocation, and private development/redevelopment of parcels. Several sources of funds which should be explored for improvements necessary to implement this Plan, including developer funds.

However, given the extent of public improvements, public funds will likely be necessary as well. Depending on the type and scope of public improvements, funding sources may be available such as: Tax Increment Financing, Special Service Areas, Special Assessments, Business Districts, Sales Tax Revenue Sharing, General Funds, and State and Federal Grants. Multiple funding options may prove effective in facilitating the recommendations of this plan. The following summarizes several tools potentially available subject to further study and analysis. Also included is an evaluation of their effectiveness as a funding source for various improvements.

Special Service Area

An SSA is a property tax that can be used to fund a wide range of services and physical improvements within a specific geographical area. In addition, State Statute defines special services as “all forms of services pertaining to the government and affairs of the municipality.” Items such as marketing, special events, seasonal decorations, maintenance and general upkeep of area can be included. Public improvements can be funded such as streets, sewers, landscaping, parking, lighting, among other items. When establishing an SSA, specific projects and costs must be known at the time of approval. Public hearings are required to establish a SSA and if a majority of property owners within the proposed SSA object to the SSA it cannot be established.

Tax Increment Financing

Tax Increment Financing is a development tool that allows for incremental real estate taxes generated by new development to fund public and private improvements in a defined geographic area. The area must be found to be blighted pursuant to State Statute and the municipality must approve a Redevelopment Plan for the TIF District. The process to consider a TIF includes a public meeting of the impacted taxing districts and a public hearing of the municipality. TIF district's last for 23 years.

Business District

A Business District allows for an additional sales tax up to 1% for a specific geographic area. The funds generated can be used for a range of redevelopment activities such as land acquisition, infrastructure, marketing, among others. The municipality must find that the area is blighted per State Statute and public hearing must be held to consider a Business District. They can last up to 23 years.

General Fund

The Village could allocate a certain percentage of the Village share of property taxes from new development towards improvements in the area.

Funding

Sales Tax Revenue Sharing

The Village currently has a program to share a portion of Village sales tax revenue generated by large sales tax generators such as auto dealerships and big box retailers. These funds are used to reimburse a retailer for extraordinary development costs.

State and Federal Grants

Grants typically can be used for public improvements however due to current fiscal limitations these types of grants are limited. State and Federal

Grants

Grants typically can be used for public improvements however due to current fiscal limitations these types of grants are limited.

Evaluation of Funding Options

The matrix below evaluates the funding options as they correlate to the categories on a scale of 1 (Low) to 5 (High). A score of 0 (No) indicates that funding via that category is not allowed by Statute. The scores are based on the usefulness of each category, and the potential funds generated by that option.

	<i>Marketing/Events</i>	<i>Infrastructure</i>	<i>Maintenance</i>	<i>Redevelopment</i>
<i>Special Service Area</i>	High (5)	High (5)	High (5)	Low (2)
<i>TIF</i>	High (5)	High (5)	No (0)	High (5)
<i>Business District</i>	High (5)	Moderate (3)	High (4)	Low (1)
<i>General Fund</i>	High (5)	Low (1)	Moderate (3)	Low (1)
<i>Sales Tax Share</i>	No (0)	Moderate (3)	Low (1)	Moderate (3)
<i>Grants</i>	No (0)	Low (2)	No (0)	No (0)

A review of funding options as they relate to the goals of this corridor plan indicate that the two most effective tools to implement the objectives are Tax Increment Financing and Special Service Area. Municipalities have used these two tools in combination to address certain items based on timing, scope and cost. Both require a public process to approve and include specific goals and objectives as well as improvements to be considered.

Summary

The following recommendations are made in order to implement the corridor goals and objectives stated in this Plan:

Recommendation 1: Sidewalks

Carriage walk sidewalks should be move 8 to 10 feet from roadway to create a parkway separating the new sidewalks from the roadway providing a safer pedestrian environment.

Action: As property redevelops, require new sidewalks meeting standard. Improvement could be installed via Special Service Area.

Recommendation 2: Traffic Signal

A new mid block traffic signal should be pursued approximately 625 feet north of Algonquin Road to provide a centralized main access point for future redevelopment of the Wellington's and School District 59 site.

Action: Meet with IDOT officials regarding feasibility. Pursue with redevelopment of SD 59 site and commission feasibility study.

Recommendation 3: Pedestrian Crossing

As part of a new traffic signal, pedestrian crossings should be included to provide a safe mid block crossing.

Action: Meet with IDOT officials. Pursue with redevelopment of SD 59 site.

Recommendation 4: Pedestrian Crossings at Major Intersections

Enhanced pedestrian crossing should be provided that are 10 feet wide and colorized concrete. Crosswalk timing systems should be evaluated to provide adequate time for pedestrians to cross.

Action: Meet with IDOT to discuss pedestrian enhancements at intersections.

Recommendation 5: Decorative Banners

Install on existing light poles in corridor.

Action: Design long term permanent banner polls.

Recommendation 6: Focal Points

Develop design options for focal points at intersections and entryways to corridor.

Action: Prepare design details and cost estimates.

Recommendation 7: Funding Options

Explore funding options, in particular Tax Increment Financing and Special Service Areas.

Action: Meet with property owners for preliminary discussions regarding an SSA and TIF.

Summary

Recommendation 8: Amend Comprehensive Plan

Amend Comprehensive Plan for are along east side of Arlington Heights Road from I-90 to Seegers Road.

Action: Include amendment in Ordinance approving this corridor plan.

Recommendation 9: Overlay Zoning District

Develop overlay zoning district with development standards and permitted uses specific to this corridor.

Action: Begin developing development standards and commence text amendment public process.

Recommendation 10: Coordinate with IDOT

Coordinate with IDOT early in process on public improvements which require IDOT approvals.

Action: Meet with IDOT to discuss concepts.

Recommendation 11: Coordinate with ComEd

Coordinate with ComEd on possible relocation or burial of overhead utility lines along the west side of Arlington Heights Road.

Action: Meet with ComEd officials to discuss options and feasibility.

Recommendation 12: Landscape Islands in Medians

Detailed design of new landscape islands in median along Arlington Heights Road.

Action: Constructions details for medians when ready to implement.

Recommendation 13: Identity/Branding

Work with business community in corridor area on creating an identity and branding for the corridor to market the area.

Action: Work with property and businesses in the corridor on a branding image for area.

Recommendation 14: Promotion

Promote area to developers and desired businesses such as restaurants and entertainment uses.

Action: Create brochure to market the area.

Recommendation 15: Coordinate with the Illinois Tollway Authority

Coordinate with the Illinois Tollway Authority on proposed cloverleaf landscaping improvements planned by the Tollway for interchanges such as I-90 and Arlington Heights Road.

Village of Arlington Heights
Prepared by the Department of Planning and Community Development



Item: Ordinance - Code Amendment - Chapter 3, Appointed Officers

Department: Legal

In March, 2016 the Village Board approved a change in the Village's formal bid limit requirement from \$10,000 to \$20,000. This new limit met the State of Illinois' 2005 bid limit for smaller, non-home rule communities. During the fall of 2017, the State of Illinois increased the amount required for formal bids from \$20,000 to \$25,000.

Recommendation

Staff recommends that the Village Board approve the Ordinance Amending Chapter 3 of the Arlington Heights Municipal Code increasing the Village Manager's authority for purchases with a value of \$20,000 or less to purchases with a value of \$25,000 or less without prior authorization by the Board.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Code Amendment - Section 3-102g	Ordinance

AN ORDINANCE AMENDING CHAPTER 3 OF THE
ARLINGTON HEIGHTS MUNICIPAL CODE

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

SECTION ONE: That Section 3-102g in Article I, The Village Manager, Chapter 3, Appointed Officers, of the Arlington Heights Municipal Code, is hereby amended as set forth below (the language being added is highlighted and the language being deleted is stricken):

Section 3-102 Powers and Duties.

- g. Make Purchases for Departments; Board Approval. To make all necessary purchases of supplies and equipment for all departments in the Village and for that purpose the Manager is authorized to make expenditures of ~~\$20,000~~ **\$25,000** or less without preliminary authorization by the Board; provided, however, that all expenditures and payments, regardless of amounts, shall be subject to approval by the Board of Trustees.

SECTION TWO: This Ordinance 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 21st day of May, 2018.

Village President

ATTEST:

Village Clerk



Item: Ordinance - Real Estate Contract - 2071 and 2081 N Ridge Ave

Department: Legal

On August 7, 2017, the Village Board adopted an ordinance declaring 2071 and 2081 North Ridge surplus property. The appraised value of each lot was \$215,000. Village Staff marketed the two lots for sale since last fall. The only firm offer the Village received was from Jeanette and Richard Zirngibl for \$400,000 for both lots.

The Village acquired these lots in late 1994. After the Woods of Arlington subdivision was developed, a bank ended up with ownership of the two lots. They were deeded to the Village from the bank via a quit-claim deed. The Village paid back taxes on the property in mid-1995 to clear the title. At the time, it was anticipated that the lots would either be used for a regional storm water control facility or sold in the future if they were determined to be unnecessary for storm water control and buildable.

When the Chestnut-Ladd detention basin was built, these lots were determined to be unnecessary for storm water control purposes. The lots are zoned R-2 and are buildable lots.

Recommendation

It is recommended that the Village Board approve the attached Ordinance Authorizing the Execution of a Real Estate Contract with Jeanette and Richard Zirngibl for the sale of 2071 and 2081 North Ridge and authorize execution of the documents conveying the real estate.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

Type

Authorize Real Estate Contract - 2071 and Ordinance
2081 N Ridge Ave
Real Estate Contract - 2071 and 2081 N Agreement
Ridge Ave

**AN ORDINANCE AUTHORIZING THE
EXECUTION OF A REAL ESTATE CONTRACT**

WHEREAS, it is the desire of the Village of Arlington Heights to sell the property located at 2071 and 2081 N Ridge Ave, Arlington Heights, Illinois; and

WHEREAS, the Village and the purchaser of said property have negotiated the conveyance of said properties for the sum of \$400,000.00; and

WHEREAS, the President and Board of Trustees of the Village of Arlington Heights have determined that the best interests of the Village of Arlington Heights will be served by the sale of said properties at the negotiated purchase price,

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

SECTION ONE: That the Village of Arlington Heights hereby agrees to sell the property legally described as:

Lots 1 and 2 in the Woods of Arlington, being a subdivision of part of the East ½ of the Southeast ¼ of Section 18, Township 42 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded June 27, 1986, as Document Number 86265155, in Cook County, Illinois.

PIN 03-18-414-001, -002

commonly known as 2071 and 2081 N Ridge Ave, Arlington Heights, Illinois. The sale price of said property shall be \$400,000.00.

SECTION TWO: The Village President and Village Clerk are hereby authorized to sign and execute the real estate contract to sell said real estate as aforesaid.

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

AYES:

NAYS:

PASSED AND APPROVED this 21st day of May, 2018.

ATTEST:

Village President

Village Clerk

REAL ESTATE CONTRACT

Purchaser: Jeanette and Richard Zirngibl ("**PURCHASER**")

Seller: The Village of Arlington Heights, a municipal corporation, located at 33 South Arlington Heights Road, Arlington Heights, Illinois, ("**VILLAGE**").

The **PURCHASER** agrees to purchase and **VILLAGE** agrees to sell at a price of \$400,000.00 on the terms set forth herein, the following described real estate in Cook County, Illinois:

Lot 2 in the Woods of Arlington, being a subdivision of part of the East ½ of the Southeast ¼ of Section 18, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois, according to the plat thereof recorded June 27, 1986, as Document 86265155, In Cook County, Illinois.

PIN: 03-18-414-002

Commonly known as **2071 North Ridge**.

Lot 1 in the Woods of Arlington, being a subdivision of part of the East ½ of the Southeast ¼ of Section 18, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois, according to the plat thereof recorded June 27, 1986, as Document 86265155, In Cook County, Illinois.

PIN: 03-18-414-001

Commonly known as **2081 North Ridge**.

1. The **VILLAGE** shall deliver a recordable Warranty Deed with release of homestead rights by all parties entitled thereto sufficient to convey the real estate to the **PURCHASER** in fee simple absolute, subject only to exceptions permitted herein, at the closing of this transaction upon the **PURCHASER'S** compliance with the terms of this Contract. The **VILLAGE** shall deliver the Affidavit of Title in standard form and ALTA form as required by title insurer. The **VILLAGE** shall also provide, at its expense, the State and county transfer declarations and any other transfer tax declaration, zoning certificate, or exemption that may be necessary for recording.
2. The **PURCHASER** has paid \$5,000.00 earnest money and agrees to pay the balance of the purchase price, \$395,000.00, at the time of closing.
3. The **VILLAGE** shall order and deliver to the **PURCHASER** before closing, a Commitment of Title Insurance issued by a title insurance company regularly doing business in the county where the real estate is located committing the company to issue

an ALTA policy insuring title to the real estate in the **PURCHASER** for the amount of the purchase price.

4. Permissible exceptions to title shall include only (a) the lien of general taxes not yet due; (b) zoning laws and building ordinances; (c) easements of record; (d) any lien or encumbrance of a definite and ascertainable amount that may be removed by the payment of money from the purchase price at the time of closing; (e) covenants and restrictions of record; (f) party wall rights and agreements, if any; and (g) existing leases and tenancies.
5. Before closing, the **VILLAGE** shall provide the **PURCHASER** an ALTA survey of the real estate by a licensed land surveyor, showing lot lines, easements, setback lines, and location of all improvements, including fences, all recorded and visible easements, and drainage ditches, streams, or creeks as of the date of this Contract and certified subsequent to the date hereof.
6. If the title commitment or survey discloses either impermissible exceptions or survey matters that render the title unmarketable ("survey defects"), the **VILLAGE** shall have 30 days from the date of delivery thereof to cause their removal from the commitment or to correct such survey defects or to provide evidence that the title insurer will commit to insure against loss or damage that may be occasioned by such exceptions or survey defects. If the **VILLAGE** fails to have these exceptions removed or correct any survey defects or, in the alternative, to obtain the commitment for title insurance specified above as to such title exceptions or survey defects within the specified time, the **PURCHASER** may terminate this Contract or may elect upon notice to the **VILLAGE** to take title as it is then with the right to deduct from the purchase price liens or encumbrances of a definite or ascertainable amount. If the **PURCHASER** does not so elect, this Contract becomes null and void without further action of the parties.
7. The time of Closing shall be on June 11, 2018 or on a date and time mutually agreed upon by both parties at the office of a title company licensed to do business in the State of Illinois. Possession shall be delivered at closing.
8. This sale shall be closed through an escrow with a title company. The cost of the escrow shall be divided equally between the parties.
9. The **VILLAGE** warrants that neither the **VILLAGE** nor its agents have received notices from any governmental authority of zoning, building, fire or health code violations in respect to the real estate that have not been corrected.
10. This Contract contains the entire agreement between the parties and no written or oral representation, warranty, or covenant exists outside of this Contract.
11. Any notice required under this Contract shall be in writing and shall be deemed served upon the parties when personally delivered or mailed by registered or certified mail, return receipt requested.

12. The invalidity of any provision of this Contract shall not impair the validity of any other provisions. Any provision of this Contract determined by a court of competent jurisdiction to be unenforceable will be deemed severable, and the Contract may be enforced with that provision severed or as modified by the court.
13. Time is of the essence of this Contract.

In witness whereof, the parties to this Contract have hereunto set their hands on the date set forth.

Date: 4/30/18

PURCHASER

By: Jeannette W Bengib

By: Richard V Bengibe III

**THE VILLAGE OF ARLINGTON
HEIGHTS**

By: _____

Title: _____



Item: Resolution - Northern Illinois Police Alarm System (NIPAS) -
Amendment to Mutual Aid Agreement

Department: Police/Legal

The Village of Arlington Heights has been a member of the Northern Illinois Police Alarm System since 1983. Our participation in NIPAS provides essential mutual aid support to the Village during times when a police emergency exceeds our capability. NIPAS has grown in size since its inception to over one hundred participating agencies and has proven to be an essential asset to the region.

During the NIPAS annual membership meeting on May 10, 2018, the NIPAS Board of Officers provided a report recommending NIPAS Agreement and the NIPAS Bylaws be updated. The NIPAS Agreement is the foundational document adopted by legislative action of the corporate authorities of each member agency. The NIPAS Bylaws are adopted and modified from time to time by the NIPAS membership at its annual meeting or any special meeting.

The following changes proposed by the NIPAS Board will be enabled by the new NIPAS Amended Agreement:

1. General updates to a document that has not been modified since 1983.
2. Allow for the expansion of NIPAS membership to included non-municipal law enforcement agencies within the NIPAS service area. Such agencies are certified by the State of Illinois and often serve Colleges, Universities and other entities.
3. Simplifies and clarifies procedures for entities wishing to terminate participation in NIPAS.
4. Reduces NIPAS's risk of liability by incorporating "best practice" language designed to aid in defending in case of legal challenges.

RECOMMENDATION

It is recommended that the Village Board approve the attached Resolution approving an amendment to the NIPAS Mutual Aid Agreement.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Amendment to NIPAS Agreement	Resolution

**A RESOLUTION APPROVING AN
AMENDED MUTUAL AID AGREEMENT FOR THE
NORTHERN ILLINOIS POLICE ALARM SYSTEM**

WHEREAS, Article VII, Section 10 of the 1970 Illinois Constitution authorizes units of local government to contract or otherwise associate among themselves in any manner not prohibited by law or ordinance; and

WHEREAS, Article VII, Section 10 of the 1970 Illinois Constitution and the Illinois Intergovernmental Cooperation Act, 5 ILCS 220/1, *et seq.*, authorizes units of local government to exercise any power or powers, privileges or authority which may be exercised by the unit of local government individually to be exercised and enjoyed jointly with any other local government or body in the State; and

WHEREAS, the Northern Illinois Police Alarm System ("*NIPAS*") is an intergovernmental organization established via an intergovernmental service and mutual aid agreement ("*NIPAS Agreement*") entered into by law enforcement agencies serving the northern Illinois and Chicagoland region ("*Participating Agencies*"); and

WHEREAS, through the NIPAS Agreement, the Participating Agencies have agreed to provide one another with mutual aid in the event of an emergency situation within the primary law enforcement jurisdiction of a Participating Agency that threatens or causes loss of life and property and exceeds the stand-alone physical and organizational capabilities of that Participating Agency; and

WHEREAS, on September 12, 1983, the Arlington Heights Village Board adopted Resolution Number R31-83 approving the NIPAS Agreement, so that the Arlington Heights Police Department became a Participating Agency in NIPAS subject to the terms and conditions of the NIPAS Agreement; and

WHEREAS, as NIPAS has now expanded to over 100 Participating Agencies, the needs of NIPAS have evolved and grown in complexity beyond the constraints of the NIPAS Agreement as it is currently constituted; and

WHEREAS, in order to adequately continue to meet those needs and serve its growing number of Participating Agencies, NIPAS has requested that its Participating Agencies agree to amend the NIPAS Agreement by entering into an amended NIPAS Agreement ("*Amended NIPAS Agreement*"); and

WHEREAS, the Arlington Heights Village Board has determined that it is in the best interests of the Village and its residents to enter into the Amended NIPAS Agreement;

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

SECTION ONE: The foregoing recitals are incorporated into, and made a part of, this Resolution.

SECTION TWO: The Amended NIPAS Agreement is approved in substantially the form attached to this Resolution as Exhibit A.

SECTION THREE: The Village Board hereby authorizes the Village President and the Police Chief to execute and the Village Clerk to attest, on behalf of the Village, the Amended NIPAS Agreement approved in Section Two of this Resolution.

SECTION FOUR: This Resolution shall be in full force and effect from and after its passage and approval according to law.

AYES:

NAYS:

PASSED AND APPROVED this 21st day of May, 2018.

Village President

ATTEST:

Approved as to form:

Village Clerk

In-House Counsel

EXHIBIT A

AMENDED NIPAS AGREEMENT



Northern Illinois Police Alarm System

Amended Mutual Aid Agreement and Plan

The undersigned Participating Law Enforcement Agencies agree pursuant to the Constitution of the State of Illinois, 1970, Article VII, Section 10, the Inter-governmental Cooperation Act (5 ILCS 220/1 et seq.), 65 ILCS 5/1-4-6, 65 ILCS 5/11-1-2.1, and 745 ILCS 10/7-101 et seq., as follows:

Section 1 Purpose of Amended Mutual Aid Agreement and Plan

This Amended Mutual Aid Agreement and Plan is made in recognition of the fact that natural occurrences, or man-made occurrences, may result in situations which are beyond the ability of individual law enforcement agencies to manage and respond to effectively in terms of manpower and equipment resources on hand at a given time. Each Participating Agency has and does express its intent to assist other Participating Agencies by assigning some of its manpower and equipment resources to a Stricken Agency as resources and situations allow. The specific intent of this Amended Mutual Aid Agreement and Plan is to permit each Participating Agency to more fully safeguard the lives, persons, and property of all citizens within its respective Primary Law Enforcement Jurisdiction.

Section 2 Definitions

For the purpose of this Amended Mutual Aid Agreement and Plan, the following terms are defined as follows:

Aiding Agency: A Participating Agency furnishing police equipment and manpower to a Stricken Agency.

Amended Mutual Aid Agreement and Plan: An amended Mutual Aid Agreement Plan which shall go into effect and supersede the Original Mutual Aid Agreement and Plan pursuant to the procedures set forth in Section 5 of this Amended Mutual Aid Agreement and Plan.

Amended NIPAS Bylaws: Amended NIPAS Bylaws, which shall go into effect and supersede the NIPAS Bylaws upon their adoption, pursuant to Article XV,

Section 1 of the NIPAS Bylaws, by a majority of the Original Participating Agencies present at the special meeting of Original Participating Agencies called, pursuant to Article XI, Section 4 of the NIPAS Bylaws, at least 60 days after the last of the following two events to occur: (i) the passage and approval of an ordinance or resolution approving participation in NIPAS and the Amended Mutual Aid Agreement and Plan, in the manner provided by law, by the corporate authorities of at least three-fourths of the Participating Agencies; and (ii) the execution of this Amended Mutual Aid Agreement and Plan by the heads of the corporate authorities and the commanding officers of at least three-fourths of the Original Participating Agencies.

Emergency Situation: A situation occurring within a Stricken Jurisdiction that requires the Stricken Agency to perform Law Enforcement Services that would exceed the stand-alone physical and organizational capabilities of the Stricken Agency.

Law Enforcement Services: The serving and protecting of the lives, persons, and property of all citizens within a Primary Law Enforcement Jurisdiction, including, without limitation, the investigation of all crimes occurring or alleged or suspected to have occurred within its Primary Law Enforcement Jurisdiction.

Mutual Aid: Response and assistance by the Aiding Agencies in the event of an Emergency Situation.

Mutual Aid Agreement and Plan: A definite and pre-arranged written agreement and plan whereby the provision of Mutual Aid is agreed upon in accordance with the Police Alarm Assignments as developed by the commanding officers of the Participating Agencies.

NIPAS Bylaws: Those bylaws establishing the NIPAS Board, as required pursuant to Section 3.G of the Original Mutual Aid Agreement and Plan, and the rules by which the NIPAS Board shall operate adopted by the Participating Agencies on March 23, 1988, and subsequently amended by the Participating Agencies on March 21, 1991, April 17, 1992, May 11, 1994, May 20, 1998, and May 20, 2009.

NIPAS Board: The Board of Officers of NIPAS, the governing board of NIPAS, established pursuant to Section 3.G of the Original Mutual Aid Agreement and Plan.

Northern Illinois Police Alarm System (NIPAS): An organization of Northern Illinois law enforcement agencies participating in the Original Mutual Aid Agreement and Plan and this Amended Mutual Aid Agreement and Plan.

Original Mutual Aid Agreement and Plan: That Mutual Aid Agreement and Plan pursuant to which NIPAS and the Participating Agencies operate and are governed, which shall be in effect until the Amended Mutual Aid Agreement and Plan goes into effect and supersedes the Original Mutual Aid Agreement and Plan pursuant to the procedures set forth in Section 5 of this Amended Mutual Aid Agreement and Plan.

Original Participating Agencies: Those Participating Agencies whose corporate authorities had approved participation in NIPAS and whose head of corporate authorities and commanding officers had executed the Original Mutual Aid Agreement and Plan prior to May 1, 2018.

Participating Agency: A law enforcement agency dedicated to performing Law Enforcement Services for its Primary Law Enforcement Jurisdiction that commits itself to participate in NIPAS pursuant to the terms of this Amended Mutual Aid Agreement and Plan.

Police Alarm Assignments: A pre-determined listing of manpower and equipment that will respond to aid a Stricken Agency.

Primary Law Enforcement Jurisdiction: A geographically, politically, or contractually defined area for which a Participating Agency is primarily responsible for performing Law Enforcement Services.

Specialized Teams: A subsidiary team of NIPAS established by the NIPAS Board, consisting of Participating Agencies electing to participate pursuant to a separate agreement, and dedicated to performing a specialized set of Law Enforcement Services for the sole benefit of the Participating Agencies electing to participate in the Specialized Team and not for the benefit of all of NIPAS or all of the Participating Agencies.

Stricken Agency: The Participating Agency that is primarily responsible for performing Law Enforcement Services for a Stricken Jurisdiction.

Stricken Jurisdiction: The Primary Law Enforcement Jurisdiction in which an Emergency Situation occurs that is of such magnitude that it cannot be adequately managed or responded to by the Participating Agency primarily responsible for performing the Law Enforcement Services for that Primary Law Enforcement Jurisdiction.

Section 3

Amended Mutual Aid Agreement and Plan

The corporate authorities of each Participating Agency are authorized on behalf of that Participating Agency

to enter into and subsequently alter and amend, on the advice of the commanding officer of the Participating Agency, this Amended Mutual Aid Agreement and Plan as follows:

- A. Whenever an Emergency Situation is of such magnitude and consequence that it is deemed advisable by the senior officer present of the Stricken Agency, or his or her designee, to request Mutual Aid from the Aiding Agencies, the senior officer present of the Stricken Agency, or his or her designee, may do so in accordance with the following:
 1. Immediately determine what resources are required according to the Police Alarm Assignments.
 2. Immediately determine if the required equipment and personnel can be committed in response to the request from the Stricken Agency.
 3. Dispatch immediately the personnel and equipment required to the Stricken Agency in accordance with the Police Alarm Assignments.
- B. The rendering of Mutual Aid under the terms of this Amended Mutual Aid Agreement and Plan shall not be mandatory in accordance with the Police Alarm Assignments if local conditions prohibit response. In that event it is the responsibility of the Aiding Agency to immediately notify the Stricken Agency of the circumstances that prevent the provision of Mutual Aid in response to the Emergency Situation.
- C. The senior officer present of the Stricken Agency, or his or her designee, shall assume full responsibility and command for operations at the scene. The senior officer present of the Stricken Agency, or his or her designee, will assign personnel and equipment, of the Aiding Agencies, to positions when and where he or she deems necessary.
- D. Requests for Mutual Aid under this Amended Mutual Aid Agreement and Plan will be initiated only in the event of an Emergency Situation in which the demands for Law Enforcement Services on the Stricken Agency exceed the stand-alone physical and organizational capabilities of the Stricken Agency. Aiding Agencies will be released and returned to duty in their own Primary Law Enforcement Jurisdiction as soon as the Emergency Situation is resolved to the point which permits the Stricken Agency to satisfactorily handle it with its own resources or, as pursuant to subsection B above, when an Aiding Agency so decides.
- E. All Law Enforcement Services performed under this Amended Mutual Aid Agreement and Plan

shall be rendered without reimbursement of any party from the other(s). Requests for indemnification for unusual or burdensome costs incurred in the performance of Mutual Aid may be submitted by the Aiding Agency to the Stricken Agency. Indemnification of such costs shall be at the discretion of the corporate authorities of the Stricken Agency.

F. Each Participating Agency assumes the responsibility for members of its police force acting pursuant to this Amended Mutual Aid Agreement and Plan, both as to indemnification of said members of the Participating Agency's police force as provided for by 65 ILCS 5/1-4-6 in the case of municipal Participating Agencies or 55 ILCS 5/5-1002 in the case of county Participating Agencies, or any other Statute of the State of Illinois or law or bylaw of the Participating Agencies, as the case may be, and as to personal benefits to said members of the Participating Agency's police force, all to the same extent as they are protected, insured, indemnified and otherwise provided for by the Statutes of the State of Illinois or the laws or bylaws of the Participating Agencies when those members of the Primary Agency's police force are acting solely within the Participating Agency's Primary Law Enforcement Jurisdiction.

G. Defense and Indemnification of NIPAS.

1. Defense. In the event that NIPAS is named as a party to a lawsuit, claim or action as a separate party, either individually or in addition to other Participating Agencies, the Stricken Agency shall be responsible, at its sole cost, for the defense of NIPAS in such lawsuit, claim or action.
2. Indemnification. To the extent permitted by law, the indemnification of NIPAS from and against any liability, damage, cost, including plaintiff's attorney's fees, or expense assessed against NIPAS shall be shared equally between each Participating Agency named as a party to the lawsuit, claim or action.

H. Insurance Requirements. Each Participating Agency under the terms of this Amended Mutual Aid Agreement and Plan shall procure and maintain, at its sole and exclusive expense, insurance coverage which covers itself, its personnel and equipment and liability for its participation in providing Mutual Aid pursuant to this Amended Mutual Aid Agreement and Plan as follows:

1. Commercial General Liability (Including contractual liability coverage): \$1,000,000 combined single limit per occurrence for bodily injury, and property damage and \$1,000,000 per occurrence for personal injury. The general aggregate shall be twice the required occurrence limit. Minimum General Aggregate

shall be no less than \$2,000,000 or a project/contract specific aggregate of \$1,000,000.

2. Business Automobile Liability: \$1,000,000 combined single limit per accident for bodily injury and property damage.

3. Workers' Compensation and Employers' Liability: Workers' Compensation coverage with statutory limits and Employers' Liability limits of \$500,000 per accident.

4. Each Agency shall bear the responsibility for its own insurance even in the event of inadequate, nonexistent or exhausted coverage.

I. The commanding officers of the Participating Agencies shall maintain a governing board, the NIPAS Board, and establish an operational plan for giving and receiving Mutual Aid under this Amended Mutual Aid Agreement and Plan. Said plan shall be reviewed, updated and tested at regular intervals.

J. Each Participating Agency agrees to pay dues or fees, as determined by the NIPAS Board in its sole and absolute discretion, in exchange for the Participating Agency's participation in NIPAS. Payments of such dues or fees, if any, are due at the commencement of participation in NIPAS and thereafter upon request from the NIPAS Board.

K. The NIPAS Board, from time to time as it sees fit, may establish Specialized Teams within NIPAS dedicated to performing specialized sets of Law Enforcement Services for the sole benefit of those Participating Agencies who elect to participate in each Specialized Team and may set forth the scope of services or mission, participation criteria, rules and regulations, and additional fees or dues for each Specialized Team at its discretion (collectively, "**Additional Requirements**"). Participating Agencies may elect to participate in these Specialized Teams in accordance with the Additional Requirements for each Specialized Team, as set forth by the NIPAS Board. The specialized benefits and additional Mutual Aid offered by each Specialized Team shall be available only to those Participating Agencies which have elected to: (i) participate in that particular Specialized Team; and (ii) comply with the Additional Requirements of that particular Specialized Team, as set forth by the NIPAS Board. Approval and Execution of this Amended Mutual Aid Agreement and Plan by the undersigned law enforcement agency only grant the undersigned law enforcement agency participation in NIPAS as a whole and access to the Mutual Aid from other Participating Agencies in the event of an Emergency Situation, as those terms are defined in Section 2 and pursuant to the terms set forth in this Amended Mutual Aid Agreement and Plan, and do not grant or guarantee to the undersigned law enforcement agency

participation in a Specialized Team or access to the specialized benefits and additional Mutual Aid offered by each Specialized Team.

Section 4 Termination

- A. Any Participating Agency may withdraw from participation in NIPAS and this Amended Mutual Aid Agreement and Plan by notifying the NIPAS Board in writing ("**Termination Notice**"), on or before December 31 of any calendar year, whereupon the participation of the withdrawing Participating Agency will terminate effective as of May 1 of the calendar year following the calendar year in which the Termination Notice is received by the NIPAS Board.
 - B. Any participating agency that fails to meet its obligations in accordance with this Amended Mutual Aid Agreement and Plan or with the NIPAS Bylaws may have its participation in NIPAS terminated by a two-thirds vote of the NIPAS Board pursuant to Article III, Section 8 of the Amended NIPAS Bylaws.
 - C. Any Participating Agency found responsible for any behavior detrimental to law enforcement or whose continued participation would be detrimental to NIPAS, may have its participation in NIPAS suspended or terminated by a two-thirds vote of the NIPAS Board pursuant to Article III, Section 9 of the Amended NIPAS Bylaws. Before any Participating Agency may be suspended or terminated from participation in NIPAS, the Participating Agency will be notified and shall have an opportunity to appear before the NIPAS Board.
3. The Approval of participation in NIPAS and this Amended Mutual Aid Agreement and Plan, in accordance with the procedures set forth in Section 5.A.1 of this Amended Mutual Aid Agreement, by the corporate authorities of at least three-fourths of the Original Participating Agencies;
 4. The Execution of this Amended Mutual Aid Agreement and Plan, in accordance with the procedures set forth in Section 5.A.2 of this Amended Mutual Aid Agreement, by the heads of the corporate authorities and the commanding officers of at least three-fourths of the Original Participating Agencies; and
 5. The adoption of the Amended NIPAS Bylaws, pursuant to Article XV, Section 1 of the NIPAS Bylaws, by a majority of the Original Participating Agencies present at the special meeting of the Original Participating Agencies called, pursuant to Article XI, Section 4 of the NIPAS Bylaws, at least 60 days after the last to occur of the two events listed in Section 5.A.3 and Section 5.A.4 of this Amended Mutual Aid Agreement and Plan.

Section 5 Adoption and Effect of Adoption

- A. If the undersigned law enforcement agency is an Original Participating Agency, this Amended Mutual Aid Agreement and Plan shall be in full force and in effect only upon the date of the last of the following events to occur ("**Original Participating Agency Effective Date**"):
 1. The passage and approval of an ordinance or resolution approving participation in NIPAS and this Amended Mutual Aid Agreement and Plan, in the manner provided by law, by the corporate authorities of the undersigned Original Participating Agency ("**Approval**");
 2. The execution of this Amended Mutual Aid Agreement and Plan by the head of the corporate authorities and the commanding officer of the undersigned Original Participating Agency ("**Execution**");

If this Amended Mutual Aid Agreement and Plan is brought into full force and effect pursuant to this Section 5.A of this Amended Mutual Aid Agreement and Plan, then, as of the Original Participating Agency Effective Date: (i) the undersigned Original Participating Agency shall remain a Participating Agency in NIPAS and, if the undersigned Original Participating Agency has elected to participate in a Specialized Team or Specialized Teams, the participation of the undersigned Original Participating Agency in its respective Specialized Team or Specialized Teams shall continue; (ii) the Original Mutual Aid Agreement and Plan shall be terminated; (iii) this Amended Mutual Aid Agreement and Plan and the provisions contained herein shall supersede and control over the Original Mutual Aid Agreement and Plan and any provision contained therein; (iv) the NIPAS Bylaws shall no longer govern NIPAS; and (v) the Amended NIPAS Bylaws and the provisions contained therein shall govern NIPAS and supersede and control over the NIPAS Bylaws and any provision contained therein.

The participation in NIPAS, and in any Specialized Team, of any Original Participating Agency that fails to complete the Approval and Execution of this Amended Mutual Aid Agreement and Plan in accordance with this Section 5.A on or before the day before the Original Participating Agency Effective Date will be terminated as of the day after the Original Participating Agency Effective Date. Any Original Participating Agency who has its participation in NIPAS terminated may seek participation in NIPAS again at any time in accordance with the procedures set forth in Section 5.B of this Amended Mutual Aid Agreement and Plan.

B. If the undersigned law enforcement agency is not an Original Participating Agency, this Amended Mutual Aid Agreement and Plan shall be in full force and in effect with respect to the undersigned law enforcement agency upon the date of the last of the following events to occur ("**New Participating Agency Effective Date**"):

1. The Approval of participation in NIPAS and this Amended Mutual Aid Agreement and Plan, in accordance with the procedures set forth in Section 5.A.1 of this Amended Mutual Aid Agreement, by the corporate authorities of the undersigned law enforcement agency;
2. The Execution of this Amended Mutual Aid Agreement and Plan, in accordance with the procedures set forth in Section 5.A.2 of this Amended Mutual Aid Agreement, by the head of the corporate authorities and the commanding officer of the undersigned law enforcement agency; and
3. The approval by the NIPAS Board of the undersigned law enforcement agency as a Participating Agency in NIPAS pursuant to Article III of the Amended NIPAS Bylaws.

If this Amended Mutual Aid Agreement and Plan is brought into full force and effect pursuant to this Section 5.B of this Amended Mutual Aid Agreement and Plan, then, as of the New Participating Agency Effective Date: (i) this Amended Mutual Aid Agreement and Plan and provisions contained herein and the Amended NIPAS Bylaws and provisions contained therein shall control the undersigned law enforcement agency's participation in NIPAS; and (ii) any previous agreement or bylaws related to NIPAS to which the

undersigned law enforcement agency is a party shall be superseded by this Amended Mutual Aid Agreement and Plan and provisions contained herein and the Amended NIPAS Bylaws and provisions contained therein.

Section 6 General Provisions

- A. Non-Waiver of Immunities. No Participating Agency to this Amended Mutual Aid Agreement and Plan while performing under the terms of this Amended Mutual Aid Agreement and Plan shall be deemed to waive any governmental immunity or defense to which the Participating Agency would otherwise be entitled under statute or common law.
- B. Contractual Obligation. The obligations and responsibilities incurred by a Participating Agency under this Amended Mutual Aid Agreement and Plan shall remain continuing obligations and responsibilities of such party. Nothing contained herein shall be deemed to affect other Mutual Aid agreements that a party may have executed.
- C. Application of Law and Venue. This Amended Mutual Aid Agreement and Plan shall be governed by and construed under the laws of the State of Illinois. The exclusive venue for the enforcement of the provisions of this Amended Mutual Aid Agreement and Plan or the construction or interpretation of this Amended Mutual Aid Agreement and Plan shall be in a state court in the County of Cook, Illinois.

IN WITNESS WHEREOF, this Amended Mutual Aid Agreement has been duly executed by the following parties:

(seal)

Name of Law Enforcement Agency

Head of Corporate Authorities

Commanding Officer of Law Enforcement Agency

ATTEST:

Clerk

Date

The Village of Arlington Heights has been a member of the Northern Illinois Police Alarm System since 1983. Our participation in NIPAS provides essential mutual aid support to the Village during times when a police emergency exceeds our capability. NIPAS has grown in size since its inception to over one hundred participating agencies and has proven to be an essential asset to the region.

During the NIPAS annual membership meeting on May 10, 2018, the NIPAS Board of Officers provided a report recommending NIPAS Agreement and the NIPAS Bylaws be updated. The NIPAS Agreement is the foundational document adopted by legislative action of the corporate authorities of each member agency. The NIPAS Bylaws are adopted and modified from time to time by the NIPAS membership at its annual meeting or any special meeting.

The following changes proposed by the NIPAS Board will be enabled by the new NIPAS Amended Agreement:

1. General updates to a document that has not been modified since 1983.
2. Allow for the expansion of NIPAS membership to included non-municipal law enforcement agencies within the NIPAS service area. Such agencies are certified by the State of Illinois and often serve Colleges, Universities and other entities.
3. Simplifies and clarifies procedures for entities wishing to terminate participation in NIPAS.
4. Reduces NIPAS's risk of liability by incorporating "best practice" language designed to aid in defending in case of legal challenges.

BYLAWS OF THE NORTHERN ILLINOIS POLICE ALARM SYSTEM

The purpose of these bylaws is to establish a governing board as required by Section 3.I of the "Amended Mutual Aid Agreement and Plan," and the rules under which the governing board shall operate.

Adopted by the participating agencies on March 23, 1988, and as amended on March 21, 1991, April 17, 1992, May 11, 1994, May 20, 1998, May 20, 2009, and _____, 201__.

Article I — Authority

The Northern Illinois Police Alarm System (NIPAS) was established in 1983 pursuant to the "Northern Illinois Police Alarm System Agreement," an intergovernmental service agreement. Between 1983 and _____, 201__, NIPAS operated pursuant to the Northern Illinois Police Alarm System Agreement. On _____, 201__, NIPAS voted by three-fourths vote of the participating agencies to terminate the Northern Illinois Police Alarm System Agreement and approve the Amended Mutual Aid Agreement and Plan. Since that date, NIPAS has operated pursuant to the Amended Mutual Aid Agreement and Plan.

Article II — Purpose

NIPAS is organized to provide a system of mutual aid among participating law enforcement agencies. The purpose is set forth in the Amended Mutual Aid Agreement and Plan reading as follows (capitalized terms are defined in Section 2 of the Amended Mutual Aid Agreement and Plan):

This Amended Mutual Aid Agreement and Plan is made in recognition of the fact that natural occurrences, or man-made occurrences, may result in situations which are beyond the ability of individual law enforcement agencies to manage and respond to effectively in terms of manpower and equipment resources on hand at a given time. Each Participating Agency has and does express its intent to assist other Participating Agencies by assigning some of its manpower and equipment resources to a Stricken Agency as resources and situations allow. The specific intent of this Amended Mutual Aid Agreement and Plan is to permit each Participating Agency to more fully safeguard the lives, persons, and property of all citizens within its respective Primary Law Enforcement Jurisdiction.

Article III — Participating Agencies

Section 1 On or before _____, 201__, participation in NIPAS shall be in full force and in effect with the passage and approval of an ordinance or resolution by the corporate authorities of the participating law enforcement agencies approving participation in NIPAS and the Northern Illinois Police Alarm System Agreement, in the manner provided by law, and in the execution of the Northern Illinois Police Alarm System Agreement by the head of the corporate authorities of the participating law enforcement agency.

Section 2 On or after _____, 201__, participation in NIPAS shall be subject to the following provisions:

a) If a law enforcement agency is a participating agency in NIPAS pursuant to the Northern Illinois Police Alarm System Agreement as of May 1, 2018, the corporate authorities of the law enforcement agency have passed and approved an ordinance or resolution approving participation in NIPAS and the Amended Mutual Aid Agreement and Plan on or before _____, 201__, and the head of the corporate authorities and the commanding officer of the law enforcement agency have executed the Amended Mutual Aid Agreement and Plan on or before _____, 201__, then as of _____, 201__, that law enforcement agency shall remain a participating agency in NIPAS and, if it has elected to participate in any specialized teams pursuant to Article VII of these bylaws, shall continue its participation in its respective specialized team or specialized teams.

b) If a law enforcement agency is a participating agency in NIPAS pursuant to the Northern Illinois Police Alarm System Agreement as of May 1, 2018, and the corporate authorities of the law enforcement agency have not passed and approved an ordinance or resolution approving participation in NIPAS and the Amended Mutual Aid Agreement and Plan on or before _____, 201__, or the head of the corporate authorities and the commanding officer of the law enforcement agency have not executed the Amended Mutual Aid Agreement and Plan on or before _____, 201__, then that law enforcement agency's participation in NIPAS, and in any specialized team pursuant to Article VII of these bylaws, will be considered terminated as of _____, 201__. Such law enforcement agency may seek participation in NIPAS again at any time on or after _____, 201__, in accordance with the procedures set forth in Article III, Section 2.c of these bylaws.

c) If a law enforcement agency is not a participating agency in NIPAS as of May 1, 2018, or has its participation in NIPAS terminated pursuant to Article III, Sections 2, 8, 9, or 10 of these bylaws after May 1, 2018, then that law enforcement agency shall be a participating agency in NIPAS upon the last of the following events to occur:

- i) The passage and approval of an ordinance or resolution approving participation in NIPAS and the Amended Mutual Aid Agreement and Plan, in the manner provided by law, by the corporate authorities of the law enforcement agency;
 - ii) The execution of the Amended Mutual Aid Agreement and Plan by the head of the corporate authorities and the commanding officer of the law enforcement agency;
 - iii) The approval of the law enforcement agency as a participating agency in NIPAS by the Board of Officers pursuant to the provisions set forth in this Article III; and
 - iv) The payment of required fees or dues, in an amount set forth by the Board of Officers in its sole and absolute discretion, by the law enforcement agency to NIPAS.
- Section 3 Participation in NIPAS shall be limited to Illinois law enforcement agencies, as defined by Illinois Statutes.
- Section 4 Board of Officers, will by a majority vote, approve or disapprove the participation of any requesting law enforcement agency after the submission of:
 - a) Letter from the requesting law enforcement agency formally notifying the Board of Officers of the law enforcement agency's request to participate in NIPAS;
 - b) Letter of recommendation from an active NIPAS participating agency in good standing recommending the approval of the law enforcement agency's participation in NIPAS.
 - c) Copy of Ordinance or resolution passed by the corporate authorities of the law enforcement agency approving participation in NIPAS and the Amended Mutual Aid Agreement and Plan, in the manner provided by law;
 - d) Copy of Amended Mutual Aid Agreement and Plan executed by the head of the corporate authorities and the commanding officer of the law enforcement agency; and
 - e) Any other materials that the Board of Officers may deem necessary, in its sole and absolute discretion, for the evaluation of the law enforcement agency's request to participate in NIPAS.
- Section 5 When considering a law enforcement agency's request for participation, the Board of Officers shall consider all factors including:
 - a) An agency's capabilities of providing or being resources to the NIPAS participating agencies.
 - b) Geographic proximity to other NIPAS agencies.
- Section 6 Participating agencies each have one vote.
- Section 7 Each participating agency shall pay dues or fees, as determined by the Board of Officers of NIPAS in its sole and absolute discretion, in exchange for the participating agency's participation in NIPAS. Payments of such dues or fees, if any, are due at the commencement of participation in NIPAS and thereafter upon request from the Board of Officers of NIPAS.
- Section 8 Any participating agency that fails to meet its obligations in accordance with the Amended Mutual Aid Agreement and Plan or with these bylaws may have its participation in NIPAS terminated by a two-thirds vote of the Board of Officers.
- Section 9 Any participating agency found responsible for any behavior detrimental to law enforcement or whose continued participation in NIPAS would be detrimental to NIPAS, may have its participation suspended or terminated from participation in NIPAS by a two-thirds vote of the Board of Officers. Before any participating agency may be suspended or terminated from participation in NIPAS, the participating agency will be notified and shall have an opportunity to appear before the Board of Officers.
- Section 10 Any participating agency may withdraw from participation in NIPAS and the Amended Mutual Aid Agreement and Plan by notifying the Board of Officers in writing (Termination Notice), on or before December 31 of any calendar year, whereupon the participation of the withdrawing participating agency will terminate effective as of May 1 of the calendar year following the calendar year in which the Termination Notice is received by the Board of Officers.
- Section 11 Participating agencies that have been admitted to participate in NIPAS pursuant to Article III, Sections 1 or 2 of these bylaws and whose participation in NIPAS has not been suspended or terminated pursuant to Article III, Sections 2, 8, 9, or 10 of these bylaws shall qualify as active NIPAS participating agencies for the purposes of these bylaws.

Article IV — Board of Officers

- Section 1 The Board of Officers of NIPAS shall consist of the Officers of NIPAS (President, Vice-President, Secretary, and Treasurer, as set forth in Article V of these bylaws), the immediate past President, and six at-large members selected from active NIPAS participating agencies. All members of the Board of Officers must be the Chief Executive Officer or official designee of a participating NIPAS agency.
- Section 2 The Officers of NIPAS (President, Vice-President, Secretary, and Treasurer) shall be elected, appointed, or filled, whichever the case may be, and serve terms in accordance with Article V of these bylaws.

- Section 3 The immediate past President shall be the person who was succeeded by the President then holding of-
fice and shall serve a two-year term or until their successors in the office of the President have duly com-
pleted their term as President, provided their law enforcement agency remains an active NIPAS participat-
ing agency during their term of office. In the event the participation in NIPAS of the law enforcement
agency of the immediate past President is terminated or suspended, the office of the immediate past
President shall remain vacant until a new President is elected and the person who is succeeded by the
new President shall fill the office of the immediate past President for a new two-year term.
- Section 4 The remaining members of the Board of Officers shall be appointed, by the President, at the Annual Gen-
eral Meeting and shall serve a one-year term or until their successors have been duly appointed, provided
their law enforcement agency remains an active NIPAS participating agency during their term of office
provided. In the event the participation in NIPAS of the law enforcement agency of any at-large member
of the Board of Officers is terminated or suspended, the President or Board of Officers may call a special
meeting pursuant to Article XI, Section 4 of these bylaws in order to appoint a replacement to fill the re-
mainder of the one-year term of the at-large member whose law enforcement agency was terminated or
expelled as a participating agency in NIPAS.
- Section 5 The Board of Officers shall have the authority to take all appropriate actions and to perform all duties re-
quired to accomplish the goals of NIPAS.
- Section 6 The Board of Officers shall convene at a time and place as specified by the President. The President
shall preside at the meetings of the Board of Officers and conduct business for NIPAS. Minutes of these
meetings shall be available to all participating agencies and the members of the Board of Officers upon
request.
- Section 7 Six members of the Board of Officers shall constitute a quorum.
- Section 8 Objections to rules or actions by Board of Officers may be made by any participating agency. Such an
objection made by a participating agency will be brought to a vote of all participating agencies at the next
Annual General Meeting or a special meeting called pursuant to Article XI, Section 4 of these bylaws, and
decided by a majority vote of the participating agencies present in accordance with Article XIII, Sections 2
and 3 of these bylaws.
- Section 9 The Board of Officers shall promulgate an operational plan for giving and receiving aid under the provisions
of the Amended Mutual Aid Agreement and Plan.

Article V — Officers of NIPAS

- Section 1 The Officers of NIPAS shall consist of a President, Vice-President, Secretary, and Treasurer. They shall
each be the Chief Executive Officer or official designee of a participating agency that: (i) is in good stand-
ing; and (ii) has been an active NIPAS participating agency for the entire 12-month period immediately
preceding their election.
- Section 2 The President and Vice-President shall be elected in accordance with Article V, Sections 8 and 9 of these
bylaws or filled in accordance with Article V, Sections 5 and 6 of these bylaws and shall each hold office
for a term of two years or until their successors have been duly elected, provided their law enforcement
agency remains an active NIPAS participating agency during their term of office.
- Section 3 The Secretary and Treasurer shall be appointed by the President with the approval of the Board of Offic-
ers and shall each hold office for a term of one year or until their successors have been duly appointed,
provided their law enforcement agency remains an active NIPAS participating agency during their term of
office.
- Section 4 All Officers may be reelected or appointed for additional terms of office
- Section 5 Vacancies in the position of President within the two year term shall be filled with the Vice-President in
accordance with Article VI, Section 2 of these bylaws.
- Section 6 Vacancies in the position of Vice-President within the two-year term shall be appointed by the President
subject to approval by the Board of Officers.
- Section 7 Vacancies in the positions of Secretary or Treasurer within the one-year term shall be appointed by the
President subject to approval by the Board of Officers.
- Section 8 A Nominating Committee consisting of three current members of the Board of Officers shall be appointed
by the President of the Board of Officers. It shall be the duty of the Nominating Committee to present one
nominee for President and one nominee for Vice-President. The Committee will obtain the consent of the
nominee to serve if elected prior to placing the name in the nomination. The current Officers shall not
serve as members of the Nominating Committee members. Any active participating agency of NIPAS may
make additional nominations from the floor.
- Section 9 Election shall occur at the Annual General Meeting. Election shall be by ballot, but if there is only one
nominee for each office, election may be by voice vote. A majority shall elect on the first ballot. In the
event no candidate receives a majority vote, a second ballot shall be taken between the two candidates
receiving the highest number of votes. Elected officers shall be installed at the Annual General Meeting

and shall assume their duties of office at that time.

Article VI — Duties of the Officers

- Section 1 The President shall preside at the Annual General Meeting, any special meeting called pursuant to Article XI, Section 4 of these bylaws, and all meetings of the Board of Officers.
- Section 2 The Vice-President shall serve as an assistant to the President and in the absence, or the inability, of the President, shall perform the duties of that office. If a vacancy occurs in the office of the President, the Vice-President will succeed in that office for the remainder of the term.
- Section 3 The Secretary shall keep an accurate record of the proceedings of all meetings for NIPAS. The Secretary shall carry on all official correspondence of NIPAS under the direction of the Board of Officers, make available to all participating agencies and the members of the Board of Officers the official minutes of all meetings upon request, and maintain charters and legal documents and all official records and correspondence.
- Section 4 The Treasurer shall receive all monies of NIPAS and shall be custodian of all funds; these funds to be deposited in a financial institution approved by the Board of Officers. The Treasurer shall give a full report at the Annual General Meeting. The Treasurer shall also sign checks and perform such other duties as usually pertain to the office.

Article VII — Specialized Teams

- Section 1 The Board of Officers is authorized, from time to time as it sees fit, to establish subsidiary specialized teams within NIPAS dedicated to performing specialized law enforcement services for the sole benefit of those participating agencies who elect to participate in each specialized team and not for the benefit of all of NIPAS or all of the participating agencies.
- Section 2 The Board of Officers may set forth the scope of services or mission, participation criteria, rules and regulations, and additional fees or dues for each specialized team at its discretion.
- Section 3 Participating agencies may elect to participate in these specialized teams in accordance with the scope of services or mission, participation criteria, rules and regulations, and additional fees or dues for each specialized team, as set forth by the Board of Officers pursuant to Article VII, Section 2 of these bylaws.
- Section 4 The specialized benefits and additional mutual aid offered by each specialized team shall be available only to those participating agencies which have elected to:
- a) Participate in that particular specialized team; and
 - b) Comply with the scope of services or mission, participation criteria, rules and regulations, and additional fees or dues for that particular specialized team, as set forth by the Board of Officers pursuant to Article VII, Section 2 of these bylaws.
- Section 5 The Amended Mutual Aid Agreement and Plan and these bylaws only grant a participating agency participation in NIPAS as a whole and access to mutual aid from other participating agencies in the event of an emergency situation pursuant to the terms set forth in the Amended Mutual Aid Agreement and Plan, and do not grant or guarantee to a participating agency participation in a specialized team or access to the specialized benefits and additional mutual aid offered by each specialized team.

Article VIII — NIPAS Staff

- Section 1 The Board of Officers are authorized to appoint and discharge staff to help carry out administrative duties of NIPAS.
- Section 2 The duties and responsibilities of appointed staff are defined in the "Critical Incident Plans," "Emergency Services Team Standard Operating Guidelines," and "Mobile Field Force Standard Operating Guidelines."

Article IX — Compensation

- Section 1 Officers of NIPAS and members of the Board of Officers shall serve without compensation.
- Section 2 The Board of Officers may approve compensation, as needed, for all other professional services required by NIPAS.

Article X — Disbursements

All disbursement of funds must be reviewed by the NIPAS System Manager or Team Coordinator and approved by the Treasurer and reported to the Board of Officers. Disbursements must be approved in accordance with a policy established by the Board of Officers.

Article XI — Meetings

- Section 1 General NIPAS meetings shall be held annually at such date, time and place as shall be determined by the Board of Officers (Annual General Meeting).
- Section 2 Board of Officers shall meet when determined by the President.

Section 3 The Board of Officers may suspend meetings if they are in conflict with other law enforcement activities.

Section 4 Special meetings of the participating agencies may be called by the President or the Board of Officers if NIPAS business so dictates.

Article XII — Committees

The President of the Board of Officers shall create such committees as are deemed necessary to accomplish the purpose and the needs of NIPAS.

Article XIII — Rules of Order

Section 1 The rules contained in *Roberts Rules of Order* (current edition) shall govern NIPAS in all cases to which they are applicable only to the extent they are not inconsistent with these bylaws.

Section 2 A majority of the participating agencies then currently active in NIPAS shall constitute a quorum for the conduct of business at the Annual General Meeting and at any special meeting called pursuant to Article XI, Section 4 of these bylaws.

Section 3 If a quorum in accordance with Article XIII, Section 2 of these bylaws is present, all matters put to a vote at the Annual General Meeting or special meeting shall be decided by a majority vote of the active participating agencies present, unless otherwise stated in these bylaws.

Section 4 If a quorum in accordance with Article IV, Section 7 of these bylaws is present, all matters put to a vote at a Board of Officers meeting shall be decided by a majority vote of the members of the Board of Officers unless otherwise stated in these bylaws.

Article XIV — Fiscal Year

The fiscal year of NIPAS shall be from May 1 to April 30.

Article XV — Amendments

Section 1 These bylaws may be amended at the Annual General Meeting or any special meeting of NIPAS participating agencies called pursuant to Article XI, Section 4 of these bylaws, by a majority vote of those participating agencies present, providing the amendment shall have been sent to all participating agencies at least fifteen days prior to the meeting.

Section 2 Prior to the meeting at which the amendment is to be considered, the Board of Officers shall consider the proposed amendment and report its recommendations to all participating agencies prior to their vote on the proposed amendment.

Article XVI — Property

The legal and equitable title of all property shall remain with NIPAS.

Article XVII — Dissolution

Section 1 If at the Annual General Meeting or any special meeting called pursuant to Article XI, Section 4 of these bylaws, three-fourths of the active participating agencies vote in favor of dissolution of NIPAS, NIPAS shall be dissolved within sixty days of such vote.

Section 2 Immediately after a vote favoring dissolution, the Board of Officers shall proceed to settle any financial obligations pending against NIPAS, to wind down any contractual obligations, and to dispose of all property held.

Section 3 All funds and property remaining after all claims have been settled, shall be turned over to the Board of Officers for disposal.

Section 4 The property may be offered for purchase to participating agencies via sealed bid, as determined by the Board of Officers. If the property is not purchased or bids refused, then it shall be turned over to such nonprofit, tax exempt organizations as selected by the Board of Officers.

Section 5 All NIPAS funds remaining shall be distributed, by the Board of Officers, to such nonprofit, tax exempt, charitable, scientific, educational, or law enforcement organizations as selected by the Board of Officers.

Article XVIII — Effective Date

These bylaws shall be in full force and in effect from and after their passage and approval at the Annual General Meeting or special meeting of the Northern Illinois Police Alarm System.



Item: Metropolis Lobby Renovation Project

Department: Finance

The Metropolis Theater is completing a renovation to its lobby area. The renovation was approved by the Metropolis Commercial Condominium Association and was reviewed by Village Building Department Staff. The total cost of the renovation is \$120,000, with \$100,000 in funding coming from unrestricted theater donations and the \$20,000 balance is budgeted in the Village's A, E, & E Fund. Village staff also received a summary of the renovation costs.

Recommendation

Staff recommends that the Village Board approve the \$20,000 payment to the Metropolis Theater toward the Lobby Renovation Project Fund. Funds for the Village portion of the project are budgeted in the A, E, & E Fund.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Permit Fee Waiver - Metropolis Performing Arts Centre

Department: Building & Life Safety Department

Background

The Metropolis Performing Arts Centre is requesting a waiver of all applicable Village of Arlington Heights permit fees related to the renovation of the theatre lobby.

Estimated amount of the fee waiver: Approximately \$1,528.00

Recommendation

Staff recommends that the Village Board grant a waiver of the permit fees related to the renovation of the theatre lobby.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

Letter

Type

Correspondence

METROPOLIS

P E R F O R M I N G A R T S C E N T R E

March 30, 2018

Randall Recklaus
Village Manager
Village of Arlington Heights
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005

Re: Metropolis Request for Waiver of Permit Fees

Dear Randy:

I hope you had a great vacation. As you know Metropolis is in the process of renovating the theatre lobby. We have submitted for building permits and the permits have been approved.

I would like to request a waiver of the permit fees charged by the Village. I am not asking that the Village's out of pocket costs be waived, but only the fee portion. As you are also aware the Village has committed \$20,000 to the project which we really appreciate.

We have cost estimates which exceed our budget for the project. We have been working with the design team to pare the costs to bring the project within the budget and a waiver of the fees would help bring the project in at or under budget.

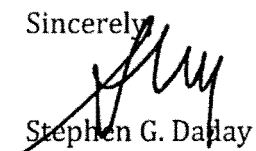
I believe a fee waiver is appropriate due to the quasi-governmental nature of the space and the project in that the Village is the owner of the theatre and the landlord of the theatre. Further, the renovations will clearly enhance the property as a whole and the theatre in particular, enhancing the value of the property and the space. We believe that the enhancements will modernize the space and allow for our continued success and the success of the downtown as a whole.

Finally, it also does not seem to make sense that the Village is contributing \$20,000 to the project, on the one hand, and charging fees which may reach \$2500 to \$5000 of that amount on the other.

Please let me know if you need any further information or have any other questions.

Once again, thank you, the staff and the Village Board for your continued support.

Sincerely,

A handwritten signature in black ink, appearing to read 'Stephen G. Dalay', written over the printed name.

Stephen G. Dalay
President, Performing Arts at Metropolis



Item: Bond Waiver - Alexian Brothers Foundation

Department: Building & Life Safety

Background

Alexian Brothers Foundation is requesting a waiver of the bond requirement for their annual fundraiser for the Women & Children's Hospital being held at Arlington Park Race Track on June 15, 2018. Tickets will be sold the day of the event from 5:00pm until 8:00pm, with the winner being determined at 8:00pm.

Recommendation

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

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

Letter

Type

Correspondence



**ALEXIAN
BROTHERS**

Foundation

May 11, 2018

Attn: Village Manager
Village of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, IL 60005-1499

Dear Village Manager,

The Alexian Brothers Foundation is having their annual fundraiser for the Women & Children's Hospital at Arlington Park on June 15, 2018.

This letter requests a waiver of bond for the raffle we are holding on that day.

Attached you will find the raffle application.

Thank you,

Joan Matthys
Executive Assistant
Alexian Brothers Foundation
3040 Salt Creek Lane
Arlington Heights, IL 60005
847-385-7300



Item: Bond Waiver - Arlington Heights Garden Club

Department: Building & Life Safety

Background

The Arlington Heights Garden Club is requesting a waiver of the bond requirement for their upcoming raffle being held on June 24, 2018 at the Arlington Heights Historical Society. Tickets will be sold the day of the event from 10:00am to 4:00pm, with the winners being determined at 4:00pm.

Recommendation

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

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

Letter

Type

Correspondence

Arlington Heights
garden club
Celebrating our 60th Anniversary

May 7, 2018

Mr. Randy Recklaus
Village Manager
Village of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, Illinois

Dear Mr. Recklaus,

The Arlington Heights Garden Club respectfully requests a waiver of the bond requirement in conjunction with our upcoming Raffle to be held on June 24, 2018.

Thank you for your consideration.

Sincerely,



Nancy Asquini Dean
Secretary
Arlington Heights Garden Club
1811 E. Avon Lane
Arlington Heights, Illinois 60004
847-577-2267
nasquini@wowway.com



Item: Bond Waiver - Arlington Heights Historical Society

Department: Building & Life Safety

Background

The Arlington Heights Historical Society is requesting a waiver of the bond requirement for their upcoming raffle taking place during the Farmers Market - Village Parking Lot S on one of the Saturdays during the Farmers Market Season.

Tickets will be sold from 7:30am to 12:30pm on a date to be determined, the winner will be announced at 12:30pm on that date.

Recommendation

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

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

Letter

Type

Correspondence

ARLINGTON HEIGHTS
HISTORICAL
MUSEUM

May 2, 2018

Mr. Randall Recklaus
Village Manager of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, IL 60005

RE: Waiver of Raffle Fees

Dear Mr. Recklaus,

The Arlington Heights Historical Society, a not for profit organization, is hosting a raffle during the Farmers Market and is requesting the village waive the bond requirement for this raffle.

The raffle will be held on one of the Saturdays during the Farmers Market season. The date and value of the prize will be determined by the vendors. Each vendor will donate an item and the winner of the raffle will get a basket with all of the donated items. The value of the prize will depend on the amount of items donated.

The proceeds from the raffle will help the Society maintain its collection along with its library and will also help defray the expenses incurred with the exhibits that are presented in the Heritage Gallery.

Sincerely,

Carol Frieburg
Development Coordinator

110 W. Fremont St. Arlington Heights, IL 60005

☎ 847.255.1225

📠 847.255.1225

WWW.AHMUSEUM.ORG



Item: Toy Shop & Motolounge - 1728 W. Algonquin Rd. - PC#18-003

Department: Planning & Community Development

Requested Action

1. Special Use Permit to allow "Motor Vehicle Sales, including auxiliary service".

Variations Required

1. Variation to Section 11.4, Schedule of Parking Requirements, to reduce the required amount of off-site parking from 64 spaces to 48 spaces.

2. Variation to Section 6.13-3(b), Side and Rear Yards, to allow an 8-foot tall solid fence in the rear yard where a 6-foot tall solid fence is allowed.

3. Variation to Section 6.12-1, to waive the requirement for a traffic study and parking analysis prepared by a qualified professional engineer.

Recommendation

A public hearing was held by the Plan Commission on April 11, 2018 where Commissioner Green moved and Commissioner Jensen seconded:

A motion to recommend to the Village Board of Trustees, approval of PC#18-003, a Special Use Permit to allow motor vehicle sales and repair of motor vehicles on the subject property, and the following variations:

1. Variation to Section 11.4, Schedule of Parking Requirements, to reduce the required amount of off-site parking from 64 spaces to 48 spaces.

2. Variation to Section 6.13-3(b), Side and Rear Yards, to allow an 8-foot tall solid fence in the rear yard where a 6-foot tall solid fence is allowed.

3. Variation to Section 6.12-1, to waive the requirement for a traffic study and parking analysis prepared by a qualified professional engineer.

This approval shall be subject to the following conditions:

1. The Special Use Permit for motor vehicle sales shall allow only the sale of motorcycles and auxiliary repair of motorcycles.
2. The petitioner shall remove all materials that they are storing outdoors (pallets, chairs, trailers, motorcycle, etc.). Outdoor storage of motor vehicles and materials by the petitioner shall be prohibited.
3. The existing ground sign located in the front yard shall be removed or brought into conformance with all signage regulations. The temporary ground sign that advertises for the Toy Shop shall be removed.
4. The petitioner shall be prohibited from conducting outdoor events on the subject property.
5. The existing 6" fire single check valve shall be removed and replaced with an approved RPZ.
6. The 8' tall slatted chain link fence along the rear property line shall be replaced with an 8' tall solid wood fence. Additionally, the slatted chain link dumpster enclosure shall be replaced with a wood enclosure of suitable height to screen the dumpsters.
7. Two new shade trees shall be installed in the two parking lot landscape islands located at the terminus of the parking rows at the south of the site. Additionally, a code complaint parking lot landscape screen along the right-of-way at the southeast corner of the site shall be installed.
8. The overhead door shall remain closed during any motor vehicle repairs and/or service.
9. All motor vehicle repairs shall cease after 6:00 pm on every day and shall not be permitted on Sunday.
10. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

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

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:**Description**

Staff Report
PC Minutes 4/11/18
Aerial
Project Narrative
Justification for Parking Variation
Justification for SUP
Site Plan
Floor Plan
Market Study
Parking Survey
Neighborhood Meeting Summary
Round 1 Dept. Review Comments
Round 1 Dept. Review Comments -
Petitioner Response
Round 2 Dept. Review Comments
Round 2 Dept. Review Comments -
Petitioner Response
Round 3 Dept. Review Comments
Round 3 Dept. Review Comments -
Petitioner Response
PC Timeline Tracker

Type

Report
Minutes
Exhibits
Correspondence
Correspondence
Correspondence
Exhibits
Exhibits
Correspondence
Exhibits
Correspondence
Correspondence
Correspondence
Correspondence
Correspondence
Correspondence
Exhibits



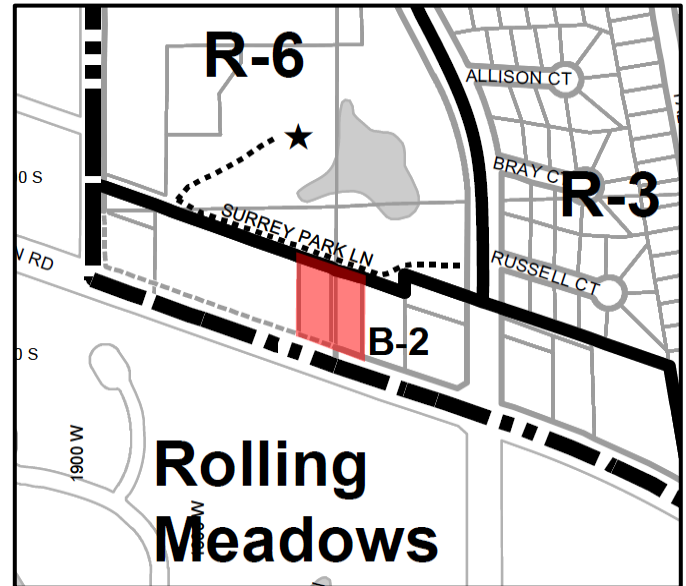
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

Project Number: PC 18-003
Project Title: Toy Shop & Motolounge
Address: 1728 W. Algonquin Road
PIN: 08-08-401-042, 08-08-401-043

To: Plan Commission
Prepared By: Sam Hubbard, Development Planner
Meeting Date: April 11, 2018
Date Prepared: April 6, 2018

Petitioner: Mike Taylor & Victor Baranovici
Address: 1728 W. Algonquin Rd.
 Arlington Height, IL 60005

Existing Zoning: B-2: General Business District



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-6, Multi-Family Dwelling District	Multi-Family Residential (Surrey Park Condominiums)	Moderate Density Multi-Family
South	City of Rolling Meadows		
East	B-2, General Business District	Restaurant (Penang Malaysian Cuisine)	Commercial
West	B-2, General Business District	Multi-Tenant Shopping Center (Plaza Del Grato)	Commercial

Requested Action:

1. Special Use Permit to allow "Motor Vehicle Sales, including auxiliary service".

Variations Required:

1. Variation to Section 11.4, Schedule of Parking Requirements, to reduce the required amount of off-site parking from 71 spaces to 52 spaces.
2. Variation to Section 6.13-3(b), Side and Rear Yards, to allow an 8-foot tall solid fence in the rear yard where a 6-foot tall solid fence is allowed.
3. Variation to Section 6.12-1, to waive the requirement for a traffic study and parking analysis prepared by a qualified professional engineer

Project Background:

The subject property is located along West Algonquin Road approximately 300 feet west of the intersection of Algonquin Road and New Wilke Road. The site is currently occupied by a multi-tenant office building of approximately 18,250 square feet, with current tenants being a medical office, the Toy Shop & Motolounge (which opened in April 2017), and vacant units accounting for around 7,800 square feet. The Toy Shop & Motolounge is a retail business specializing in motorcycles and motorcycle accessories. Currently, the business only sells motorcycle accessories, gear, and parts, and type of retail sales is a permitted use within the B-2 District where the property is located. However, the applicant would like to expand the scope of the business to include motorcycle sales and repair. Hours of operation for the business change with the riding season, but are generally 11:00am to 8:00pm Tuesday, Wednesday, and Friday, 11:00am to 9:00pm on Thursday, 11:00am to 6:00pm on Saturday, and noon to 5:00pm on Sunday. The business is closed on Mondays. The petitioner estimates a total of five employees if approved for the requested special use permit; three within the sales portion of the business and two within the repair portion of the business.

Immediately abutting the subject property to the north is the Surrey Park “Octominiums”, a multiple-family residential condo development. To the west of the subject, property is the Plaza Del Grato shopping center, and to the east is the Penang Restaurant. The land directly south of the subject property and across Algonquin Road is within the City of Rolling Meadows, and land uses to the south include the Saratoga multi-family condominiums and a small commercial building. There is an existing overhead door located on the east side of the subject unit towards the rear (north) of the building, which faces out towards the Penang Restaurant but is also within close proximity to the multi-family residential area to the north. Another overhead door is located on the north side of the building, however, this door is for another unit within the building that is currently vacant.

Primary access to the site comes from two driveway entrances along Algonquin Road. The eastern entrance provides access solely to the subject property and the western entrance is a shared driveway entrance with the neighboring Plaza Del Grato shopping center. This shared driveway is not a primary entrance point to the shopping center and only provides access to the non-public entrances at the rear of the shopping center. The eastern and western drive aisles on the subject property are connected through the rear to provide for circulation throughout the site. Access onto Algonquin Road is not restricted, meaning that cars can leave the subject site to travel both eastbound and westbound on Algonquin Road. Additionally, there is a shared left turn lane in the center of Algonquin Road. The subject property contains a total of 48 parking spaces (52 total when counting the interior service bay spots within the subject unit). The petitioner is not proposing any exterior alterations to the site.

Neighborhood Meetings

The petitioner held a neighborhood meeting on March 22, 2018. A record of the comments received at this meeting, as prepared by the petitioner, has been included in the packet for the Plan Commission.

Conceptual Plan Review Committee

On May 10, 2017, the Conceptual Plan Review Committee (CPRC) met to discuss the proposed special use permit. The discussion was generally positive, with questions about outdoor storage, the type of the repair services that would be offered, and the previous Toy Shop location in Schaumburg. Minutes from this meeting are attached.

Zoning and Comprehensive Plan

Motor vehicle sales are classified as a special use within the B-2 Zoning District and therefore a special use permit is required. The motor vehicle sales use classification permits “auxiliary service” of motor vehicles in

conjunction with any approved motor vehicle sales use. Therefore, approval of a special use permit for motor vehicle sales will also allow the service and repair of automobiles. The petitioner has clarified that the services they intend to offer will be minor motor vehicle repairs, such as oil changes, tire rotations with balancing, fluid flushes, and various lighting, speaker, and electrical add-ons. Furthermore, they have stated that they will not perform any major motor vehicle repairs, such as body work, frame or fender straightening/repair, collision service, and vehicle painting. The type of services that the petitioner has proposed are “auxiliary” and therefore compliant with the motor vehicle sales use classification. The incorporation of any major motor vehicle repair functions would require a land use variation and appearance before the Plan Commission and Village Board for approval.

The petitioner has provided their written justification to the criteria for special use permit approval, which has been included in the packet for the Plan Commission. This criteria is summarized below:

- **That said special use is deemed necessary for the public convenience at this location.**
- **That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.**
- **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.**

The Staff Development Committee does not support the proposed repair portion of the special use at this location as this land use is not compatible with the surrounding multi-family homes to the north of the subject property. The Comprehensive Plan states: **Land Use Goal #4 “Incompatible zoning should be avoided”** and **Land Use Goal #1: “To ensure that the general land use pattern and relationships of all land uses remain or become acceptable to the present and future community.”** Staff does not believe the petitioner meets these goals relative to the proposed land use.

Relative to the special use permit, staff does not concur with the petitioner that the necessary standards for approval have been met for the following reasons:

- The Village has already received a formal complaint about noise generated on the subject property and is aware of additional concerns from the residents within the Surrey Park residential development abutting the property to the north. To allow repair functions, which commonly generate loud noises, will exacerbate the potential for noise complaints.
- The petitioner will be offering speaker add ons as one of the services they perform on motorcycles. This specific type of service is generally associated with loud noises and the Staff Development Committee is concerned that this type of work will disturb the adjacent residential area to the north.
- The petitioner has stated that the service garage is not air conditioned and there will be times when the door will be open while repair functions are conducted (although they state that the door will be closed when loud noises will be generated). The Staff Development Committee is not fully convinced that, given the proximity of this use to the residential area to the north and the likelihood that the garage door will be open during the warmer month, that the repair use will not disturb adjacent residential areas to the north.

The Plan Commission has three primary options to consider:

1. Deny the application. Retail sales of motorcycle parts and accessories will still be allowed on the site, as currently exists.

2. Approve the variations and motorcycle sales special use permit but prohibit the motorcycle service/repair function of the business. Approval can be subject to certain conditions.
3. Approve the variations and special use permit as proposed (allowing both motorcycle sales and repair/service), subject to certain conditions.

Site and Landscaping

As outlined above, the petitioner is not proposing any changes to the site. As part of the Plan Commission review process, staff conducted a site visit to determine the condition of the on-site landscaping. During this site visit, it was noted that several required landscaping elements were missing or have died. Specifically, when the property was originally developed, Ash trees were installed as the required shade trees within the parking lot landscape islands. These shade trees are now just stumps and were likely killed by the Emerald Ash Borer; however, they must be replaced as part of the Plan Commission approval process. Additionally, a small row of shrubs required to screen the parking lot in the southwest corner of the site has either been removed or has died and must be replaced. A condition of approval requiring the petitioner to replace the required landscaping has been included.

Planning Department staff have been to the site multiple times over the last year and observed items being stored outside (chairs, trailers, pallets, motorcycle). Outdoor storage is prohibited in the B-2 District, and the storage of trailers is not allowed unless within a designated loading space. The petitioner shall remove all items that are storing on the exterior of the building. Staff has also observed several motorcycles within the building that are on display, and it is unclear if they are being offered for sale (staff had previously received a complaint that motorcycle sales were being offered on the site but this complaint could not be substantiated). Additionally, there is an existing ground sign in front of the site that does not have a sign face; the inside of the sign cabinet is therefore exposed and is unsightly. Per Section 30-109 of the Sign Code, all signage and support structures which advertise a business no longer being conducted on the premises must be removed within 30 days of the discontinuance of that business. Therefore, the ground sign must be removed. A new code compliant sign can be constructed here should the property owner apply for and be approved for a sign permit. There is also a temporary sign in the front yard ("Motorcycle Shop Now Open") that must be removed. Conditions of approval requiring the removal of outdoor materials and non-conforming signage has been included within the recommendation below.

During the Conceptual Plan Review process, staff made the petitioner aware that the dumpsters were not stored within an enclosure as required by code. Based on this, the petitioner has installed a dumpster enclosure in the northeast corner of the site. However, the petitioner did not get a permit for said enclosure, and constructed the enclosure out of slatted chain like material, which is prohibited by code. A condition of approval has been recommended that would require the petitioner to replace the slatted chain link enclosure with a code complaint wood enclosure.

Finally, the subject property has an existing 8-foot tall slatted chain link fence along the rear property line abutting the Surrey Park residential area to the north. The zoning code requires that all commercial properties that abut residentially zoned properties must provide a 6' tall solid screen along their shared property line. The existing fence is non-compliant in that it is 8 feet tall; the material of the fence is also non-compliant as slatted fences are prohibited. There is no record of a variation having been approved for this fence. In order to provide a suitable buffer from the residential property to the north, staff recommends the 8-foot tall fence be replaced with a solid 8-foot tall wooden fence. Since maximum fence heights are restricted to 6 feet in height, the following variation is required:

- **Variation to Section 6.13-3(b), Side and Rear Yards, to allow a 8' fence in the rear yard where code limits fence heights to 6'.**

Staff is supportive of this variation as it is necessary to provide an adequate buffer to the residential properties to the north. A condition of approval has been included that would require the removal of the existing fence and the installation of the 8-foot tall solid wood fence.

Building

Since no exterior modifications to the building are proposed, a Design Commission application was not required. However, during the Plan Commission review process, the Engineering and Public Works Departments have identified the need for a triple catch basin/grease trap, which is required for the proposed motor vehicle repair use. If this triple catch basin can be accommodate within the building, then only a plumbing permit is required. However, if exterior sanitary sewer work is necessary to install the triple catch basin/grease trap, then an MWRD permit will likely be required. Additionally, the Public Works Department has noted that the existing 6-inch fire single check valve on the building is obsolete and must be replaced with an approved RPZ backflow preventer. Conditions of approval have been included to require both the triple catch basin and RPZ.

Parking

Per section 6.12-1 of the Zoning Code, any development that requires a special use permit and is over 5,000 square feet in floor area must provide a traffic and parking study from a qualified professional engineer. Since the subject unit is 5,082 square feet, the traffic and parking study is a code requirement. Therefore, the petitioner has requested the following variation:

- **A variation to Section 6.12-1, to waive the requirement for a traffic study and parking analysis prepared by a qualified professional engineer.**

The petitioner has surveyed the on-site parking during four days in September/October of 2017. Given that the subject property is located on a major arterial, the fact that the use is not a high traffic generating use, and the provision of the parking survey by the petitioner, staff is supportive of the variation to waive the traffic and parking study requirement.

Relative to parking, the following variation is required:

- **Variation to Section 11.4, Schedule of Parking Requirements, to reduce the required amount of off-site parking from 71 spaces to 52 spaces.**

The detailed parking calculations are provided at the end of this report within **Exhibit I**.

Staff has analyzed the parking survey submitted by the petitioner to determine if the proposed variation will result in a parking shortage relative to peak demand. One of the days surveyed included the Thursday night "Bike Night" event held by the petitioner, which likely represents the peak parking demand generated by the use. It should be noted that this type of event is not permitted and the petitioner has stated they will no longer hold these events. During the Thursday evening event, 56 bikes were observed (occupying 16 parking spaces) and 8 automobiles were observed. Peak usage in this instance occupied 24 out of the 48 on-site parking spaces. Staff believes the proposed parking variation is justified for the following reasons:

- Motorcycle sales and repair is a niche market and therefore the use is not generally correlated with a high parking demand.
- The other spaces within the building are built out primarily of office uses, which typically see peak demand during the standard workday hours with little activity on weekends. Per the parking survey, the peak demand generated by the Toy Shop generally occurs after 4pm and on weekends, which doesn't coincide with the peak use for offices.
- Traffic generated by The Toy Shop and Motolounge typically comes in the form of a motorcycle and multiple motorcycles can occupy more than one space.

Since the one of the justifications for the parking variation is that multiple motorcycles can occupy one parking space, the ability of the site to provide adequate parking is predicated on the fact that motorcycles will be the only motor vehicle sold on the subject property. If the petitioner (or future tenant) wanted to use the motor vehicle sales special use permit to allow the sale of automobiles, the on-site parking situation would change. Therefore, staff is recommending a condition of approval that limits the special use to the sale of motorcycles only.

Finally, staff notes that the extent of the parking variation would reduce if only motor vehicle sales is approved, since the Zoning Code has a higher parking requirement for motor vehicle repair uses than for retail sales uses. **Exhibit II** outlines the parking calculations under this scenario.

RECOMMENDATION

The Staff Development Committee has identified three primary options for the Plan Commission to consider:

1. Denial of the application. Retail sales of motorcycle parts and accessories will still be allowed on the site, as currently exists.
2. Approval of the variations and motor vehicle sales special use permit but prohibit the motorcycle service/repair function of the business. Approval can be subject to certain conditions as outlined below.
3. Approval of the variations and special use permit as proposed (allowing both motor vehicle sales and repair/service), subject to certain conditions.

Upon consideration of the facts and details of the proposed use, the Staff Development Committee recommends **Option #2**: Approval of application PC #18-003, a special use permit to allow motor vehicles sales, but a prohibition of the auxiliary service and repair of motor vehicles on the subject property, and the following variations:

1. Variation to Section 11.4, Schedule of Parking Requirements, to reduce the required amount of off-site parking from 64 spaces to 48 spaces.
2. Variation to Section 6.13-3(b), Side and Rear Yards, to allow an 8-foot tall solid fence in the rear yard where a 6-foot tall solid fence is allowed.
3. Variation to Section 6.12-1, to waive the requirement for a traffic study and parking analysis prepared by a qualified professional engineer

Staff cannot support the service and repair of motor vehicles at this location for the following reasons:

- The petitioner has not met the three required special use permit approval standards necessary to grant a special use permit allowing auxiliary motor vehicle repair/service.
- Incompatibility of the motor vehicle repair use with the abutting residential areas to the north.

- Inconsistency of the motor vehicle repair use with the Village Comprehensive Plan, specifically, **Land Use Goal #4 “Incompatible zoning should be avoided”** and **Land Use Goal #1: “To ensure that the general land use pattern and relationships of all land uses remain or become acceptable to the present and future community.”**
- Concerns that the introduction of motor vehicle service/repair will further exacerbate the noise complaints that have been received relative to the petitioners use of the property.
- Concerns that the speaker add on operations offered by the petitioner will generate noise that will disturb the residential neighbors to the north of the subject property.
- Concerns that, given the proximity of this use to the residential area to the north and the likelihood that the garage door will be open during the warmer month, the use will disturb adjacent residential areas to the north.

Approval shall be subject to the following conditions:

1. Approval of the Special Use Permit for motor vehicle sales shall apply only to motor vehicle sales, and auxiliary service and repair of motor vehicles is prohibited.
2. The special use permit for motor vehicle sales shall allow only the sale of motorcycles.
3. The petitioner shall remove all materials that they are storing outdoors (pallets, chairs, trailers, motorcycle, etc.). Outdoor storage of motor vehicles and materials by the petitioner shall be prohibited.
4. The existing ground sign located in the front yard and shall be removed, as well as the temporary ground sign that advertises for The Toy Shop.
5. The petitioner shall be prohibited from conducting outdoor events on the subject property.
6. The existing 6” fire single check valve shall be removed and replaced with an approved RPZ.
7. The 8’ tall slatted chain link fence along the rear property line shall be replaced with an 8’ tall solid wood fence. Additionally, the slatted chain link dumpster enclosure shall be replaced with a wood enclosure of suitable height to screen the dumpsters.
8. Two new shade trees shall be installed in the two parking lot landscape islands located at the terminus of the parking rows at the south of the site. Additionally, a code complaint parking lot landscape screen along the right-of-way at the southeast corner of the site shall be installed.
9. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

Should the Plan Commission believe approval of the special use permit to allow both motor vehicle sales **and** auxiliary service is warranted, staff recommends the following conditions:

1. The special use permit for motor vehicle sales shall allow only the sale of motorcycles and auxiliary repair of motorcycles.
2. The petitioner shall remove all materials that they are storing outdoors (pallets, chairs, trailers, motorcycle, etc.). Outdoor storage of motor vehicles and materials by the petitioner shall be prohibited.
3. The existing ground sign located in the front yard and shall be removed, as well as the temporary ground sign that advertises for The Toy Shop.
4. The petitioner shall be prohibited from conducting outdoor events on the subject property.
5. The existing 6” fire single check valve shall be removed and replaced with an approved RPZ.
6. The 8’ tall slatted chain link fence along the rear property line shall be replaced with an 8’ tall solid wood fence. Additionally, the slatted chain link dumpster enclosure shall be replaced with a wood enclosure of suitable height to screen the dumpsters.
7. Two new shade trees shall be installed in the two parking lot landscape islands located at the terminus of the parking rows at the south of the site. Additionally, a code complaint parking lot landscape screen along the right-of-way at the southeast corner of the site shall be installed.

8. The overhead door shall remain closed during any motor vehicle repairs and/or service.
9. All motor vehicle repairs shall cease after 6:00pm on every day and shall not be permitted on Sunday.
10. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

April 6, 2018

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

Exhibit I: Parking Calculations

Calculations if both motor vehicle sales and repair/service are approved

Tenant	Address	Use	Square Feet	Employees	# of Bays	Parking Ratio	Parking Required
Molecular Imaging of Arlington Heights	1732 W. Algonquin Rd.	Medical Office	2,300	N/A	N/A	1 per 200 SF	12
Vacant Office/Warehouse	1734 W. Algonquin Rd.	Office	8,800	N/A	N/A	1 per 300 SF	29
Vacant Office/Retail	1730 W. Algonquin Rd.	Office/Retail	2,050	N/A	N/A	1 per 300 SF	7
Toy Shop & Motolounge - Service	1728 W. Algonquin Rd.	Auto Service Station	2,075	2	4	1 per emp; 3 per bay	14
Toy Shop & Motolounge - Parts/Accessories		Retail	2,507	N/A	N/A	1 per 300 SF	8
Toy Shop & Motolounge - Motorcycle Sales		Motor Vehicle Sales	500	N/A	N/A	1 per 600 SF	1
TOTAL SQUARE FOOTAGE			18,232	PARKING REQUIRED			71
PARKING PROVIDED *							52
SURPLUS / (DEFICIT)							(19)

* Includes 4 interior service bay parking spots within Toy Shop unit.

Exhibit II: Parking Calculations

Calculations if both only motor vehicle sales is approved

Tenant	Address	Use	Square Feet	Employees	# of Bays	Parking Ratio	Parking Required
Molecular Imaging of Arlington Heights	1732 W. Algonquin Rd.	Medical Office	2,300	N/A	N/A	1 per 200 SF	12
Vacant Office/Warehouse	1734 W. Algonquin Rd.	Office	8,800	N/A	N/A	1 per 300 SF	29
Vacant Office/Retail	1730 W. Algonquin Rd.	Office/Retail	2,050	N/A	N/A	1 per 300 SF	7
Toy Shop & Motolounge - Retail	1728 W. Algonquin Rd.	Retail	2,075	N/A	N/A	1 per 300 SF	7
Toy Shop & Motolounge - Parts/Accessories		Retail	2,507	N/A	N/A	1 per 300 SF	8
Toy Shop & Motolounge - Motorcycle Sales		Motor Vehicle Sales	500	N/A	N/A	1 per 600 SF	1
TOTAL SQUARE FOOTAGE			18,232	PARKING REQUIRED			64
PARKING PROVIDED *							48
SURPLUS / (DEFICIT)							(16)

* Does not include 4 interior bay parking spots within Toy Shop unit.

APPROVED

PLAN

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

COMMISSION

RE: TOY SHOP & MOTOLOUNGE - 1728 WEST ALGONQUIN ROAD - PC#18-003
SPECIAL USE PERMIT FOR MOTOR VEHICLE SALES, PARKING VARIATIONS

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 11 day of April, 2018 at the hour of 7:30 p.m.

MEMBERS PRESENT:

TERRY ENNES, Chairman
LYNN JENSEN
MARY JO WARSKOW
JOE LORENZINI
BRUCE GREEN
GEORGE DROST
SUSAN DAWSON

ALSO PRESENT:

SAM HUBBARD, Community Development Planner

APPROVED

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CHAIRMAN ENNES: I'm calling this meeting of the Arlington Heights Plan Commission to order. Would you please all rise and join me in the pledge of allegiance?

(Pledge of allegiance recited.)

CHAIRMAN ENNES: Thank you. Sam, would you please take the roll?

MR. HUBBARD: Commissioner Cherwin.

(No response.)

MR. HUBBARD: Commissioner Dawson.

(No response.)

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Here.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. HUBBARD: Commissioner Sigalos.

(No response.)

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MR. HUBBARD: Chairman Ennes.

CHAIRMAN ENNES: Here. So, we have no minutes to approve.

COMMISSIONER GREEN: No, we do.

COMMISSIONER DROST: Yes, we do.

CHAIRMAN ENNES: We do?

COMMISSIONER DROST: Yes.

CHAIRMAN ENNES: Which? Oh, we do.

COMMISSIONER DROST: We were working hard.

CHAIRMAN ENNES: Good, we work very hard. So, we have minutes from our hearing on March 28th at 703-709 Algonquin Road and 715-723. Did everybody get those and review those? Can I have a motion?

COMMISSIONER GREEN: Motion to approve.

CHAIRMAN ENNES: And a second?

COMMISSIONER JENSEN: Second.

CHAIRMAN ENNES: All in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: Anybody opposed? Was everybody there at the meeting?

COMMISSIONER DROST: Yes.

CHAIRMAN ENNES: Okay, so we're good. Tonight we have PC-18-003, the Toy Shop & Motor Lounge. Is our Petitioner present?

MR. HUBBARD: Yes.

COMMISSIONER DROST: Motolounge.

APPROVED

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CHAIRMAN ENNES: Would you please, whoever is going to speak or if a couple of you are going to speak, would you like to come up? I'd like to swear you in and then ask you to give us your presentation. So, it's just you? Okay, would you raise your hand?

(Witnesses sworn.)

CHAIRMAN ENNES: Okay, thank you. As you give your presentation, would you please state your name and spell it for our court reporter? If you would go ahead and tell us about your proposal?

MR. BOROWCZYK: My name is Anthony, last name is Borowczyk spelled B-o-r-o-w-c-z-y-k.

MR. TAYLOR: Mike Taylor, M-i-k-e T-a-y-l-o-r.

CHAIRMAN ENNES: Okay.

MR. BOROWCZYK: So, the Toy Shop & Motolounge is here to propose a special use permit to allow motor vehicle sales and auxiliary service with variations from the Chapter 28 of Municipal Code.

So, a little background about the Toy Shop & Motolounge. We opened in 2015 in Schaumburg. Unfortunately, we weren't allowed to do service at that building. That building wasn't zoned properly despite our landlord at that time telling us it was zoned properly. In regards to doing a dealership at that location, it was located on Roselle Road, and Schaumburg strictly said that only dealerships are to be put on Golf Road, which makes sense. When you drive by Golf Road, you see all these car dealerships.

So, eventually, in April of 2017, we moved to Arlington Heights. We had hopes of pursuing service as well as dealership sales. We had seen the building located 1728 West Algonquin Road and we thought it fit our needs, and the Village was more than welcoming and open to help. Our initial meetings with everyone were very helpful. There were no zoning issues or code issues mentioned at that time.

So, a little more about us. We specialize in gear, parts, accessories and perfect fitment programs. For gear, we sell mid to high end gear. Parts, we sell everything from OEM to after market, as well as accessories, OEM and after market. Something unique about us is we offer a perfect fitment program, meaning we guarantee people to have gear that's going to fit them that they're going to wear. We're not here to sell gear to someone for profit. We're here to sell gear to people to keep them safe.

Something we noticed on the responses for our hours were slightly off. So, these are our seasonal hours now. Monday we're closed. Tuesday through Friday, it's 11:00 a.m. to 8:00 p.m. Saturday, 11:00 a.m. to 6:00 p.m., and Sunday, 12:00 p.m. to 5:00 p.m.

So, some parking study and variations. We have the ability, the unique ability to park up to six motorcycles in one spot. Typically, when you see motorcycles parking in one spot, it's either because it's a big group ride, everyone knows each other, and for the most part the community, the riding community all stays together. They know each other quite well and it's very open when it comes to honestly riding and just learning about the community.

So, bike nights, as the documentations that we've done show that we had 56 bikes occupying 16 spaces with eight vehicles occupying eight parking spaces. This was during a bike night on Thursday, our busiest time of pretty much any day of the week. That was only held last year during the summer and warm nights. Like I said before, the 56 bikes had the ability to park in one spot and we did hire security teams to manage the parking.

With that being said, only 24 total spaces were occupied at 8:00 p.m. on a bike night, our busiest time of the year. Weekdays, we produced a maximum of six bikes and two cars between 4:00 and 5:00 p.m. on Monday which was a Labor Day weekend, it was a holiday. Then the weekends, we produced a maximum of seven bikes and four cars at 6:00 p.m. on Saturday, and similar results were seen on Sunday as well.

The parking study and variations. Furthermore, currently our building is occupied by the Toy Shop and Molecular Imaging. The resident office is, the rest of the building is vacant and it's been vacant for several years. Part of the building is a warehouse that our landlord uses to store their personal stuff. The medical office Molecular Imaging has five locations, Arlington Heights not being their primary location. They have multiple locations downtown.

We're asking for a variation to Section 6.12-1 to waive the requirement for a traffic study and parking analysis prepared by a qualified and professional engineer. The reason being is, like I said before, this building has been vacant for quite some time prior to us moving in as well, as well as that we have Molecular Imaging whose store hours, or excuse me, whose imaging hours I guess you call it because they're a medical office, their medical hours are not close to ours due to it actually being quite different, meaning that they're a medical office. Typically, medical offices close early. There's many times that medical offices move from location to location. I'm unsure about Molecular Imaging if they move from one location in the morning to the next.

The bikes that come in for service will be held in the garage and stay in the garage until they're ready to be picked up. This is primarily because of liability issues. If the bike is outside and something happens to it, we're liable for it. So, it's safer with us in the garage, when we get it for service and after completion of service it will stay in the garage as well.

There is a cross access agreement with the west building which you'll see a diagram on the next slide. The west building allows for a seamless traffic flow. All spots on our property are first-come-first-serve basis. With the 45 spaces and three handicap spaces, we have a total of 48 parking spaces.

So, as you can see here, the north will be pointing to your left, the westward building will be the bottom portion of the diagram. You can see the access aisle is on the bottom, and then on the left side it's a one-way, and then on the right side is our parking. It allows access from both sides. However, if you do come in from the westward side, you are only allowed to go one way, and it's striped and marked.

So, bike nights. Initially, bike nights were created to generate the extra revenue that the service would have provided. Due to us opening late in the season last year, we weren't able to do service. With that being said, I want to make it clear that there is really no correlation to our service noise and bike night noises. Service noises, as we'll talk about later on, are quite different and they don't really produce any noise at all to be honest. Without service, bike nights were needed. I also want to make mention, as the riding season and our weather, we are a seasonal business.

So, the petition to become a used motorcycle dealer, we have a nice storefront on Algonquin Road. If you drove by, you can see inside the showroom floor, the LED lights. It's very pleasing to drive by and actually see. The 500 square-foot would be taking up mainly the front half of the store which I'll show in a diagram in a little, and there's very few

dealerships around us that specialize in only used motorcycles.

As you know, depreciation of cars, if you buy new and take them off the lot, is very big. First time riders are often buying used. The reason being is when they buy used, typically it helps them because the bike is already broken in. Broken in means the miles within the bike allows them to accidentally go too fast or bring the RPMs too high without damaging the bike. With that being said, some riders typically and usually do drop their bike multiple times, and by buying a used bike which is far more cheaper, it allows for them to save money as well as have better gear and actually learn what they're doing rather than jumping on a new bike and actually wasting money because they dropped it.

With that being said, the industry is growing rapidly and there is high demand for the use of motorcycles. The ability to offer financing allows us to cater to all people in any financial situation. With that being said, financing will allow us to reach out to different banks and different organizations who would fund these bikes for other people and allow them to get on a monthly payment and actually afford a bike or do something that they wish to do that they actually wanted.

So, the floor plan. You can see that the right portion where it comes out is, essentially to the front door would be where the 500 square-foot dealership part would be. That would be bikes within that area. There would also be helmets on that wall as they still are, as well as some helmets on the floor within that area on some stands. In the back, you can see the service area with the garage door which is on the leftward side.

The service area offers up to four bays for motorcycle service, and those four bays would actually be four bays of service meaning four motorcycle lifts, not garage doors. The bays, two are going to be used should we be approved for a special use on auxiliary service due to the demand not being extra high right now. Further on, as time progresses, we'd like to eventually get four bays to perform more service and actually expand.

Our detailed site plan essentially was the same as before. It shows the parking spaces, our building, the fire lane, as well as the parking stalls. Something I want to point out about this are the ADA parking stalls on our property. As you can see, the eastward property on the upper portion of the diagram shows our ADA parking stall properly marked, striped, and having an access aisle.

It's been brought to our attention that the westward parking of handicap units aren't properly striped because there is no access aisle on the left parking space. With that being said, we have mentioned in our rounds two and three comments I believe that the access, or excuse me, the ADA parking for those are to be handled by those respective owners. For us, as I said before, it is striped and marked, and we always help out anyone that does need help. We also do have a ramp for access to our front door.

This is an aerial view of the Toy Shop & Motolounge located on Algonquin Road. As you can see in this aerial view, it's backed against Surrey Park Lane Condominiums, as well as some other condominiums or apartments across the street. Some similar businesses such as Arlington Motor Sports do also back to residential areas as well as Service King Collision & Repair is across the street from a condominium complex. The white roof that you see in that left portion, just above that there is a gray roof, that area is also similar condominiums. Then as you can see, our location is just down the street from that, but I just want to point out the close comparison of where these are in comparison to these condominiums or apartments.

So, petition for services. We plan on doing oil changes, fluid flushes, tire changes, brake installs, rotor replacements, clutch adjustments and replacements, chain adjustments and replacements, handlebar installs, speaker installs, and some other things. The Toy Shop will comply with all local, state, federal and Village codes, as well as the regulations and policies.

Now, I want to go through each of these services and kind of explain the aspects behind them. Oil changes don't really produce noise. An oil filter can come off by your hand or a wrench. Oils drain down into a pan, properly disposed. From there the oil is then, the new oil is poured into the bike and there is no noise produced with that. The same goes with fluid flushes.

Tire changes are essentially the same thing. I feel that there may be a misconception compared to automobile shops as they use these high-powered drills. With motorcycle shops, that's not the case. These machines that would be used aren't necessarily the same that are used at automobile shops. The balancing machines are the same, but those don't produce noise. The only noise for a tire change would be the air compressor to fill the tire.

With that being said, a rotor replacement is the same thing. It essentially comes off with some bolts which can be taken off with a screw gun, and essentially replaced the same way as it was taken off. The clutch adjustments and replacements is the same thing. Those are just cables. A chain adjustment is the same thing, those chains can be taken off by some wire cutters essentially, then the chain is just tightened up and placed on the bike by moving the rear tire back to make sure it's at its proper tightness. Handlebar installs are also the same, they typically unbolt and slide on; again, those can be taken off with a screwdriver.

Speaker installs, so for speaker installs, we want to make clear that when we do installs on any bike, specifically speakers in the future, that the speaker installers won't be playing the music at full blast. We understand speakers do produce noise, and we understand motorcycle riders do listen to these. Typically, when you hear these riders listening to these, it's typically very loud on the highway or on roads where speed limits are very high due to wind noise.

With that being said, our sport bike riders who is our primary market unfortunately, we would like to cater more to cruisers but that's just, it's not our niche in the market, and we're really stressing and trying to push towards the cruisers with speaker installs, best gear. One of the problems we have is some cruiser riders do not enjoy wearing helmets, so it's hard for us to offer other incentives or other products like a Sena communication system. A Sena communication system is our most popular brand, and it is essentially a communication system that allows you to listen to music inside your helmet, GPS, you could give audio commands to it and you could tell it what to do. If the speaker installs are a problem, I am more than willing to push those off and actually eliminate them completely and really push for Sena communication systems to these cruiser riders and also help them ensure more safety by trying to get them into a helmet.

As I said before, local, state, federal, Village codes, regulations and policies will be followed. So, fire and safety. Originally, we were requested to replace the existing 1.5 domestic backflow device with an approved RPZ. Since then, that has been changed and we no longer need to replace that one. However, we do still need to replace the existing six-inch fire single check valve with an approved RPZ. We're currently working with a

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certified RPZ unit installer and they came out last week to take some photos. They're coming out next week again to take more photos. After that, they are going to apply for the permits and then we will get that replaced.

A triple basin grease trap will also be installed should service be approved. The service, or the triple basin grease trap itself will stand in front of the service bays and also follow the code. The restriction to access the garage, I want to make it clear that when people go to the bathroom, the door to get to the garage is in front of the bathroom, or it's just behind the bathroom. We have no access, and employee only signs are on these doors to help ensure that they don't walk back there and no one but employees are allowed back there.

With that being said, certified technicians will be the ones hired and allowed to do any service work. They'll also have to show some proof of their certifications. All chemicals and/or materials will be properly stored. As I said before, they will be properly stored according to local, state, federal, Village codes, regulations and policies.

Some miscellaneous stuff, the fence and trash containers. Our initial meetings, we replaced the slats in the fence due to us being asked. The variation of Section 6.13-3(b), side and rear yards to allow an eight-foot tall solid fence in the rear yard where only a six-foot tall solid fence is allowed. This eight-foot wooden fence would allow for a better buffer within the areas and allow also as a sound barrier to restrict some more noise should there be any.

There was a comment within the recent department comments about a trailer on the parking lot. If the trailer is a problem, it's not a problem for us to move it at all to a different location away from Arlington Heights.

The landscaping has been noted and we are going to replace the two trees, both at the entrances as well as the screen of bushes that is requested to buffer the parking area. I want to make mention about the landscaping now as our weather has been quite different. We were in the 30's last week, 70's tomorrow, and will be back in the 30's next week. So, we're kind of waiting for the weather to be good so we don't want these things in there to die right away.

With that being said, we also had our heat go out recently and our heating guy notified us of an air conditioning unit that is also located in the garage area where the service would be performed. With that being said, during the warmer months, should we be approved, the garage will remain shut during all and any service. Not to mention the building is constructed with concrete, cinder blocks and bricks, making the garage area quite soundproof. When you take that in account and you also add the eight-foot fence as another sound barrier as well as the back apartments or condominiums having the same structure, it adds for even more sound proof. The garage is also facing eastward towards Penang Restaurant, so it's not directly facing the residents.

So, dealership and sales and service. The special use permit to allow sales shall allow only sales of motorcycles and auxiliary repair and service on motorcycles. This is completely understood and that is what we're petitioning for, only motorcycle service.

All the materials since then besides the trailer have been removed from the property. The chairs have been placed in the garage. The crash bike has also been placed in the garage. The existing ground sign located in the front of the shop will also be removed this week, and we're working with the Building Department on the new sign which we had to see if we could still use the existing sign. If we can't, we'll have to replace the whole

structure and then obtain the proper permits to do that.

The Petitioner shall also not conduct any outdoor events on this property. Like I said before, these events were strictly last year due to us not being able to do service. It's what actually paid for our bills, our utilities. As a new shop that moved to Arlington Heights, the code is different from Schaumburg to Arlington Heights, so we thought it would be quite similar. Hence the reason why we still hosted the events.

The eight-foot tall slatted chainlink fence, as I said before, it has been brought to our attention that it's supposed to be a six-foot wooden fence. This means essentially that that fence will be replaced with an eight-foot fence should that be approved; if not, a six-foot wooden fence. We're requesting the eight-foot fence due to the extra height allowing a better buffer within the area so it acts as a visual screen to the back condominiums as well as the sound, it will also act as a sound barrier.

As I said before also, the new shade trees will be planted as well as the screen area along our parking lot. That will be done once the weather gets nicer. The overhead door, also as I said, will remain shut during service now that we know that we have air conditioning in the back. All motor vehicle repair shall cease after 6:00 p.m. everyday and shall not be permitted on Sunday. We fully understand that and we're willing to work with certain hours if there's any issues with that.

The Petitioner will also comply with all the regulations for, whether that be for service or dealership sales, and that includes federal, state, Village codes, regulations and policies.

With that being said, our final statement, being a new business, we want a community effort as a whole in letting us know any issues. The issues being, if we're never notified of anything, we can't take proper action to change what's going on. If we're not notified relatively soon compared to when the issue occurred, then it's hard for us to actually go back and reanalyze and fix what was wrong. With that being said, there were some police reports that showed some premise property checks due to a report that was made and filed with the Police Department. This was the only formal complaint besides the grand opening that was filed with the Police Department.

So, their premise checks are explained to us as a standard procedure that they follow. They followed this for about a month or two, I'm not exactly sure on how long. But they did about 25 premise property checks throughout our bike nights. All of the premise property checks from all different officers and all different times concluded that there were no excessive noises during that time. With that being said, the officers also sat down the street in neighboring areas and not visible to us. There are no other formal complaints as I mentioned, and what we ask from everyone is if there is an issue, to give us a call, give us an e-mail, let us know somehow so we could fix the issue.

With that also being said, other shops as I said before are also located near residential properties. These shops are. Some are locally and some are nearby in neighboring towns. Bike nights as I said also were originally created to create that revenue in order to pay for the utilities. Many of the services create no noises we went through, and we're willing to work with specific days and times on a contingency basis so we can perform service. We're also willing to do service with restrictions should something like a speaker install be seen as too loud. We're willing to eliminate that completely.

CHAIRMAN ENNES: So, Mr., is it Bervinacci?

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MR. BOROWCZYK: Borowczyk.

CHAIRMAN ENNES: Borowczyk, okay, that's much easier, thank you. I should have asked you beforehand, in the report, there are two sets of conditions depending on what we would approve which you kind of went through. Are you in concurrence with both of those sets of conditions depending on what we approve tonight?

MR. BOROWCZYK: Yes.

CHAIRMAN ENNES: Okay, thank you. Please be seated. If I could ask Sam to give us the Staff report? I'd appreciate it.

MR. HUBBARD: Yes. Good evening, Chairman and members of Plan Commission. As you've heard, the subject property is located at 1728 West Algonquin Road. The property is zoned in the B-2 General Business Zoning District. In the B-2 District, automobile sales is a special use permit, so that's the reason the Petitioner is before you this evening, to request approval of a special use permit. The Comprehensive Plan designates this property as suitable for commercial uses, so the land use is compliant with the Comprehensive Plan commercial designation.

The specific special use permit that the Petitioner is requesting is for motor vehicle sales which does allow auxiliary services. So, our code classifies services into two different categories, as major repair services and minor repair services. Auxiliary service is considered a minor automobile repair, and the kinds of activities that the Petitioner would be doing fits in the minor automobile classification. Major auto repair would be considered, you know, major bodywork or engine rebuilds or, you know, vehicle painting. So, if the Petitioner was to desire to do that type of work, they would need to come back before the Village for an amendment to any special use permit that would be granted.

Additionally, there are three variations requested by the Petitioner, as you've heard: one for parking; one for an eight-foot tall fence in the rear yard where a six-foot tall solid screen is only allowed; and then again a request to waive the requirement for traffic and parking study by a qualified professional engineer.

So, the Petitioner has undertaken two major events to get them to the point here this evening. First, they appeared before the Conceptual Plan Review Committee on May 10th, 2017, at that time called the Plat & Subdivision Committee. The minutes from that meeting are within the packet for the Plan Commission and are online as well. I think there was some general discussion about, you know, possible aspects of the auto repair that may be a disturbance to nearby neighbors, and also discussions on the previous location in Schaumburg. I would characterize the meeting as primarily positive.

On March 22nd of this year, the Petitioner conducted a neighborhood meeting where they sent notice out to all property owners within 250 feet and held a neighborhood meeting. A summary of the questions asked at that meeting was provided to the Plan Commission within the packet as prepared by the Petitioner.

So, here is an aerial of the neighborhood. You can see the subject property up in red. To the north is the Surrey Park Condominiums. To the right and the east is the Penang Malaysian Restaurant. To the south is in the city of Rolling Meadows, and that's the Saratoga Condominiums and a small office building which I believe is vacant. To the west is the Plaza Del Grato Shopping Center.

So, in review of the application for the special use permit, Staff considered the standards of approval required to grant a special use permit, and they're

summarized before you on the slide. The first one being that the special use is deemed necessary for public convenience at this location. The Petitioner did provide their justification for this in the form of a market study. They are somewhat of a niche market, and we believe that there is a market for this use at this location. So, we believe that the standard has been met.

One of the other special use permit standards is that the use will not under the circumstances or the particular case be detrimental to the health, safety, morals, or general welfare of the persons residing or working in the vicinity. We do not feel that the service portion of the business conforms to this standard for reasons that I will get into. The final standard, that the use will comply with the regulations and conditions of the ordinance, we believe that the Petitioner can comply with this standard.

So, the Comprehensive Plan of the Village does provide us with some guidance as far as how to look at these situations. They provide some goals for zoning, and they recommend that incompatible zoning should be avoided. Repair uses and residential uses are in many instances not compatible. Typically, this is why these repair uses are special uses in the B-2 District, and the Village needs to carefully analyze the unique characteristics of each site and neighboring residential to determine if any particular proposed repair use is suitable at the location where it's proposed.

We don't feel in this instance that the repair function is compatible to the nearby residential to the north. Additionally, our land use goal number one is to ensure that the general land use pattern and relationships of all land uses remain or become acceptable to the present and future community. We have already received one complaint about the operations of the Toy Shop here, so again we don't believe that granting the repair function of the special use would be acceptable to the present and future community in this location.

So, there are these incompatibilities with the Comprehensive Plan and the special use permit approval criteria. Specifically, as I mentioned, we've already received one noise complaint. We believe that incorporating automobile repair on the subject property has the potential to exacerbate these noise concerns and complaints. In that regard, it's not compatible with the special use approval criteria and Comprehensive Plan. Additionally, the Petitioner has outlined that they are proposing speaker add-ons as part of the services they will provide. We're concerned that this component of the use has the potential to create significant noise and be a disturbance to nearby residential to the north.

Additionally, there is the garage door on the east side of the site, and there is a potential for that garage door to be opened. As you heard, the Petitioner mentioned they do actually have an AC unit on the roof. I don't know if it works. I don't know if the Petitioner knows if that AC unit works or if it works well enough. The service bay portion is a relatively large space and it would take a significant AC unit to keep that place cool throughout a hot summer day. That could cost a lot of money and a lot of energy, so we think there is a significant potential for the garage doors to remain open during services.

We appreciate the Petitioner and their commitment to keep the doors closed, but it's really difficult for the Village to monitor and enforce something like that. You know, it's certainly a challenge and it puts into question, you know, whether that restriction is really viable to help limit potential disturbance from the repair functions. Additionally, we also appreciate as you've heard this evening the Petitioner's willingness to not engage in the speaker add-on portion of their business. Again, you know, we could add a condition of approval that restricts that, but you know, that becomes very difficult for the Village to enforce and monitor if

something like that is going on. So, you know, again is that even really viable and something that the Village could enforce to restrict that potential nuisance?

So, there were three variations requested by the Petitioner. The first one was for parking, to reduce the required off-site parking from 71 spaces to 52 spaces. There are 48 spaces on the site. Four interior bay spaces could also be counted bringing up the total of on-site parking spaces to 52. We did take a look at the Petitioner's parking study and we do concur that, you know, there is not going to be a parking problem on the site. You know, we agree that you can fit a lot of motorcycles within one standard parking space, and the hours of operation and typical peaks of the proposed business don't necessarily correspond to the peaks of the office uses within the building.

So, we are supportive of the parking variation. I would mention if the Plan Commission goes forward with a recommendation of approval for the motorcycle sales but not the repair function, that it changes the parking calculation a little bit. It changes the extent of the variation, but the Staff Development Committee is still supportive of that.

The other variation was to waive the requirement for a traffic and parking study. We didn't feel that this was necessary because the Petitioner did provide their parking survey. Additionally, the main arterial that is Algonquin Road provides significant capacity for any traffic that would be generated by the site, and we don't feel that this type of use is a high-traffic generating use. So, we were supportive of this variation as well.

The final variation would be for an eight-foot tall solid fence in the rear yard where only a six-foot tall solid fence is allowed. The site currently has a fence along the rear property line as you've heard, it's eight-foot tall, slatted chainlink fence. You can see it on the bottom right-hand side of the screen here. That fence doesn't meet code, it's too tall. We don't allow slatted chainlink fences in the Village unless they're in an industrial area and only for certain installations.

So, we would ask that the Petitioner remove that fence and replace it with a code-compliant fence of eight feet tall. It would be compliant relative to materials being that it would be solid; it would not be compliant relative to height which is why the variation would be needed. We feel that this eight-foot tall fence would be of benefit to the condominiums to the north, would provide a better screen, a more attractive appearance with the wood fence, and would be needed to help screen the proposed use. So, we are supportive of that variation as well.

Here you can see some of the other elements of the site: the trash enclosure, the trailers that are stored out there, and then the sign which is currently vacant and noncompliant. So, we are recommending a condition of approval that would require removal of the sign. That's actually code required, and currently if any business vacates the premises, then their sign including the sign structure has to be removed. So, we had a condition of approval requiring that.

I've adjusted that condition slightly on the motion sheets before you. I think the Village is willing to allow that fence to, I'm sorry, that sign to remain and be refurbished and have a new sign face placed on it provided that that sign is code compliant. So, if the Petitioner can demonstrate that it's code compliant and they are committed to refurbish it because it does need some repairs, we'd be willing to allow that sign to remain and not require strict removal.

Some of the other conditions were to tidy up the site. You can see

the bike, some of the pallets stored back there, and the trailers as well. So, one of the conditions of approval that Staff recommended was to address those issues.

Again, as you've heard, there was some missing landscaping. On the top left-hand slide, you can see the landscaping area outlined in red that requires a shade tree. The shade tree that was originally installed was an ash tree and we suspect that it was killed by the emerald ash borer. So, that tree died and now needs to be replaced. So, that's going to be a recommended condition of approval by Staff. Additionally, on the bottom right-hand side, you can see the same area on the other side of the parking lot where additional landscaping would be needed. Again, one shade tree and the provision of three foot tall low lying shrubs to screen the parking lot which would comply with code requirements.

So, the Staff Development Committee outlined three primary options for the Plan Commission. The first option would be to deny the application for retail sales and repair of motorcycles. The sale of motorcycle accessories and parts would still be allowed as is permitted in the B-2 District and is currently offered by the Toy Shop today.

Option number two would be to approve the variations and motorcycle sales special use permit but prohibit the service and repair function of the business due to the likely nuisance-creating aspects of that use. Approval of that can be subject to certain conditions and we specify approval of the special use for motorcycle sales subject to certain conditions. The third option would be to approve the application as proposed for the variations, special use permit to allow motorcycle sales and repair subject to certain conditions.

Staff is recommending option two, that would be approval of the application to allow only automobile sales and prohibit motorcycle repairs. We do have a list of conditions, I've talked to most of them in the presentation. That's the Staff Development Committee's recommendation. I'd be happy to get into any of the conditions in detail should the Plan Commission like, otherwise that concludes my presentation this evening.

CHAIRMAN ENNES: Thank you, Sam. Can I have a motion to approve the Staff report?

COMMISSIONER JENSEN: So moved.

CHAIRMAN ENNES: And a second?

COMMISSIONER LORENZINI: Second.

CHAIRMAN ENNES: All in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: Anybody opposed?

(No response.)

CHAIRMAN ENNES: Okay, thank you. Can I, is there anybody in the audience that wants to make a comment about this proposal? Can I see a show of hands of anybody who does? Okay, let's start in the front row and I want to -- well, if you want to or do you want to hear comment first?

COMMISSIONER GREEN: Okay, that's fine.

COMMISSIONER DROST: Comment is fine.

COMMISSIONER GREEN: That's fine.

CHAIRMAN ENNES: So, let's start with the first row. I'd like you to come up, I'd like you to state your name and spell it and tell us what your comments are.

QUESTIONS FROM AUDIENCE

MS. HEIBERGER: Hi, I'm Patricia Heiberger, P-a-t-r-i-c-i-a H-e-i-b-e-r-g-e-r. In addition to the noise, I was just a little concerned about the safety and the environmental impact. If someone is purchasing a vehicle or after service, they will take it for a test drive. It's noisy as it goes around but it's also spewing out various odors, as we all know, gas and oil and things. I'm also concerned about where these test drives of the new vehicle or by the technician of a repaired vehicle, where the test drive would take place.

I am a resident of the condo complex to the north, Surrey Park, and we have a lot of tight corners within our land. I am kind of concerned that the people testing the motorcycle might want to use some of that to test the tight turning capabilities of their bike. We have a lot of children and pets in the area, and it's a concern to me that this might endanger them.

So, while the noise is certainly going to be a problem, it's also environmental for me as well, just the spewing out of all the exhaust that would come from the testing of the motorcycle.

CHAIRMAN ENNES: What noise are you talking about?

MS. HEIBERGER: Well, the general motorcycle engine noise that all motorcycles, since they have a smaller muffler, generate as they go around the property or go down the streets. There is simply no silencing a motorcycle.

CHAIRMAN ENNES: Okay, thank you.

MR. CICHOWSKI: Hi.

CHAIRMAN ENNES: Hi.

MR. CICHOWSKI: First time here. My name is Jim, last name is Cichowski, C-i-c-h-o-w-s-k-i. I've been a resident right behind the fence in this complex, Surrey Park, for 30 years I've been there now. Patricia made some good comments. I think the main thing that everybody here is kind of concerned about, this is basically a young crotch rocket type motorcycle shop. He mentioned cruisers and Harleys, it's not, you know, it's the younger crowd. Yes, if you've ever heard a crotch rocket go down the street, yi-yi-ying, you know, if you would hear 20 of them at the same time go down the street, you'll get a little hearing problem.

But I think the parties you had last year, you're not going to have those anymore? The bike night things?

CHAIRMAN ENNES: Please address, sir, please address the Commission.

MR. CICHOWSKI: I'm sorry. Yes, the bike night things probably escalated the thing, and I'm not quite sure the hours that they showed on the screen are their summer hours. They may be staying open longer in the summertime. But I think the noise and the safety issue is probably the main point that I want to make because you can be out there at night, 8:00 o'clock, 9:00 o'clock, you can see his parking lot where their building is, it's kind of like a U-shaped parking lot and back, and the bikes just kind of just rreng-rreng-rreng all night long. It's annoying after a while. So, that's my main comment.

CHAIRMAN ENNES: Thank you, Mr. Cichowski. Next please?

MS. KOLODZIEJ: My name is --

CHAIRMAN ENNES: Hi.

MS. KOLODZIEJ: Hello, Edyta Kolodziej, E-d-y-t-a, and last name is K-o-l-o-d-z-i-e-j. We live directly north from the Toy Shop, and my complaint is the same. It's just really noisy. I heard the hours of operation, we can't go barely outside. I don't know what the

bike nights are, but the motorcycles are there constantly and it's really loud. So, that's my main complaint.

CHAIRMAN ENNES: So, you've lived there how long?

MS. KOLODZIEJ: 20? 18 years now.

CHAIRMAN ENNES: How long has the business been open there?

MS. KOLODZIEJ: About a year, last year.

CHAIRMAN ENNES: These nights when they have a function, how often have those been?

MS. KOLODZIEJ: For me it seems like every night.

CHAIRMAN ENNES: Every night, okay. Thank you.

MS. KOLODZIEJ: So, that's my complaint.

CHAIRMAN ENNES: The next speaker please. Please state your name and spell it.

DR. MUSOLINO: Joseph Musolino, M-u-s-o-l-i-n-o. The building that's represented by five of the tenants, the sixth of whom I was just at his wake, as a business owner in the Village, as some of you are aware, I'm pro business 100 percent. But the noise that came from the bike nights primarily affected our building and any building on the south end of the condo association.

I purchased this condominium in 2002. I believe I'm probably the senior of everyone here. This community has long-term residents. It's a community that's done very well in bringing in not only younger and lately a lot of immigrant and foreign individuals, but also long-term residents, one of whom I said just passed away who lived below me that was there since 1976.

I purchased the property because of the isolation. Despite Algonquin Road and Wilke Road, it was a very quiet place to live. We have, on the upper floor, we have decks that my deck goes right, looks right into that property. I'm not one to complain, I'm not even home very often because of my duties with my business. The parties last year were absolutely incessant, to the fact that I actually spoke to a couple of individuals who I knew went to the Police Department to see what we could do to prohibit that, just to eliminate it hopefully.

Not to mention the noise, just the general traffic of the motorcycles coming in and out, and as Jim stated, you know, these are sport bikes. These are not, I'm sure there's a few cruisers coming in and out, but what you hear are the sport bikes. I know because I grew up with friends who had sport bikes and of one who lost a limb and, therefore, kept me from ever getting one. It just diminished the solitude, the quiet that we get in that community that we were afforded despite the fact that we are surrounded by two very busy thoroughfares there.

So, on behalf of the five of eight, there's only eight units in the building and we have five of us here tonight, and we probably would have had a sixth but he is resting at Glueckert right now, I feel strongly, I'm not one to be against business and I would never want to see them lose business, but I feel very strongly that if they are allowed to continue with, I didn't get a chance to completely look at the recommendation but if they're allowed to give the opportunity to have a gathering place for these motorcyclists to get together, that the noise is going to continue to be an issue despite some of the recommendations. So, I hope the Commission takes that into consideration. Thank you for your time.

CHAIRMAN ENNES: Mr. Musolino, quick question. You're an owner

there?

DR. MUSOLINO: I am an owner, yes.

CHAIRMAN ENNES: You've been there how long?

DR. MUSOLINO: Since 2002.

CHAIRMAN ENNES: Okay, so you've been there quite a while. You mentioned that some of the other people were tenants?

DR. MUSOLINO: Yes, we have --

CHAIRMAN ENNES: I don't need to know who. I just, okay, I just wanted to clarify.

DR. MUSOLINO: I don't know how many units are represented tonight.

CHAIRMAN ENNES: So, some are tenants as opposed to owners of the properties?

DR. MUSOLINO: Oh, no, no, no. No, no, we're all owners.

CHAIRMAN ENNES: Okay, I just wanted to clarify that because it was my understanding they were all condos and these were owners.

DR. MUSOLINO: We're all owners there.

CHAIRMAN ENNES: Not that it matters.

DR. MUSOLINO: A few of, a couple of us have second floor units that are decks that are affected the most.

CHAIRMAN ENNES: So, you've been there quite a while. How long has that building been vacant?

DR. MUSOLINO: How long has it been vacant there?

CHAIRMAN ENNES: Prior to the tenant, yes.

AUDIENCE MEMBER: 12 years.

DR. MUSOLINO: Yes, it's been a, as far as I know it had been a while.

CHAIRMAN ENNES: 10 years?

AUDIENCE MEMBER: 12.

CHAIRMAN ENNES: 12 years? 10-12 years, so it's been empty a long time. Possibly the reason that you've enjoyed the quiet.

DR. MUSOLINO: But there's also Penang the restaurant there.

CHAIRMAN ENNES: Absolutely.

DR. MUSOLINO: They're, you know, we don't have any, it's a restaurant with a different type of business, I understand that.

CHAIRMAN ENNES: Right.

DR. MUSOLINO: But yes, we did have that benefit that there was no one there.

CHAIRMAN ENNES: Okay, thank you.

DR. MUSOLINO: Sure, thank you.

CHAIRMAN ENNES: Next person please.

MR. DAROS: Hi, my name is John Daros. It's spelled D like David, a-r-o-s. I've lived in the Surrey Park Condominiums for years. I live directly behind the motorcycle shop. I feel the motorcycle shop should never have opened in this location. I feel like they have the responsibility to the neighbors to make sure that the Village ordinances and regulations are being followed regarding the noise level. They are not.

I had the call the police three different times this past year regarding

the motorcycle noise. A large group of people on motorcycles have been congregating and loitering in the back of the strip mall, revving up their engines for hours. It's not five minutes, it's not 15 minutes, it's hours.

This is happening at 9:00 o'clock-10:00 o'clock at night when people need it to be quiet so they can go to bed. I called the police. The policemen called me back later regarding the motorcycle noise, and he told me when he spoke to the owner of the motorcycle shop, that the owner said he didn't realize people lived behind the fence. I find that very hard to believe.

The noise still continued after that. The motorcycle noise is so loud that even with my windows closed it sounded like a jackhammer-like construction was taking place, and you would feel the vibration and the noise needs to stop.

The owner of the motorcycle shop acts like no one lives near his business, acts like his business is located on a large open field and no one else is around. He thinks he can do whatever he wants whenever he wants. He's very inconsiderate, disrespectful and rude to the neighbors who live on the other side of the fence.

This is the worst location for a motorcycle business. On the weekends, I've had to listen to blaring music, someone raffling prizes on a loud megaphone, and had to listen to a lot of noise during their bikini bike wash. The business should move somewhere else. It's affecting all the neighbors that live in Surrey Park and our property values. No one would ever want to buy a condo in a complex that's located next to a loud motorcycle shop. Had I ever known a business like this would have opened, I would have never bought a condo where I am. Thank you.

CHAIRMAN ENNES: Thank you, Mr. Daros. Next speaker please. Okay, seeing none, I'm going to close the public portion of the meeting. So, thank you for your comments, and I'm going to open the meeting to the Commissioners. By the way, you did notice that Commissioner Dawson came in, Sam?

MR. HUBBARD: I did, yes.

CHAIRMAN ENNES: So, Commissioner Dawson, would you like to start with any questions you might have?

COMMISSIONER DAWSON: Sure. So, first, apologies, I had a prior meeting that ran late. But I told you in advance I would be coming late.

Could the Petitioner stand again? So, can you speak to any of the noise concerns? This is before repairs are taking place.

MR. BOROWCZYK: So, like I said before, the noise complaints that were described were bike nights. As I also said before, we hired a security team. The security team in our opinion did a tremendous job in eliminating the noise, as well as the police reports, which I unfortunately don't have documents with me but you guys can request those I believe, only do show one formal complaint made. That formal complaint was the only one that was made and given to us, and that's the one that we had spoken about besides our grand opening.

COMMISSIONER DAWSON: Sam, what is, so whether or not you're selling auto parts or you're repairing has nothing to do with having these parties. The parties seem to be the concern. Where is the permission or the ability to have this kind of parties?

MR. HUBBARD: So, there isn't any permission for it. Once we did receive the formal complaint, I think it was back in August of 2017, we mobilized at the Village and we went out including representatives from the Building Department, the Health Department, and

the Police Department to speak with the property owners. In the B-2 District, you're not allowed to have any, you know, exterior use of the property. So, it's not allowed by code, they're not allowed to have these outdoor bike events.

We did make the Petitioner aware of that back in August towards the middle or end of September, and we had not heard any further complaints about these events. From our understanding, they stopped once we notified that they weren't allowed. The Police Department did do multiple follow-up premise checks, 25 in fact, just to make sure that the activities weren't continuing to occur.

COMMISSIONER DAWSON: Okay, so these parties, are they done?

MR. TAYLOR: They're bike nights, it's a gathering. So, yes, we are eliminating completely our bike nights.

COMMISSIONER DAWSON: I have no problem with the word party, I like a party. I'm just asking because maybe this isn't the location for the party.

MR. TAYLOR: I mean, I would compare it to a Chipotle free burrito event if you want to compare it to another business. It's our way of bringing customers in. You can call it a customer appreciation day if you'd like.

COMMISSIONER DAWSON: But it's taking place outside of your facility?

MR. TAYLOR: It's inside but, again, if you have nice weather that people, once they purchase something, they can, you know, it's hard to tell someone to leave if they're gathering up for another place, to move on to another location, to go ahead and ride. You know, you can only ride so much before you get tired on a bike and, you know, our shop was known for it coming in on a Thursday. We were having it in Schaumburg with no issues whatsoever.

Again, we had no complaints except for our grand opening. It was a phone call in which we had the police come, but after that we had never had a police report. We never had police come in to talk to me. I'm the owner of the business. But like the last gentleman stated, he filed complaints and we've never received anything and nothing was ever reported into our reports ever.

COMMISSIONER DAWSON: Okay, I have more specific questions about your special use criteria. You're familiar with the --

MR. TAYLOR: Say that one more time? Start over?

COMMISSIONER DAWSON: The special use criteria?

MR. TAYLOR: Yes.

COMMISSIONER DAWSON: It's your response with respect to that, because to get permission to have a use that's outside of the code in a place where it's not typically permitted, you have to follow certain criteria. So, the first criteria is necessary for the public convenience, and that's not the whole wording. But I'm a little, so your response seems to be that there just aren't enough motorcycle repair shops in the area, and that's why it's necessary for the public convenience. Is that, am I --

MR. BOROWCZYK: So, in a sense, yes. But no, meaning that there are OEM dealerships who do charge an arm and a leg. Being a company that's away from the OEM dealerships, we don't have to charge their hourly rates for service as well as OEM parts when we have the ability to get after-market parts that run a lot cheaper in comparison to actual OEM parts.

COMMISSIONER DAWSON: But typically, the public convenience isn't, that's not typically an answer to public convenience. There's other areas where this use might

be better suited, and it could be located in a more, I don't have a problem with the use, I don't have a problem with the customer appreciation parties that you're having. Nothing of what you're saying is concerning to me other than perhaps this isn't needed at this specific location because this specific location wasn't intended for this type of volume and use.

MR. TAYLOR: This building used to be, back in the day before I guess any of the residents were living there, used to be a boat repair shop at one point in time.

COMMISSIONER DAWSON: How long ago was that?

MR. TAYLOR: That was, would have been I would say the 90's, early 90's.

COMMISSIONER DAWSON: So, I do have everyone here at a bit of a disadvantage in that I grew up in Surrey Ridge and I've lived in the community since 1972 and in that area. So, I do know the history of that street, probably better than any resident that's sitting here. So, if there was a boat use, it wasn't having parties outside and there weren't engines running outside for significant periods of time that I have ever heard of.

MR. TAYLOR: I've been there probably a full year, and the amount of, I want to say gang activity, I put a stop to that.

COMMISSIONER DAWSON: But that's a totally different conversation.

MR. TAYLOR: Okay, all right.

COMMISSIONER DAWSON: I don't think anyone is saying that.

MR. TAYLOR: All right. I don't know how to answer that.

COMMISSIONER DAWSON: No, I guess I'm not criticizing you as business owners and I think you're being, you know, you're being imaginative and you're probably bringing a very needed service to a community. The question in my mind is simply is this the location for it.

MR. TAYLOR: This definitely is the location. It took me, you know, during the time when we were in Schaumburg, I was looking for well over seven months to find something, a warehouse in the back and visually with tons of open glass frontage. There is nowhere around that's vacant, that's up for rent. We can go back to Arlington Heights Motor Sports, this location is very similar to ours with trailer rentals, I believe he has like eight in his parking lot, to housing all around. It's no different than what we're doing.

COMMISSIONER DAWSON: Okay, I have no further questions.

CHAIRMAN ENNES: You want to go first?

COMMISSIONER DROST: Yes, why not? We can go this way.

CHAIRMAN ENNES: Go ahead, please. We can do that.

COMMISSIONER DROST: We can start on the left and move on to my left.

CHAIRMAN ENNES: I'm open.

COMMISSIONER DROST: Thank you, Chairman Ennes, I appreciate that.

CHAIRMAN ENNES: You're welcome.

COMMISSIONER DROST: I was really kind of dovetailing into Commissioner Dawson's statements, but just a couple of questions. First of all, I want to thank Mr. Borowczyk, very eloquent. You did a nice job.

MR. BOROWCZYK: Thanks.

COMMISSIONER DROST: What's your relationship to the owner?

MR. BOROWCZYK: So, I'm the general manager for the Toy Shop as well.

COMMISSIONER DROST: Okay, so you are involved in the business. Are

you an owner in the business or just an employee?

MR. BOROWCZYK: Just an employee.

COMMISSIONER DROST: How long have you served in that capacity?

MR. BOROWCZYK: A year full time, and then part time for about another year.

COMMISSIONER DROST: Another year. So, your total sort of holistic experience, it's sort of, you're the new kid on the block so to speak. There was also hours of operation, and you're open on Sundays for sales of motorcycles?

MR. TAYLOR: Retail.

COMMISSIONER DROST: Is that permitted or is that under the auto --

MR. HUBBARD: That would be a question for the state, but my general understanding is that automobile sales is not allowed on Sundays.

COMMISSIONER DROST: Yes.

MR. HUBBARD: But they would have to comply with the dealership license to the state.

COMMISSIONER DROST: Exactly. I mean that was sort of where I'm driving that particular question. Where do the sales come from? Do you have some demographic or some knowledge of are they Arlington Heights residents? Do they come from Mount Prospect? Do they come from Harwood, Illinois? Where is the bulk of sales and how does that distribute between the parts and actual motorcycles?

MR. TAYLOR: There is not a lot of, well, there's been a lot of big key players in the game for a very long time that owned motorcycle shops that are no longer in business. We carry mid to high end level gear. So, when people search or word of mouth, people know to come to us for the best products. There is nothing like our shop at all.

COMMISSIONER DROST: People, where do they come from? Where does the service, you know, where --

MR. TAYLOR: Everybody travels around different locations. I have a, I started in this industry in 2012. I'm basically just a marketing guy. I can reach people all throughout Illinois. I have people coming all the way up from Wisconsin because there are certain products here that we carry.

COMMISSIONER DROST: Okay, so you are a destination as opposed to maybe a local convenience.

MR. TAYLOR: Correct, yes.

COMMISSIONER DROST: All right. You've been in the business since?

MR. TAYLOR: 2012.

COMMISSIONER DROST: 2012. What attracted you to that business?

MR. TAYLOR: Well, when I first bought my motorcycle, I asked myself how do I make more money while riding? So, we created a networking site, and then quit, worked for a small mom and pop shop, and a year and a half later I decided to open up my own business.

COMMISSIONER DROST: For transparency purposes, I was a former motorcycle owner and did the drop, that cured me. But you know, I'm somewhat familiar with motorcycles and motorcycle culture, and there's different, let's say tiers. You know, you've got the Harley guys, you've got the other crotch rocket group somewhere?

MR. TAYLOR: Yes, and it's very, you know, very stereotype with sport bikes where part of every demographic when it is motorcycles, I mean you've got your sport bike

riders, we cater to sport tour adventure riders that will travel state to state, to cruisers. We've got some other guys from stunt riders to, basically we want to tap into everything and bring everybody to one location. It's about product when it comes down to reaching those people, and then also getting the right service techs to work on all these different bikes. I mean we want to be a full one-stop shop where the amount of followers that we have, you know, we do do it well, with social media and, you know, we definitely want, would love that one-stop shop.

So, you know, we're willing to work with everybody to make this happen. Unfortunately, with our first location, we ran into a situation, and even coming to Arlington Heights, we're well into \$30,000 in this new location and only been here for a year. This building wasn't the prettiest building and we've made this inside look totally different.

So, we're trying to work as best as we can to make this happen and work with the residents nearby. Again, moving to come to this building and, again, dumped a lot of money into this, and the only thing that was going to pay my rent just to hold me over through the wintertime was these bike nights. Fortunately, I just know how to gather a crowd and bring people out, but this is not what I want to go ahead and do. I've got plenty of yearly events that I do in the thousands, and my job is safety and making sure everybody is geared the proper way, and I just want to provide awesome service. So, bike nights is not my thing. I can do that in any other town. So, that's where I'm at.

COMMISSIONER DROST: Have you ever been to Sturgis?

MR. TAYLOR: I have not been to Sturgis. Unfortunately, it's hard to get away from the shop. My girlfriend and I run this and Anthony as well. One day when we have time.

COMMISSIONER DROST: Yes, I'm just trying to bring this sort of into more of, again, a bigger reach of motorcycle culture.

MR. TAYLOR: Yes.

COMMISSIONER DROST: For sure, we would encourage entrepreneurialship and businesses. Arlington Heights has always been very, well, at least from my standpoint, trying to make entry level into the community. Making yourself a success, that helps the community, it helps everybody. But there are certain elements here, you know, where, and how do you say it, that there are sometimes a disconnect. You may be the most passionate and most constructive owner trying to be helpful, but it's the audience that you serve that you can't control.

I happen to also be old which is sometimes an advantage, and we went through a process many, many years ago involving where, if some of you remember, Roto Motors was and there was a Des Plaines Honda dealer that was moving, wanted to move his shop into the Roto site, that eventually became townhouses. The issues were sort of deja vu, and I think it was Patricia Heiberger, and that was one of the big issues where you have people congregating and as well intended as the ownership was, you can't control where these people take their motorcycles. It creates, I don't know statistically if you can prove it, you have these incidents where it just changes the whole nature of what people bought in into the surrounding area. That's a concern that I have.

MR. TAYLOR: Yes.

MS. PACKEVICIUTE: Can I say something?

MR. TAYLOR: Would she be able to say something?

COMMISSIONER DROST: It's up to Chair.

CHAIRMAN ENNES: You have a comment? Would you like to come and we'll have to swear you in.

MS. PACKEVICIUTE: Yes.

(Witness sworn.)

CHAIRMAN ENNES: Would you please spell your name for the court reporter?

MS. PACKEVICIUTE: My name is Laura, L-a-u-r-a, last name P-a-c-k-e-v-i-c-i-u-t-e, Packeviciute.

CHAIRMAN ENNES: Just for reference, what's your relationship here?

MS. PACKEVICIUTE: I'm a co-founder of the Toy Shop & Motolounge.

CHAIRMAN ENNES: Okay.

MS. PACKEVICIUTE: I would just like to say that, I know that there are some concerns with the neighbors saying that, you know, test riding the motorcycles, riding around, revving up the engines. At the end of the day, we are a motorcycle shop that also sells gear, accessories, and regardless if we do have motorcycle sales and we do have service, those will still be in place. You know, people will still come out to our motorcycle shop to buy things on their motorcycles and regardless, you know, there is I believe almost 100,000 motorcycle riders if not more, excuse me, if I'm not mistaken in Illinois alone. So, having those noises with the engines and, you know, people driving to our location, not driving to our location and just driving in those neighborhoods, it's still there.

With us, you know, we want to, doing service and doing motorcycle sales, we want to, you know, be respectful to our neighbors, but yet the services that we want to do do not cause noise with the garage. That was a big concern with our having our garage door, you know, closed, putting in an AC unit and have the, or you know, making sure the one that we have in there works is something that we definitely want to push as well to make sure that noise complaints of bike nights are, you know, we're not going to be doing bike nights, so that won't be an issue moving forward. But as far as, you know, the door open and doing service, we're not going to be doing service where that is going to cause noise.

As far as the motorcycles coming to our shop bringing noise on the engines, I feel as though those issues are already, you know, there's going to be people riding in on motorcycles regardless if we're doing service or regardless if we're also selling motorcycles because our location, you know, we do retail and we're going to have motorcycles there anyways.

COMMISSIONER DROST: Yes, and again there's certain areas, if you take a look going west from Euclid Avenue to Wilke, there were motorcycle or car sales, used car sales, and that part of the Village was sort of ready for that. That's a location I know we've had boat repair shops, you know, bringing boats in, not cleaning the engines outside the confines of the building and noises and, you know, high frequency noise, all kinds of things like that. Again, it's not to, I think you're passionate but it becomes sort of the disconnect with the market that you serve and you can't control these people, you know. God bless us, we live in America, we're free to do a lot of things as long as, you know, we stay within those boundaries. But the practical end of it is it's a very hard thing to enforce.

So, that's sort of my issue and my concern. I don't want to be a stranger or pretend, you know, there's unintended consequences from this. They tend to occur just empirically, anecdotally, just from my own personal experience. So, that's sort of where I'm

coming from. So, let's listen to the rest of the Commissioners here.

CHAIRMAN ENNES: Thank you, Commissioner Drost. Commissioner Jensen?

COMMISSIONER JENSEN: Yes, just a couple of points of clarification. Do you own the property?

MR. TAYLOR: No.

COMMISSIONER JENSEN: You're just leasing at this point?

MR. TAYLOR: Correct.

COMMISSIONER JENSEN: Okay. So, if you've had significant complaints from nearby residents, and if you adopt what Staff has recommended where you continue doing what you're doing now but you wouldn't be able to do service, is that economically viable for you? Can you stay in this location and do business?

MR. TAYLOR: No.

MS. PACKEVICIUTE: Or we have to find a second location where we would be able to do service at a second location.

COMMISSIONER JENSEN: Sam, just a little clarification on the noise. When did the police begin doing the premises checks and so forth?

MR. HUBBARD: It was around August or September of last year.

COMMISSIONER JENSEN: Then my question, I don't know who to ask it to because certain had mentioned it, but did the noise cease after September 2017 is the question.

DR. MUSOLINO: I do believe that the bike nights --

CHAIRMAN ENNES: Wait, if you're going to make a comment, you need to come up.

DR. MUSOLINO: You want me at the microphone?

CHAIRMAN ENNES: Yes.

DR. MUSOLINO: Do I have to say my name again?

COMMISSIONER DROST: Yes, you should.

DR. MUSOLINO: Joseph Musolino, you got the spelling on that? Dr. Joseph Musolino. I do believe, my deck is, like I said, faces right at that, out there. I do believe that the bike nights did seem to become less frequent as the summer went on. But I attested that possibly to the evenings not going on as late because the sun was not, because it seemed like when they were happening on a frequent basis on Thursday evenings, they were usually starting later in the evening and then going into the night which, with the music and stuff, would probably be more beneficial for them in that regard. So, it did seem like to some degree that there was, Commissioner Jensen, that there was less frequency. I can't --

COMMISSIONER JENSEN: But there still was an issue around noise, even after the point where they had been asked to, they had been told about the problem, you're saying it did continue after the fall or 2017? Is it continuing today?

DR. MUSOLINO: The general noises from the sport bikes primarily coming in and out of there and not usually moving into traffic without too much is constantly there. That's a byproduct of their business, I understand that. It's something that you're always hearing is bikes coming in and out of the business. But in regard to your question about the parties and the noise, I don't recall it continuing at some point in the late summer at the frequency that it was for a good portion of the summer there.

COMMISSIONER JENSEN: Okay. I don't really have anything further at this point.

CHAIRMAN ENNES: Commissioner Warskow?

COMMISSIONER WARSKOW: Yes. Regardless of the financial feasibility, the business as it is today is within, with the exception of trailers and landscaping and all of that, the business itself is a permitted business in its location, yes?

MR. HUBBARD: Correct.

COMMISSIONER WARSKOW: Okay, so the noise related to that business is just an externality of a permitted business in that area. If you were able to do, let's just say sales at first, how much additional business would you say that would draw in? If you could give it like a percentage, would you double your business today if you were able to do sales?

MR. BOROWCZYK: It's really hard to say. I can honestly say to double it is quite hard to do.

COMMISSIONER WARSKOW: Okay, so add additional half.

MR. BOROWCZYK: Probably 30 percent I think.

COMMISSIONER WARSKOW: 30 percent, okay. Then if you added service on top of that, what additional percent with that?

MR. BOROWCZYK: I'd say we're looking at like 60 percent.

COMMISSIONER WARSKOW: So, you could eventually double or near double the intensity of the issues on your location. You are asking for a special use, so whatever noise you have right now, that's just an externality that's to be dealt with. But when you're asking for a special use and you're asking for the intensity of that use to near double, then that's something that has to be taken into consideration for permission of that use. That's my questions.

MR. BOROWCZYK: Right. I do also want to point out that majority of the noise that's been talked about are bike nights, and like we said we are discontinuing them, they are done. In 2018, they're done.

COMMISSIONER WARSKOW: I understand that was probably like the peak of the issue, but you still have bikes coming in and out. I'm not an expert on bikes but I do know a revving bike is going to create a lot of noise. If you're going to increase the intensity of that business, that's going to increase the intensity of that noise. So, nothing against bikes, it's just it's a special use and we have to take this into consideration. We do have people living right up against the back of your property.

CHAIRMAN ENNES: Commissioner Lorenzini?

COMMISSIONER LORENZINI: Thank you. Sam, so I tend to agree with not needing a parking study because I went through there, I drove through the lot and it was pretty empty. So, I assume that their parking requirement is only based on square footage, but from a practical standpoint it doesn't seem like they would ever need that much parking, so I'm okay with that.

What was the complaint that the Village received you mentioned?

MR. HUBBARD: It was relative to the bike nights and the noise and the after-hours activities.

COMMISSIONER LORENZINI: Why do you feel the repair usage is not compatible with the area?

MR. HUBBARD: Well, the associated noise that often come along with

repairs being the, you know, the sounds of, you know, a compressor filling up a tire or a speaker being tested after it's been installed. You know, those are our concerns about the potential disturbance there.

COMMISSIONER LORENZINI: I guess what I'm thinking is if they say they're going to keep the door closed and it's air conditioned, you know, you're right, maybe they won't, but you can say that about any business, as long as that's a condition, I don't see why that's such a big issue.

MR. HUBBARD: I think it's a different perspective from the Staff Development Committee that there's a potential to exacerbate an already existing noise.

COMMISSIONER LORENZINI: Okay. So, bike nights are, to the Petitioners, bike nights are definitely out, correct?

MR. BOROWCZYK: Correct.

COMMISSIONER LORENZINI: So, is it safe to say then once you're closed, there will be no more noise that bikes make there?

MR. BOROWCZYK: Yes.

COMMISSIONER LORENZINI: Can you do something like, how would you assure us and the residents that once you're closed the noise stops?

MR. BOROWCZYK: I mean with that being said, we close at 8:00 and pretty much will lock up and leave. Sometimes we're in there later at night, but that's just us working on other things, on paperwork and just kind of clearing up sales tax and stuff, but it has nothing to do with starting bikes, moving bikes. Once we close, all the bikes in, after that it's just interior computer work and logging in information.

COMMISSIONER LORENZINI: I'm a little confused by what I'm reading, Sam. So, it says sales, we're talking sales of vehicles. We're talking about just bikes only, right, motorcycles?

MR. HUBBARD: Right. The classification in the code is motor vehicle sales, but you know, we're recommending limiting that to just bikes which is what the Petitioner is asking for.

COMMISSIONER LORENZINI: The noise your servicing would make is basically, it would be the compressor?

MR. BOROWCZYK: Yes, just the compressor.

COMMISSIONER LORENZINI: All right. Could you, for us non-motorcycle riders unlike Commissioner Drost, could you explain OEM parts?

MR. BOROWCZYK: So, OEM parts, Mike could go a little more in depth, but basically they're just manufactured parts that come directly from the manufacturer.

MR. TAYLOR: Yamaha, Honda, Suzuki, Kawasaki.

COMMISSIONER LORENZINI: Okay.

MR. TAYLOR: All the name brands, the big brand names.

COMMISSIONER LORENZINI: Right, the original brand.

MR. TAYLOR: Yes.

COMMISSIONER LORENZINI: So, I'm sorry, I forgot your name, but the young lady was thinking exactly along the lines I was. She was making the same point I was thinking. They have, their business right now has the right to be there obviously.

MR. HUBBARD: Retail sales, yes.

COMMISSIONER LORENZINI: Right. So, whether you do service or not,

you're still going to have the same noise going on. Whether you do servicing or not, you're still going to have the same type of noise, you're still going to have the same type of noise going on, it's just that it's going to be increased because you're going to have more people there. So, I guess that's what I'm struggling with. All right, that's all I have at this point.

CHAIRMAN ENNES: Commissioner Green?

COMMISSIONER GREEN: I think I concur with you, Joe. I think that you have the, I assume legal noise limit that comes with these motorcycles is dictated by law, they can be that loud and drive on the street and not get ticketed for excessive noise. So, I do agree that you have a certain amount of noise that is inherent with your business and it is a legal business to be there.

The service part of what you do, I do a lot of that work. I actually do all that kind of work myself, and I know that the impact wrenches can be loud. The newer ones tend to be a little bit quieter than the older ones like I have. But it would be mandatory if you're going to be using that particular tool that the door would have to be down because it does resonate through everything.

But everything that you do, except for the speaker install, seems to be not a noisy operation. It's just not, just from doing it. If you have a solid masonry building and the door down, I doubt if you could hear it out in the parking spot right outside the door, except for the speaker installs. If this is an issue that you know is going to be an issue, the neighbors here are not happy with these bike nights which seem to be a majority of the problem, I think that if you, obviously you've eliminated the bike night, and if you eliminate the speaker install and just say you're just not going to do it, that would help a lot I think for what you're doing here.

The door and the air conditioning is a must. We've done that on other places of business that do the same kind of work and it was mandatory that they had the air conditioning and that the door was down. I know that that was a requirement. Just so you know, as an architect, I can tell you there are other noise abatement things you can do to the inside of your service area if there is noise, and I don't mean that you should turn these speakers on or even install them, but just to keep even more of the noise down.

So, I just, I'm torn between the ability for somebody to ride a motorcycle on the street and then go to your place of business which is not a problem except for when everybody hits the same area, the neighbors have to listen to the clientele. As your business goes up, there are more clients and more motorcycle potential noise. So, it's a tough thing for me. I don't have a problem with the service area, especially if that is an air conditioned space. You do have a ventilation problem if you're running things and doing things and just so you don't die from the gases that can build up in there, I understand why you might want to open the door. But I think if there was a restriction there, the noise could be restricted.

I think if there is, I think the neighbors, if this was to go forward, would be watching what's going on over there. I just want to say that the bike night was maybe not a good thing to do from a marketing standpoint. You're trying to sell your business to the neighborhood. That wasn't a scolding, it's just an observation on my part. Anyway, I'm going to, that's all I can say for now. Thank you.

COMMISSIONER LORENZINI: Chairman Ennes, can I go back to one more thing?

CHAIRMAN ENNES: Yes, please.

COMMISSIONER LORENZINI: One other question. The items you sell

now, do you install them? When people bring their bikes in, do you do any type of installation or are you talking about just --

MR. TAYLOR: No, they're just purchasing.

COMMISSIONER LORENZINI: So, you don't do any installation now?

MR. TAYLOR: No.

COMMISSIONER LORENZINI: Okay, thank you.

CHAIRMAN ENNES: Okay, I have a couple of questions. Please stay up here, but a question for Sam. The way the lot is configured, we're talking about having them put in this board-on-board fence at the rear of the lot between the residences. Would there be room for row, some kind of a hedge that could help soften? There isn't? The paving goes right up to the fence?

MR. HUBBARD: It does, yes. There is maybe five to eight-foot of green space on the other side of the fence, but that's on the Surrey Park property.

CHAIRMAN ENNES: This is a difficult situation. We obviously have an economically blighted building with this vacancy that's been there for 12 years. Your landlord isn't here tonight, is that correct?

MR. TAYLOR: No.

CHAIRMAN ENNES: If we approve this and you go beyond, I would strongly recommend that your landlord be with you if you go before the Village Board, because there's a lot of the issues that it sounds like you're taking on are building issues. But I'm hearing what Commissioner Green is talking about which could be insulating part of this place where you're going to have four bays to do service work. That might be an option to help keep the noise down.

Mr. Taylor, you indicated that, really I appreciate the love you have for your business and everything and how hard you looked for this space. While it's the ideal space for you, it isn't necessarily, from the comments that you got tonight, it's not the ideal use for your neighbors. So, while you're a permitted use, I think you really need to work to improve your image with them and how you go forward.

One of the comments was, and I don't know where this came from or what, but it indicated that you didn't know, somebody from your staff didn't know there were houses back there.

MR. TAYLOR: That wasn't true. I don't know.

CHAIRMAN ENNES: Okay, well, that doesn't represent the kind of image that Mr. Borowczyk said that you've been trying to reach out to the neighbors. I've got to say from your comments, it sounded very favorable how you want to be a good neighbor.

MR. TAYLOR: Definitely.

CHAIRMAN ENNES: From the comments that you heard here tonight, that's not the way you're perceived at this point in time. So, that is something that you need to work on.

I would also recommend, since there is some contention about these police reports and what happened, we don't go out looking for information. You need to bring that before us. If you do go before the Village Board, you should have those reports with you or present those so that they're in the documentation, so that the Trustees can review that and be aware of what the facts are.

Currently, when you test drive, I should say do you, you're not selling

any vehicles now, right?

MR. TAYLOR: No.

CHAIRMAN ENNES: So, you don't do any test driving, you don't go through the neighborhoods?

MR. TAYLOR: No.

CHAIRMAN ENNES: Sam, with auto dealers, do we restrict where they can take vehicles for test drives into neighborhoods?

MR. HUBBARD: We don't.

CHAIRMAN ENNES: We don't do that, okay. That's all I have right now.

COMMISSIONER JENSEN: Mr. Chair, I'd like to pursue one thing.

CHAIRMAN ENNES: Yes?

COMMISSIONER JENSEN: If the Petitioner continued doing what they were doing except for if they got rid of this not permitted bike night thing, we would have no right telling them they can't do that in this location?

MR. HUBBARD: Correct. Their selling of accessories and parts is permitted in the B-2 District.

COMMISSIONER JENSEN: I think that a couple of questions have hit on the key point. It isn't so much what's going on inside, even if we were to allow the repair and allow the service, it is the clientele. It's the fact they're riding motorcycles which tend to be loud, and perhaps a portion of the people there to buy things have motorcycles that are even louder than typically would be the case with these cruisers. But the Village would have no reason to tell them they couldn't conduct their business with those uses and that clientele if they weren't coming before us making some other changes. Is that correct?

MR. HUBBARD: Right. They are permitted for retail sales, whether be that, you know, candy or motorcycle parts.

COMMISSIONER JENSEN: If I read this correctly, actually this area is zoned so that they could do vehicle sales and minor service in fact?

MR. HUBBARD: If they get the special use permit, yes.

COMMISSIONER JENSEN: So, even if they stay where they are and they do essentially what they're doing now, they may not totally satisfy the neighborhood because they're still going to have a clientele that's noisy is what it comes down to. They're not going to be quite as noisy because they're not going to have the bike nights, and there is nothing that we really have a reason or a right to tell them you can't do that. I just want to be clear on that.

I tend to agree with some of the other Commissioners. I can't see that adding the sales or the service is going to do too much to worsen that other than the volume. I think that you will have more people coming, and obviously you'd like to have more people coming because they will be buying and they will be having their vehicles serviced there. But basically it's the clientele that you're having some problems, not what goes on inside the building as I understand it. So, you've brought us a pretty tough issue to try to balance the concerns of the neighborhood against your right to actually have a business that is in an area that's zoned for that business. Anyway, I just want to get it clear in my mind what the issues are.

CHAIRMAN ENNES: One last question for the Petitioner. One of the comments talked about possibly new riders, and like you had indicated, Mr. Borowczyk, that with your bikes a lot of these are first time bike owners. But before they could come and buy a motorcycle, they have to have a license?

MR. TAYLOR: Correct, they have to have an M class license.

CHAIRMAN ENNES: So, they had to go through the testing and demonstrate that they're a capable bike rider?

MR. TAYLOR: The majority of them is taking the MSF riding course at Harper College.

CHAIRMAN ENNES: Okay, which is quite appropriate.

COMMISSIONER DAWSON: I have questions across the board.

CHAIRMAN ENNES: Okay, for the Commissioners?

COMMISSIONER DAWSON: Yes.

CHAIRMAN ENNES: Please.

COMMISSIONER DAWSON: Just for my historical perspective, I don't know if you want to sit down, I don't have any questions for you. I recall, and I'd love my recollection to be refreshed appropriately, an auto parts store that was proposed on Golf by the Go-Go Center north of Arlington Heights Road, it is close to the previous Forest View High School and abutted a residential neighborhood. Does anybody recall that, years ago?

COMMISSIONER GREEN: Car Quest or something, wasn't it?

COMMISSIONER DAWSON: Something of that sort.

COMMISSIONER GREEN: Yes.

COMMISSIONER DAWSON: My recollection, I don't have anything to do with motorcycles or cars other than I get into my garage and I drive my minivan, right, I have no idea, around town. Okay, if a light goes off, I am not typical, whatever, you want to make fun of me, I then call my husband. I don't know anything about this stuff. But I recall from our conversation on this board that part of the reason that we denied that use at that time was because when you have an auto parts store, people will drive to the store, buy the part, go into the parking lot, turn on their vehicle, and start conducting repairs. I bring that conversation only up because that was the first time I'd ever heard of that because I have no experience at these auto parts stores. But that was from this board, this board's commentary, because part of the reason why we turned that down was because it abutted a residential neighborhood. That was purely auto parts.

COMMISSIONER LORENZINI: But Susan, is this the store on Golf Road? You said north of Arlington Heights --

COMMISSIONER DAWSON: Not north, east.

COMMISSIONER LORENZINI: East of Arlington Heights.

COMMISSIONER DAWSON: By the Go-Go Center.

COMMISSIONER LORENZINI: Yes, on the south side of the street?

COMMISSIONER DAWSON: On the north side of the street.

COMMISSIONER DROST: Well, there's one at Golf and Arlington Heights Road, and that was one of the issues.

COMMISSIONER DAWSON: No, that's on the west side of the street.

COMMISSIONER DROST: Right, but there was another one.

COMMISSIONER DAWSON: That doesn't abut residential.

COMMISSIONER DROST: But to your point, the owner was out here.

COMMISSIONER DAWSON: Right, that doesn't abut a residential. Yes.

COMMISSIONER DROST: The owner was out here, and the owner was, you know, he did the Boy Scout's honor that he would police the parking area where people did

their own mechanical work in the parking lot.

COMMISSIONER DAWSON: Is that the one that's on the west side of Arlington Heights Road? Now, to my recollection, there was other issues with that. There was a truck drive going along the back of it.

COMMISSIONER LORENZINI: Let's make sure we're talking about the same one. The east of Arlington Heights Road on Golf on the south side of the street, there was one there we rejected, I remember that specifically. Is that the one?

COMMISSIONER DAWSON: Yes. Yes.

COMMISSIONER LORENZINI: I remember it specifically because I knew the guy, I used to coach his son in basketball. I felt bad rejecting that but we rejected it because it wasn't zoned for that usage. That's why we rejected it.

COMMISSIONER DAWSON: No, I understand. But my point isn't some sort of, from my recollection the primary reason we rejected it was because of the traffic pattern and the truck drop-off was going to have a road go behind the building and trucks were going to have to come behind the building abutting the residential neighborhood. I'm not trying to say there's any precedent here. What I'm trying to say is I very much remember specifically this board discussing the parking lot noise that comes out of simply a parts shop, that people buy parts, go into the parking lot and turn their car on and what have you.

So, what I am concerned about, and again coming from a place that, I'm not trying to say, I'm trying to understand this because when I was listening to everyone saying, oh, that won't cause any noise, I was getting really confused because I expressly remember being at a prior meeting hearing that that will cause noise. So, you may be, I don't know, help me out here. It would seem that a car would --

COMMISSIONER GREEN: I think it was more, my recollection of that one was, because I do frequent auto parts stores a lot, is that it's a visual thing. I think that, as I recall, the owner was saying, well, we don't do that because we're a higher caliber parts store, whatever the situation was. I from experience, it doesn't make any difference where, they're all in competition with each other, they're all comparably priced, and some individuals will come and actually work on their cars in the parking lot. It wasn't so much a noise thing as it was a visual thing.

CHAIRMAN ENNES: Are you saying that there is a connection to this particular --

COMMISSIONER GREEN: I don't see the connection here because they're not going to allow that, you know.

COMMISSIONER DAWSON: Well, I don't know. I mean the point that I'm trying to make is that we're saying that having a parts store isn't going to create any more noise than a repair store, than a sales store. But it would seem to me that it would create more noise, that now we've got people buying parts. I do know that when I pull my car in to a place to have it looked at because there's something wrong with it, I've got my car on outside and they're looking at it. So, I do think that there is a noise element that increases based on repair and based on sales that is beyond auto parts.

CHAIRMAN ENNES: But we're not considering the sales of parts. They're legitimately zoned for that.

COMMISSIONER DAWSON: No, no, I understand that. I completely understand. I have no problem --

CHAIRMAN ENNES: So, I don't know why we're getting into that.

COMMISSIONER LORENZINI: But the other point I'd like to mention is that that project was rejected by the Village.

COMMISSIONER DAWSON: Okay, that's fine. I'm not talking about whether or not it went through a rejection. I'm just talking about a conversation that we had, and so I'm surprised just hearing people saying that it won't cause any more noise because I remember a conversation about how these stores cause all this noise. Then I'm thinking, well, there's noise there, and then there must be additional noise in repairs. It would seem like if I'm going to test drive, that's going to take place outside not inside. So, it would, I'm just hearing Commissioners saying that's not going to cause any additional noise, and I'm thinking to myself that it's contrary to my recollection of prior conversations we've had.

COMMISSIONER LORENZINI: Well, I never said it's not going to cause additional noise. You are going to get more traffic, more than you have.

COMMISSIONER DAWSON: Okay. Okay, all right. I just want to make sure I understand.

COMMISSIONER GREEN: But it's not going to cause any more or any illegal noise. It's not like you can't own a motorcycle and drive it.

COMMISSIONER DAWSON: No, absolutely. Absolutely.

COMMISSIONER GREEN: So, that's the point.

COMMISSIONER WARSKOW: But as a special permit, that takes this into consideration.

COMMISSIONER DAWSON: That's all I wanted.

COMMISSIONER GREEN: But the special use for this use is allowed in this district.

COMMISSIONER DAWSON: I understand that.

COMMISSIONER GREEN: So, as a special use that is allowed.

COMMISSIONER DAWSON: I wanted my recollection of that conversation and my understanding and making sure I was remembering it correctly. You've clarified that it was more of an appearance thing than a noise thing is what your recollection is.

COMMISSIONER GREEN: Yes, and I think that the, just to put that one to bed, if you take your car to the Ford dealer and you buy a Ford part, you're not going to come outside in the Ford dealership, park next to new cars and start to put your own starter in that car. They're not going to let you. These people sell service, so you're not going to use their parking lot to do your service. I think that would last about two minutes and they would be escorted off the property.

So, I'm just saying that I don't see that kind of situation ever happening. When you sell just parts in these massive big box parts stores, they're usually connected to either their own parking lot or another bigger shopping center so there's hundreds of parking spaces and somebody will go in the corner and start to work on their car. Nobody knows what they're doing. It's just an unsightly thing to look at because they leave the junk in the garbage on the ground and they drive away. So, that was the point.

CHAIRMAN ENNES: But what we're talking about repairs and used vehicle sales.

COMMISSIONER DAWSON: Yes, I understand. I understand.

COMMISSIONER JENSEN: My point was, and maybe I'm the one that,

you may be -- my point. My point was that the noise that would come from the additional repair and even sales was not really the issue. It was the fact that the clientele makes a lot of noise just by its very nature, and the volume of that would increase if you did sales and service. So, that's the source of the noise and it would be more. So, I'm focusing on, with the repairs that go inside the building, I think it is irrelevant quite frankly. The problem that the neighbors are having has to do with the clientele as far as I can tell.

COMMISSIONER DAWSON: Sure, I understand what you're saying. I feel that we have no ability to have any issue with the clientele because the use is appropriate. So, in my mind, it's more of a matter of what is going to be taking place there. It's not the clientele, it's now I've driven a car to a place and I'm going to test drive a motorcycle. Now I've got to get my, my motorcycle is not working, so instead of coming in and parking it, I'm walking in and buying the part, I'm going to walk you outside, I'm going to turn my motorcycle on and we're going to look at all that.

So, I guess I will compare it to a boat because I'm very familiar with boat repair and boat service and boat situations. When I have a problem with my boat, I have to turn the engine on outside for you to look at it and help my figure out what needs to be done to repair it. So, I think that's a lot more comparable than a car because when the cover is off my engine on my boat, it's quite loud.

So, to me, it's not a matter of the clientele, who's coming in and going. It is specifically the matter of the additional use will, outside of the clientele who I can't judge and question because they have every right to be on this property, but the use itself is what's going to cause the additional noise. I have a concern about whether or not it belongs in this specific location.

COMMISSIONER WARSKOW: Sam, can I get clarification? I understand the retail sales is a permitted use.

MR. HUBBARD: Correct.

COMMISSIONER WARSKOW: But the addition of the sales and repair makes it a special use for this particular zone which these three conditions must be taken into consideration, where the second condition according to Village Staff has not been met because in the Staff's opinion it would be detrimental to the general welfare of the residents abutting the property.

MR. HUBBARD: Correct.

COMMISSIONER LORENZINI: But that's related to the repair and not the sales.

COMMISSIONER WARSKOW: No, all of it.

CHAIRMAN ENNES: No.

COMMISSIONER WARSKOW: They're both under a special use.

CHAIRMAN ENNES: No, sale of used.

MR. HUBBARD: Yes, it's related to the repairs. The sales, I think we're comfortable with that portion of the special use permit.

COMMISSIONER WARSKOW: Well, there I have a problem with. What my concern is, is applied to both. The additional business being brought in and making sure that additional business applies to both sales and repairs.

CHAIRMAN ENNES: So, you're okay with them selling parts?

COMMISSIONER WARSKOW: No, I'm not okay.

CHAIRMAN ENNES: They're approved to, they're zoned for it.

COMMISSIONER DAWSON: No, the parts, the parts that they're approved for.

COMMISSIONER WARSKOW: Oh, they're selling parts. They're selling helmets and --

COMMISSIONER DAWSON: Yes, that's the parts.

CHAIRMAN ENNES: Right, the parts.

COMMISSIONER GREEN: Gear.

COMMISSIONER WARSKOW: Gear. I'm sorry, when you said parts, that went to me as repair. No, I'm fine with the retail in-store aspect of it because it is a permitted already Village-blessed use of that space.

CHAIRMAN ENNES: Right. They want to add the sale of used motorcycles. You're okay with that?

COMMISSIONER WARSKOW: No.

CHAIRMAN ENNES: Okay.

COMMISSIONER LORENZINI: Chairman, just one more question for Mr. Taylor. Could you come back up please? Something I just remembered you saying. You're going to stop the bike nights, right?

MR. TAYLOR: Correct.

COMMISSIONER LORENZINI: But then you said something like you had a thousand marketing things to do. You're not going to any other type of promotional things there, are you?

MR. TAYLOR: No.

COMMISSIONER LORENZINI: Okay, that's all. Thank you.

MR. BOROWCZYK: If we could also make mention of what we just spoke about, how there were some parts kind of put on in a parking lot? I want to make mention that people that do ride in can't carry these tools that they need to be able to get into their motorcycle from Allen keys to wrenches.

MR. TAYLOR: Bike stands.

MR. BOROWCZYK: A backpack can only hold so much. With that being said, if you go down, the odds of something actually going right through you with like an Allen key is quite high depending on how hard you hit the ground.

MR. TAYLOR: The key thing is to say that, unfortunately, we can't know the problem unless we take a look at it.

COMMISSIONER DAWSON: So, that goes to your current use of selling parts, that people won't be repairing in the parking lot which is already a permitted use.

MR. TAYLOR: Correct. You go to an auto zone, you'll see on any auto zones it says no working allowed, you know. It's ridiculous with some of this, I mean people try to change a battery, it's your responsibility to tell them absolutely not.

CHAIRMAN ENNES: So, you'd be okay with putting a sign to that effect in your parking lot?

MR. TAYLOR: Right.

CHAIRMAN ENNES: Okay. Would someone like to make a motion? Do you want to make a motion?

COMMISSIONER GREEN: I'll make a motion. Wait a minute, I want to

make sure I get the right one. This is the one for --

CHAIRMAN ENNES: Motorcycle.

MR. HUBBARD: You know what, if you're going for the motion for approval of motorcycle sales and repair, I'm noticing there is an error there.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: So, you would take out everything but, so take out everything after but until on the subject property.

COMMISSIONER LORENZINI: Well, Sam, this approval, if we vote on it, it saying this approval is subject to the following conditions. One has nine conditions, one has 10 conditions. Which is the one you're recommending?

MR. HUBBARD: Staff recommended the one with nine conditions to allow approval of motorcycle sales.

COMMISSIONER GREEN: No, that's not the one I'm making.

COMMISSIONER DAWSON: He's making the motion of approval for both.

COMMISSIONER DROST: Because it's number nine.

MR. HUBBARD: I'm sorry, I got the wrong sheet. I got that mixed up.

COMMISSIONER DROST: Number nine.

MR. HUBBARD: So, yes, that was my mistake. Staff is recommending the one that says motion for approval of motorcycle sales and denial of repair. But there is an error in the motion sheet that's stating motion for approval of motorcycle sales and repair.

COMMISSIONER GREEN: That's the one I'm making. Okay, I would like to make a motion.

A motion to recommend to the Village Board of Trustees approval of PC#18-003, a Special Use Permit to allow motor vehicle sales and repair of motor vehicles on the subject property, and the following variations:

1. **Variation to Section 11.4, Schedule of Parking Requirements, to reduce the required amount of off-site parking from 64 spaces to 48 spaces.**
2. **Variation to Section 6.313-3(B), Side and Rear Yards, to allow an eight-foot tall solid fence in the rear yard where a six-foot tall solid fence is allowed.**
3. **Variation to Section 6.12-1, to waive the requirement for a traffic study an parking analysis prepared by a qualified professional engineer.**

This approval shall be subject to the following conditions:

1. **The special use permit for motor vehicle sales shall allow only the sale of motorcycles and auxiliary repair of motorcycles.**
2. **The Petitioner shall remove all materials that they are storing outdoors (pallets, chairs, trailers, motorcycle, et cetera). Outdoor storage of motor vehicles and materials by the Petitioner shall be prohibited.**
3. **The existing ground sign located in the front yard shall be removed or brought into conformance with all signage regulations. The temporary ground sign that advertises for the Toy Shop shall be removed.**
4. **The Petitioner shall be prohibited from conducting outdoor events on the**

subject property.

5. The existing six-inch fire single check valve shall be removed and replaced with an approved RPZ.
6. The eight-foot tall slatted chainlink fence along the rear property line shall be replaced with an eight-foot tall solid wood fence. Additionally, the slatted chainlink dumpster enclosure shall be replaced with a wood enclosure of suitable height to screen the dumpsters.
7. Two new shade trees shall be installed in the two parking lot landscape islands located at the terminus of the parking rows at the south of the site. Additionally, a code compliant parking lot landscape screen along the right-of-way at the southeast corner of the site shall be installed.
8. The overhead door shall remain closed during any motor vehicle repairs and/or service.
9. All motor vehicle repairs shall cease after 6:00 p.m. on every day and shall not be permitted on Sunday.
10. The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.

CHAIRMAN ENNES: Sam, would you take a roll call vote?

COMMISSIONER DROST: It has to be seconded.

CHAIRMAN ENNES: I'm sorry, second?

COMMISSIONER JENSEN: Second.

CHAIRMAN ENNES: So, we have a second. Would you take a roll call vote?

COMMISSIONER LORENZINI: Wait, Sam, before you take a roll call vote, could you, what changes did you make to this?

COMMISSIONER GREEN: There was a mistake in the first line which said and a prohibition of the auxiliary service, okay, right there. Prohibition of the auxiliary service. In other words, if you're asking for both sales and repair to be approved, you have to take out that.

COMMISSIONER DROST: Prohibition.

COMMISSIONER WARSKOW: That prohibition of the auxiliary.

COMMISSIONER GREEN: Yes, there you go.

COMMISSIONER JENSEN: Then the first condition has to have that taken out as well because it says there's a prohibition of repair.

COMMISSIONER DROST: Yes, well, that's a different motion.

MR. HUBBARD: Yes, that's a different motion.

COMMISSIONER GREEN: Different motion.

COMMISSIONER JENSEN: No, I think the one that you're working with --

MR. HUBBARD: They both have the same language, so unfortunately, I'm sorry, it's a little confusing. They both have the same language for the first three lines of motion, blah-blah-blah, but the conditions are different.

COMMISSIONER JENSEN: So, it's the one through 10 is the correct one?

MR. HUBBARD: One through 10, yes, doesn't have the prohibition on motor vehicle service.

COMMISSIONER LORENZINI: And you're recommending sales and

service?

COMMISSIONER GREEN: Sales and service to be approved.

CHAIRMAN ENNES: Can we take a roll call?

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: No, with comment.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: No.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: No, with comment.

MR. HUBBARD: Chairman Ennes.

CHAIRMAN ENNES: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: It's four to three.

COMMISSIONER GREEN: Four-three in favor.

CHAIRMAN ENNES: Four to three.

MR. HUBBARD: Favorable vote.

CHAIRMAN ENNES: So, you have a favorable decision.

COMMISSIONER DAWSON: We have comments.

COMMISSIONER DROST: Comments.

CHAIRMAN ENNES: Yes, and you will be able to go to the Village Board with this recommendation. Commissioner Dawson, your comment?

COMMISSIONER DAWSON: My comment is that I think you sound like an amazing bunch of entrepreneurs, I really do. I consider myself to be an entrepreneur. Don't think this should be a judgment against your business. I think it was said by someone else though, this seems like a great business but not so for this space.

In my opinion, the first two criteria of the special use standards have not been met. Because of that, I can't support it.

COMMISSIONER WARSKOW: My comment, I would definitely repeat what she said. I think it's a great business. I applaud you for taking the risk to open this business. I think because the current structure of the business is permitted, I don't have any problem with that. It's just the fact that there is a special use and, yes, I don't believe this is the right special use and the right location.

CHAIRMAN ENNES: Well, good luck with your proposal going forward. I would take some of the suggestions that you got here and provide some of that documentation to the Village Board.

That's all. Do we have a motion to adjourn?

COMMISSIONER GREEN: I'll make that motion.

COMMISSIONER DROST: And I'll second it.

CHAIRMAN ENNES: All in favor?

(Chorus of ayes.)

APPROVED

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CHAIRMAN ENNES: Thank you.

(Whereupon, at 9:28 p.m., the above-mentioned petition
was adjourned)

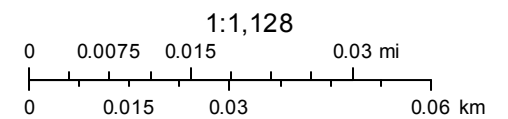
APPROVED

37

Aerial - 1732 W Algonquin Rd



May 5, 2017



Project Description

The Toy Shop was founded in 2015 in Schaumburg, Illinois by Mike Taylor and Victor Baranovici with a goal to educate the community on the safety of riding and its integrity. The Toy Shop provides high quality gear, parts, and accessories to all types of riders, no matter their age or gender. Due to the Schaumburg location, no longer being suitable for the demand and growth of The Toy Shop, Taylor and Baranovici made the decision to relocate April 1, 2017. They relocated to a facility with more features and potential in Arlington Heights, Illinois and opened in record time, just 15 days due to the demand from the community.

Currently, The Toy Shop has received many inquiries about the servicing and sales of motorcycles. The current building in Arlington Heights, is equipped with a showroom floor, sprinkler system, and a private warehouse for authorized personnel only. The next step to ensuring the riding communities safety is with a *special use permit* to perform regular maintenance as well as motorcycle sales. This new location in Arlington Heights, ensures all safety measures are met allowing for a safe service department and motorcycle sales on the showroom floor. The 2,500sqft warehouse allows for the potential of four service bays to perform certified maintenance. Service work will include oil changes, tire changes, brake and rotor changed, and more.

Also, with a *special use permit* and a showroom floor it allows for great potential for motorcycle sales. After acquiring the *special use permit*, we plan on offering financing on the sales of motorcycles to our customers. By offering financing, we allow the average consumer to comfortably purchase a motorcycle. Financing allows for rapid growth in the motorcycle sales industry.

Our store hours are subject to change as the riding season changes, Monday Closed, Tuesday, Wednesday, & Friday 11am-8pm, Thursday 11am-9pm, Saturday 11am-6pm, Sunday 12pm-5pm. During the Summer, we have Bike Night's on Thursday. During our Bike Nights, we have dealers from various brands come out and talk about their newest and latest gear, technical specifications and most important safety specifications. Every night we do a raffle as an incentive for coming out to these events. This gives us an opportunity to give back to the riding community. Not to mention, we also drive business to

surrounding businesses, from local gas stations to fast food chains, and authentic restaurants. Also during our Bike Night's we have we often have food trucks that come out. It has come to our attention all food trucks need to be licensed by the Village and have a Health Inspection completed. We are now working with all our food trucks to obtain all the necessary licenses/permits. In the past months, due to not being able to have the service department, our Bike Nights were used to drive customers to the shop to cover what our expenses, of what we believe service would cover with respect to the utilities and rent necessary. In this upcoming year, it's questionable if we will continue these types of events. We also now recognize any special event like a Bike Night will need prior approval by the village.

The Toy Shop is a highly reputable company as seen from our reviews. Taylor and Baranovici's goal is to obtain a *special use permit* and potentially expand to the connected vacant building. With the riding community expanding every year, our demand for service and motorcycle sales, has been requested countless numbers of times, we're here to make a difference and become Chicago's One Stop Shop for all motorcyclist needs.

Written Justification for Parking Land Use Variation

The Toy Shop and Motolounge, recognizes that we have below standard code when it comes to parking. However, we are requesting for a reduced parking requirement due to our uniqueness and ability to park multiple bikes in one spot.

The property does not yield a reasonable return permitted under the conditions allowed by the regulations in our zone. However, as you can see from our parking study from our initial submittal on 9/28/2017 during a Bike Night, the most bikes we have had in the parking lot was at 8pm, these 56 bikes only occupied 16 spots and the cars occupied 8 additional spots. This shows that 24 spots were taken by both cars and vehicles leaving plenty of applicable spaces for other vehicles and more motorcycles.

The plight of the owner is due to unique circumstances because as mentioned above motorcycles typically park 4-6 to a space. We have even seen as many as 8 motorcycles in one space. During our busy times of the season it's common for large groups to ride in together to the shop, and often those who are riding together park together in one spot. These unique circumstances should be considered due to the conditions of a motorcycles size and being able to fit multiple motorcycles per space.

Should this variation, if granted, will not alter any of the essential character of the locality. All motorcycles will be parked safely in a parking spot or near designated areas such as the front of the shops driveway or near the garage. All motorcycles parked on the property of the Toy Shop and Motolounge will follow all laws, not blocking any entrances for safety, not blocking fire lanes, and leaving a clear path for any emergency vehicles.

Furthermore, we would also like to bring up the fact that two units within our building are currently vacant which take up 36 spots. As a brief background, our current unit was vacant for more than 10 years, so it's not uncommon for these units to sit vacant. On the west side of the building you will notice the rear parking to the adjacent building. We have monitored these spots to see how many vehicles have parked here over the past 2 months and we have noticed at most one vehicle park there for as long

as 3 hours. This rear parking does not allow access to the adjacent building through the back for customers. It also yields the potential for an additional 14 spots of parking that are not being used. Please reference the site plan for a visual point of view.

Due to the above-mentioned reasons, we are requesting you consider a reduced parking requirement due to us being able to maintain and regulate parking on the East side of the property. During special events or large sales, we hire security to control traffic flow and guide parking in and out of the shop. This ensures safety of the riders as well as the general public. We will continue to enforce parking within our property as well as any excessive noise. If you consider the 2 vacant units residing in our building this would give a surplus of 24 spots. Also, if you consider the rear parking of the adjacent unit on the west side, that's an additional 14 spots as well. In our 10 months on the property we have yet to see the entire parking lot full or more than half full. It's also worth mentioning our special events like bike nights we host were on Thursday nights, these events were our busiest times and at the start of the event Molecular Imaging would have been closed for an hour and almost always all their staff would be gone by 5:30, 30 minutes after they closed, 30 minutes before the start of bike night.

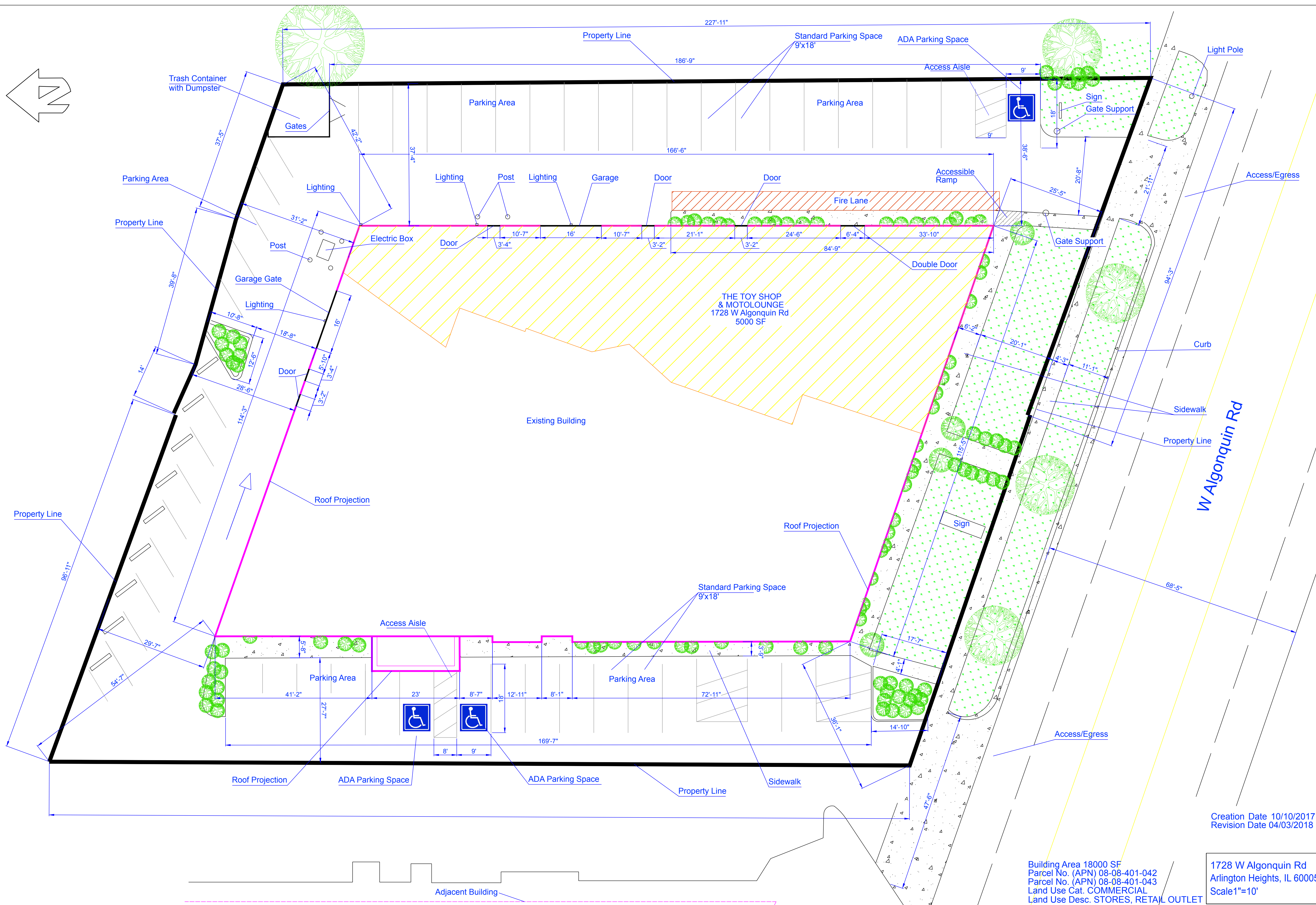
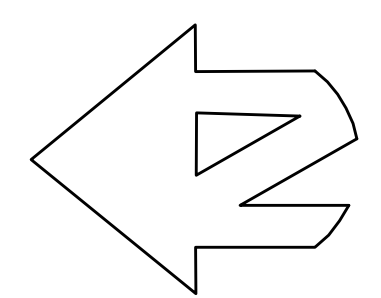
Special Use Criteria

The special use is deemed necessary for the public convenience at this location due to the limited number of motorcycle service centers. As the motorcycle industry grows every year, service and maintenance centers are hard to find. Within a five-mile radius very few shops offer gear, accessories, parts, and services. The Toy Shop and Motolounge has seen a large demand for service due to its growing popularity. The service center would allow for public convenience located a couple miles east of Woodfield mall, a popular meetup riding destination. Not only will the service center allow for public convenience it will also help reinforce public safety for riders and drivers. Maintenance work includes safety checks of lighting, breaks, rotors, tires, parts, and accessories. This allows for better safety on the roadways for riders and daily drivers.

The service center will not be detrimental to health, safety, morals or general welfare of persons residing or working in the vicinity. Health and safety of the public, our employees, and customers are taken very seriously. The service center will also be completely off limits to the public and customers, only authorized employees are allowed in the service center. The service center will not be detrimental to anyone working or residing within the vicinity due to precautions that are taken. After store hours, many electrical breakers are turned off and any oils, flammable and combustible liquids will be placed in a safe and controlled environment. We highly prioritize safety of the public, no contaminants or hazardous wastes will be placed in dumpsters for garbage collection, in sewers, or water ways.

Lastly, we will comply with all regulations and conditions specified in this ordinance use. Regulations and conditions often reference the disposal of hazardous materials and wastes. We will maintain local and federal ordinances when it comes to the disposal of hazardous materials. All hazardous materials will be taken away by a Federal and IEPA licensed hauler for used oils, anti-freeze, contaminated oil, used oil filters, and much more. All mechanics will follow all safety regulations while servicing bikes and on the premise of The Toy Shop and Motolounge. All mechanics will also be certified and must show proof of certification, recent training, and experience.

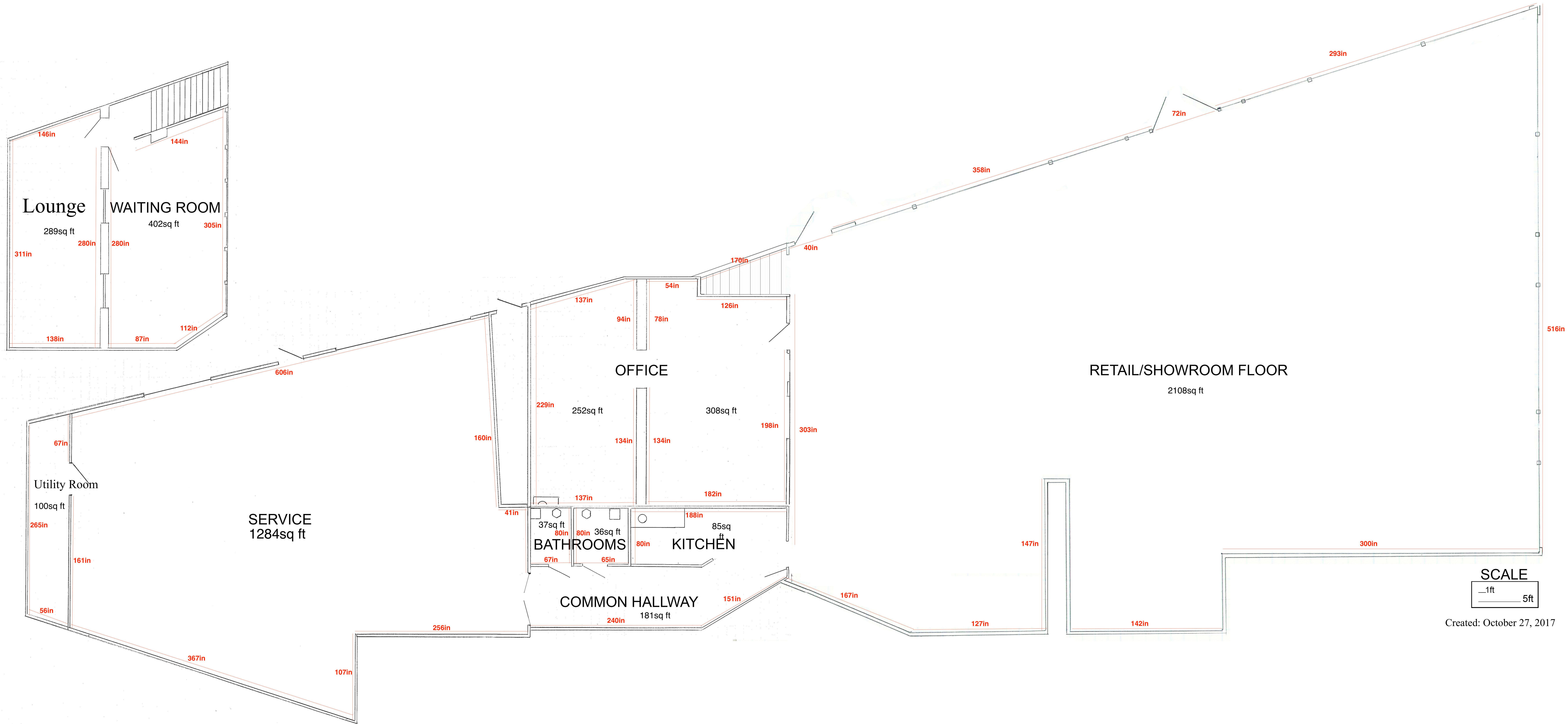
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JAN 19 2018
**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**



Creation Date 10/10/2017
Revision Date 04/03/2018

Building Area 18000 SF
Parcel No. (APN) 08-08-401-042
Parcel No. (APN) 08-08-401-043
Land Use Cat. COMMERCIAL
Land Use Desc. STORES, RETAIL OUTLET

1728 W Algonquin Rd
Arlington Heights, IL 60005
Scale 1"=10'



Marketing Study Illinois and Other Shops

Illinois, has approximately 346,210 registered motorcycles on the streets as of 2015. As the riding community gains new riders every year, the demand for motorcycles continues to rise. Eight major manufactures represented 81% of all U.S. motorcycle sales in 2015. With the riding community growing at record breaking rates, motorcycle dealers and service centers are in high demand. In 2015, 24.1 billion dollars was contributed to the economy by the motorcycle industry alone. This stimulation of the economy includes sales of motorcycles, gear, accessories, state taxes, licensing fees and much more. Illinois is the seventh highest for registered motorcycles in the United States with 346,210 as of 2015, a large portion of the economic contribution is distributed amongst Illinois.

Unlike other motorcycle dealerships that offer service many don't have a dedicated waiting room to keep customers happy and occupied during their service. However, we built The Toy Shop & Motorcycle Lounge, Inc. with customers satisfaction in mind. We created a waiting room with a pool table, foosball table, ps4, Xbox one, three large flat screen TV's, with reclining couches. The waiting room was designed for customers to relax while their service work is being completed.

As you may know, Arlington Motorsports is in the Northern most part of Arlington Heights and The Toy Shop and Motolounge is located at the Southern tip. This allows for Arlington Heights to cover many towns both North and South, East and West. The Toy Shop and Motolounge is conveniently located a couple miles away from Woodfield, a popular riding and meet up destination, making the demand for service extremely high.

Other Motorcycle service centers such as Top Gear Powersports in Roselle do all their service in house without a certified mechanic. Dealerships like Des Plaines Honda, I-Motorsports of Elmhurst typically charge just to look and diagnose an issue. At The Toy Shop and Motolounge, we keep the customer's safety in mind and won't charge for diagnostics of issues. Our reviews reflect our customer's satisfaction on the parts, gear, and the accessories we have brought to them.

We offer Mid-to-High end level gear, and we arguably have the most variety of graphic helmets both mid-level and high-level. At The Toy Shop and Motolounge, from the moment anyone steps through our door, they're treated like family. As for their bike, it will be treated like it's our own.

Land Use Variation Parking Study

Day: 9/4/17 Monday (Labor Day)

Time	# of Vehicles	# of Motorcycles
11am	2	0
12pm	2	1
1pm	3	4
2pm	1	2
3pm	3	4
4pm	2	6
5pm	5	3
6pm	3	2
7pm	2	3
8pm	2	5

Day: 9/09/17 Saturday

Time	# of Vehicles	# of Motorcycles
11am	2	1
12pm	5	0
1pm	1	4
2pm	2	3
3pm	3	4
4pm	3	1
5pm	3	3
6pm	4	7

Day: 9/28/17 Thursday (Bike Night)

Time	# of Vehicles	# of Motorcycles
11am	2	1
12pm	2	1
1pm	5	3
2pm	4	2
3pm	5	0
4pm	3	1
5pm	5	3
6pm	5	15
7pm	9	21
8pm	8	56
9pm	5	53

At 8pm 56bikes occupied only 16 spots

Day: 10/08/17 Sunday

Time	# of Vehicles	# of Motorcycles
11am	2	0
12pm	2	1
1pm	5	2
2pm	4	2
3pm	5	0
4pm	3	1
5pm	4	3

Neighborhood Meeting Question & Answer Summary

On March 22, 2018, The Toy Shop & Motolounge held a neighborhood meeting. About 10 people showed up periodically between 7:30-8:30pm. Below is an outline of some of the basic questions that were asked, and below that is our response. Many of the questions were about what service we were planning on doing. Throughout the meeting, Mike (owner) had the ability to speak to all the neighbors who showed up on a personal one-on-one level. We gave out business cards consisting of our email and phone number, encouraging the neighbors to email us or call us with any questions, comments, complaints, or concerns. No objections were made to the petition at this meeting. A long-term resident of the area mentioned they enjoyed the atmosphere and the street view of the shop and mentioned to us how the building has been vacant for more than 10 years before we arrived.

1. What are these bikes on your showroom floor?

The bikes on our showroom floor are customers winter storage bikes as well as some of our own personal bikes.

2. What type of service will you do?

We plan on doing all types of motorcycle maintenance, oil changes, coolant flushes, brake flushes, lighting installs, sound installs, and any much more.

3. What are your plans for this year?

We hope to receive a special use permit to perform auxiliary service and also become a used motorcycle dealer.

4. How will you handle any excessive noise?

We always let our customers know to keep the noise down. Last year, during some of our events we hired a security team to keep noise down and escort anyone out who did not follow our rules. Any excessive noise we ask for you to give us a phone call and let us know so we can address these issues immediately.

5. Will becoming a dealer or doing service create any issues with traffic?

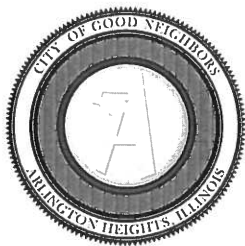
We opened in April and have not had any traffic issues at all. We are constantly monitoring our parking lot and reporting any suspicious activity to the Arlington Heights police department.

6. Will you perform service in the summer with the garage open?

Although, I cannot speak for the future, considering the garage is not air conditioned there will be times the garage is kept open during service. During this time, there will not be any loud noise coming from the garage while it's open. Should there be any loud noise, the garage will be closed to act as a sound barrier.

7. Will your store hours change, will you stay open later?

No, right now we are on our winter hours and we open later. This spring and summer, we plan on opening up at 10 or 11am and closing at 8pm.



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development

From: Deb Pierce, Plan Reviewer, Building & Life Safety Department

Subject: 1728 W Algonquin Rd. – SUP for Automobile Sales, Parking Variation and Traffic Study Variation

PC#: 18-002

Date: January 22, 2018

Sam:

I have reviewed the documents submitted for the above referenced project and have no objections to the SUP, Parking Variation and Traffic Study Variation with following comment:

1. Signed, sealed and dated architectural plans shall be submitted for changes to the vacant space.

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JAN 23 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



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

Fire Safety Division



Date: 1/24/2018

P.C. Number: 18-002 Round 1

Project Name: SUP for Automotive Sales

Project Location: 1728 W. Algonquin

Planning Department Contact: Sam Hubbard, Planning and Community Development

General Comments:

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

1. Any work proposed must comply with currently adopted codes.

Date Jan 24, 2018

Reviewed By: 
Fire Safety Supervisor

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JAN 25 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

**Arlington Heights
Building Department**

Memo

To: Sam Hubbard, Development Planner

From: Charles Craig, Assistant Building Official

cc: None

Date: 2/7/2018

Re: PC# 18-003 – The Toy Shop Special Use Permit

Comment #1:

Please note the following code enforcement actions have occurred to date:

In mid June 2017 the Building Department received a complaint that the petitioner was selling motorcycles and doing repairs. C. Craig spoke to the owner Mike Taylor on 6-27-17 and told him that he should work with Planning to clarify how he can operate and to possibly get his use changed. As no further complaints were received, the case was closed 8-1-17.

After 8-1-18 we received several anonymous complaints regarding the business operation, including motorcycles revving too late, events like bikini car washes, etc.. 8-8-17 C. Craig went to site & spoke w/ owner while an A.H. police officer (Ofc. Spoerry) was there to talk of same subjects. Spoke w/ owner regarding signage, conduct of business & etc.

8-16-17 Health inspector Biskner went to site as selling food was reported. She told them that's not allowed. Owner told T. Biskner that they were planning concealed carry classes and were running a raffle. She also saw used motorcycle tires.

8-23-18 Val Gerstein of Building wrote Toy Shop an email regarding raffle rules and guidelines/ required village permission.

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: January 26, 2018
Subject: 1828 W. Algonquin Rd, P.C. #18-003

Regarding the proposed parking variation, PW has the following comments:

1. The existing fire/domestic 6x2 water meter is obsolete. It needs to be replaced.
2. Replace the existing 1.5" domestic backflow device with an approved RPZ. It, too, is obsolete.
3. Replace the existing 6" fire single check valve with an approved RPZ. It is obsolete.
4. A set of utility prints are required to ascertain if there is an existing grease trap. If there is not an existing trap, or it is not to plumbing code, one must be installed.

VAHPW has no further comments at this time.

C: File

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JAN 30 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

ENGINEERING DEPARTMENT

3

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

P.I.N.# 08-08-401-042 08-08-401-043
 Location: Arlington Heights
 Rezoning: Current: B-2 Proposed: B-2
 Subdivision:
 # of Lots: 1 Current: 1 Proposed: 1
 PUD: For:
 Special Use: For: Service & Dealer Sales
 Land Use Variation: For:
 Land Use: Current:
 Proposed:
 Site Gross Area: 5,200sqft
 # of Units Total:
 1BR: 2BR: 3BR: 4BR:

Petition #: P.C. 18-003
 Petitioner: Mike Taylor (847)-431-5683
 Victor Baranovici (773)-766-2270
 Owner: Kiki Stamelos (773)-370-6000
 Contact Person: Mike Taylor
 Address: 1728 W Algonquin Rd. Arlington Heights
 IL, 60005
 Phone #: 224-232-8224
 Fax #: n/a
 E-Mail: info@ttsmotolounge.com

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

1. PUBLIC IMPROVEMENTS

REQUIRED: YES NO COMMENTS

a. Underground Utilities
WaterSanitary Sewer
Storm Sewerb. Surface Improvement
Pavement
Curb & Gutter
Sidewalks
Street Lightingc. Easements
Utility & Drainage
Access

X

X

X

X

X

X

X

X

X

PUBLIC SIDEWALK EASEMENT?

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC X(?) b. IDOT
c. ARMY CORP d. IEPA
e. CCHD

YES NO COMMENTS

X

X

N/A

X

X

X

X

X

X

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

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: NO NAME

DATE OF PLANS: NO DATE

Director

Date

RECEIVED
 FEB 05 2018
 PLANNING & COMMUNITY
 DEVELOPMENT DEPARTMENT

James J. M... 2/5/18
 Director Date

PLAN COMMISSION PC #18-003
The Toy Shop
1728 W. Algonquin Road
SUP for Auto Sales, Parking Variation, Traffic Study Variation
Round 1

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. Provide a Plat of Survey of the property from a registered land surveyor.
13. When on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.
14. Does the existing facility have an internal or external triple basin/grease basin for auto repairs? An MWRD permit may be needed for any external sanitary sewer work.
15. It is unclear whether the proposed motorcycle shop use is occupying the entire building, or if there will remain multiple tenants at this property.
16. If multiple occupants of the building exist, how is the breakdown of parking divided, assigned, and reserved for all other businesses?
17. Based upon the existing use in Schaumburg, some information about this retail business, and the amount of traffic generated during the afternoon and evening peak hours of the business should be provided.
18. What was the previous occupant of this building before the Toy Shop moved in and how much traffic did they generate?
19. The site plan provided is confusing and needs to provide clarification for the following issues:
 - a.) The row of parking stalls along the east property line are represented as not being within the parcel lot lines. Whose property do these parking stalls exist on?
 - b.) The configuration of the perpendicular and angled parking on this lot suggests that the easterly driveway is supposed to be signed and striped as outbound only.
 - c.) The westerly driveway seems to provide access to not only this property, but to the parking stalls for the property to the west that are immediately adjacent to this drive aisle. Is there a cross access agreement?
 - d.) The geometric layout of the drive aisles, parking stall depths and widths, and obstructions to utility boxes, posts, planting areas, and other encroachments needs to be accurately shown.
20. There looks to be a public sidewalk encroachment onto the private property.
21. The ADA parking stalls are not shown correctly, and are sub-standard width, and need to be accessible to the entrance door.

 2/15/18
James J. Massarelli, P.E. Date
Director of Engineering



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 18-002

Project Name

Toy Shop and Motolounge

Project Location

1728 W. Algonquin Road

Planning Department Contact Sam Hubbard

General Comments

Round 1

1) The project must follow current codes.

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

Date February 5, 2018

Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Toy Shop and Motolounge
1728 W. Algonquin
PC 18-002
Round 1

Review Comments

02/02/2018

1. Character of use:

The character of use is consistent with the area and is not a concern.

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights Code. Special attention should be given to the parking lot and areas around the building- especially entries/exits. These areas should be illuminated specifically during hours of darkness for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism, and other criminal activity. Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations and havens for illegal activities- theft, trespassing, vandalism, underage drinking, drug use, etc.

3. Present traffic problems?

There are no apparent traffic problems at this location.

4. Traffic accidents at particular location?

This is not a problem area in relation to traffic accidents.

5. Traffic problems that may be created by the development.

This development should not create any additional traffic problems.

6. General comments:

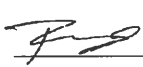
-Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

-The addition of Trespass signage is recommended. Consider posting no trespassing / loitering/ no un-authorized use signage. The Arlington Heights Police Dept. has and utilizes trespass warning forms under qualifying circumstances when requested by property management.

-Recommended not to leave or store any motorcycles in various states of repair in the parking lot. This practice will drastically increase the likelihood of theft and other criminal activity- trespassing, vandalism, etc. on the business premises. Check with Zoning requirements and

regulations which shall cover additional restrictions of the storage of motorcycles in the parking lot.

-Recommended to limit the number of windows (especially 5-6 feet from ground) or frost the windows on the garage doors to service bays to limit visibility into the business.

 #272

Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:

 #557

Supervisor's Signature

Arlington Heights Police Department
Emergency Information Card

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

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

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

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

Print Form (To Mail)

By Fax: (847) 368-5970 - Attention: Police Administration

In Person: Dropped off at the Arlington Heights Police Department's front desk for forwarding to Police Administration.

Name (Firm or Residence)
Address/City
Telephone Number
Date Information Obtained

IN CASE OF EMERGENCY PLEASE CALL:

Contact #1

Name
Address/City
Telephone Number
Cell Number

Contact #2

Name
Address/City
Telephone Number
Cell Number

Alarm System

No
Yes
Phone number:
Alarm Company Name

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 18-003
Petitioner: Mike Taylor (847)-431-5683
Victor Baranovici (773)-766-2270
Owner: Kiki Stamelos (773)-370-6000
Contact Person: Mike Taylor
Address: 1728 W Algonquin Rd, Arlington Heights
IL 60005
Phone #: 224-232-8224
Fax #: n/a
E-Mail: info@ttsmotolounge.com

P.I.N.# 08-08-401-042 08-08-401-043
Location: Arlington Heights
Rezoning: Current: B-2 Proposed: B-2
Subdivision:
of Lots: 1 Current: 1 Proposed: 1
PUD: For:
Special Use: For: Service & Dealer Sales
Land Use Variation: For:
Land Use: Current:
Proposed:
Site Gross Area: 5,200sqft
of Units Total:
1BR: 2BR: 3BR: 4BR:

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

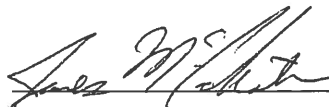
1. GENERAL COMMENTS:

See attached comments


Environmental Health Officer

1-31-18

Date


Director

1/31/18

Dir
Date

Plan Review

Address: Toy Shop and Motorlounge
1728 W. Algonquin Road
S.U. Permit for Automobile Sales, Parking Variation and Traffic
- Study Variation
P.C. #18-003
Round 1

Submitted to: Sam Hubbard, Planning & Community Development

Submitted by: David Robb, Disability Services Coordinator
(847) 368-5793

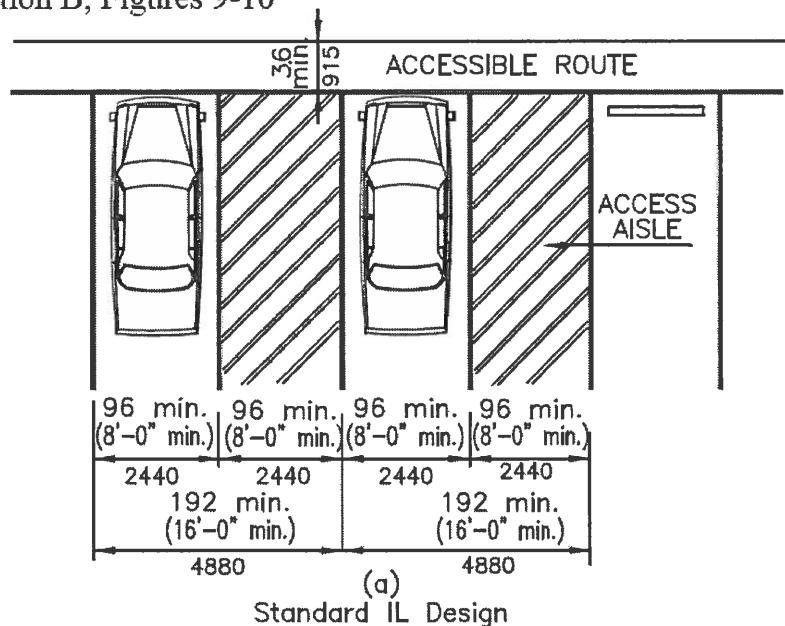


Date: January 24, 2018

Re: Illinois Accessibility Code (IAC) Requirements

1. Per the Illinois Accessibility Code Section 400.310(c) and 400.Illustration B., Figure 9(a); Reserved Accessible Parking Spaces for environmentally limited persons shall not share a common access aisle.

Section 400, Illustration B, Figures 9-10



Memorandum

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FEB 06 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

To: Sam Hubbard, Development Planner

From: Terese Biskner, Environmental Officer *TB*

Date: 2/6/2018

Re: Toy Shop & Motolounge P.C 18-003

Please note the following comments:

The Village received a complaint on July 31, 2017 in regards to bikers loitering and loud noise. Specifically, on Bike Nights which are held once a week during the warmer months. The complainant stated they contacted the Police Department to complain about the noise the week prior. After conducting an inspection and talking with the owner it was learned that the Toy Shop was selling food without a permit and holding raffles without a permit.

A letter was sent to the owner advising him of the Village codes. They are not allowed to sell food to the public or hire a food truck unless they submit a temporary food event application at least 7 days prior to the event. They are prohibited from selling raffle tickets not in conjunction with a non for profit. Please see the attached letter and complaint.

The Health Department has not received any additional complaints. Noise complaints would be handled by Police Department as they occur after hours.

Planning & Community Development Dept. Review

February 5, 2018



REVIEW ROUND 1

Project: Toy Shop SUP – 1728 W. Algonquin Rd.

Case Number: PC 18-003

General:

1. The following approvals are needed:
 - **Special Use Permit to allow Motor Vehicle Sales, including auxiliary service.**
2. The following variations have been identified:
 - **Variation to Section 11.4, Schedule of Parking Requirements, to reduce the required amount of off-site parking from ____ spaces to 48 spaces. The extent of this variation will be determined once detailed information on the size of the interior spaces has been provided.**
 - **Variation to Section 6.12-1, to waive the requirement for a traffic study and parking analysis prepared by a qualified professional engineer.**
3. Please provide a written justification for the required variation to waive the traffic study and parking analysis requirement, which addresses each of the hardship criteria outlined below:
 - **That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.**
 - **The plight of the owner is due to unique circumstances.**
 - **The variation, if granted, will not alter the essential character of the locality.**
4. A neighborhood meeting will be required prior to confirming your tentative March 28th appearance before the Plan Commission. Please coordinate with me on how to schedule this meeting.
5. The project narrative states that the spaces has “potential for up to 4 bays”. Please confirm that the current space has only one interior bay/overhead door. Where would the additional three bays be located?
6. A dumpster enclosure has recently been constructed in the northeast corner of the site, however, one dumpster was observed outside of that enclosure. All dumpsters must be stored within the enclosure.
7. Please provide the required \$850 application fee.
8. The Elk Grove Township Assessor’s office has been provided with information on the proposed development and has compiled a list of all PIN #'s of property within 250' of the subject property. Please obtain the list from the Assessor’s office, and prior to looking up the addresses associated with each PIN, please provide the list to me so that I can double check to ensure that all necessary PIN’s have been included on the list. In addition, please note that when the mailing is sent out, it must go to the **taxpayer of record of each PIN**, and not to the actual property address of the PIN.

Site Plan/Floor Plan:

9. The site plan and floor plan must be revised to contain a date indicating when these plans were prepared. Please revise the site plan and floor plan to include these dates.

10. The following changes must be made to the site plan:

- The location of the property line along the east side of the property is incorrect. The property line must be revised so that it includes the parking areas on the eastern side of the property that are within the property boundaries.
- The site plan reads "Paring Area" in multiple locations. Please revise to read "Parking Area".
- The site plans must be revised to show the dumpster enclosure area.
- The black property line that goes through the center of the building is unnecessary. Please remove it.

Traffic/Parking:

8. In order to determine the overall parking requirements for the site, please provide information on the other units within the building, including what their address is, what the name of the business is (if unit is vacant, please state such), and the size of the space. The below table should assist in showing what information is needed:

Tenant	Address	Use	Square Feet	Employees	# of Bays	Parking Ratio	Parking Required
Molecular Imaging of Arlington Heights	1732 W. Algonquin Rd.	Medical Office	Please Provide	N/A	N/A	1 per 200 SF	
Advanced Orthopedic Association	1734 W. Algonquin Rd.	Medical Office	Please Provide	N/A	N/A	1 per 200 SF	
Please confirm if there are additional spaces within the building	Please Provide		Please Provide			1 per 300 SF	
Toy Shop & Motolounge - Service	1728 W. Algonquin Rd.	Auto Service Station	2,075	Please Provide	Please Provide	1 per emp; 3 per bay	4
Toy Shop & Motolounge - Parts/Accessories		Retail	3,007			1 per 300 SF	10
Toy Shop & Motolounge - Motorcycle Sales		Motor Vehicle Sales	Unknown			1 per 600 SF	
TOTAL SQUARE FOOTAGE				PARKING REQUIRED			14
PARKING PROVIDED *							49
SURPLUS / (DEFICIT)							35

9. How many square feet of the retail/showroom floor will be devoted to motorcycle sales?

10. What will the 289 sq. ft. room in the mezzanine be used for?

11. What will the 100 sq. ft. room at the rear of the building be used for?

12. What is the maximum number of employees that will be working within the space be (service/repair employees + retail employees + motorcycle sales employees). What is the maximum number of employees that will be working out of just the service/repair portion of the business be?

13. The Village has recently adopted a bicycle parking ordinance, which requires all properties to install bicycle parking spaces on the site. The subject property will require the installation of a certain amount of bicycle racks/spaces as a result of these new code requirements. The final number of spaces required will be determined once information on the other uses and spaces within the building have been provided.

Use:

14. Please provide information on any safety training seminars or classes held at the shop, including where they are held within the shop and how often. Please note that usage of the shop for training classes may alter the parking requirements.
15. The Special Use Permit for motor vehicle sales authorizes incidental repair work, such as oil changes, tire rotations, replacement of parts, etc. Please acknowledge that more extensive work, such as body work, frame or fender straightening or repair, collision service, and painting of vehicles is not allowed and would require a Land Use Variation.
16. Section 5.1-11.1(d) of the Zoning Code prohibits uses that are objectionable due to odor, dust, smoke, noise, vibrations or other similar causes. Please acknowledge that you will conform to this requirement.
17. Section 5.1-11.1(g) of the Zoning Code requires that all activities must be conducted wholly within an enclosed building. Storage of materials and/or the occurrence of events within the parking area is prohibited. Please acknowledge that you will conform to this requirement.
18. Section 5.1-11.1(h) of the Zoning Code requires that all deliveries and loading related activities directly abutting a residential property shall not be permitted between the hours of 7:00am and 10:00pm. Since the property directly abuts a residential property to the rear, you must comply with this regulation. Please acknowledge that you will conform to this requirement.
19. Please note that any future expansion of the business into the neighboring units within the building will require an amendment to the Special Use Permit.

Prepared by: SAM JUBARI

1728 W. Algonquin Road
PC 18-002
February 6, 2018

Landscape Comments

- 1) Per Chapter 28, Section 6.15, four inch caliper shade trees are required at the ends of each parking row. Incorporate a 4" caliper shade tree in the existing island located at the south end of the parking area in the southeast corner and a shade tree in the island at the southwest corner adjacent to the building.
- 2) Per Chapter 28, Section 6.15, a three foot high screen must be provided along the right of way adjacent to a parking area. Provide three foot high shrubs in the southeast corner in order to buffer the parking area.

Toy Shop & Motolounge Round 1 Comments

The Building Department P.C. # 18-003

1. **Please note the following code enforcement actions have occurred to date:**
In mid-June 2017 the Building Department received a complaint that the petitioner was selling motorcycles and doing repairs. C. Craig spoke to the owner Mike Taylor on 6-27-17 and told him that he should work with Planning to clarify how he can operate and to possibly get his use changed. As no further complaints were received, the case was closed 8-1-17.

In mid-June we were notified of a complaint in which we were accused of doing service and selling motorcycles. The Toy Shop and Motolounge does not do any motorcycle maintenance and does not sell motorcycles.

2. **After 8-1-18 we received several anonymous complaints regarding the business operation, including motorcycles revving too late, events like bikini car washes, etc. 8-8-17 C. Craig went to site & spoke w/ owner while an A.H. police officer (Ofc. Spoerry) was there to talk of same subjects. Spoke w/ owner regarding signage, conduct of business & etc.**

Please be advised the suggested date is incorrect.

On 8/8/2017 we spoke with Craig as well as office Spoerry in regard to bikes revving late at night and events such as bikini car washes. Officer Spoerry explained there was no police reports made of loud revving to the police department during this time. Craig asked if we were selling food, he also mentioned from time to time we can do cookouts but cannot charge for food without proper permits. During this time, we were giving away free hotdogs and burgers. We were charging for water and pop. Furthermore, Craig explained the tent seen during the bikini car wash was in violation to Arlington Heights code, after talking in more detail about the specifications, the tent was found to be smaller than the code suggested, and legal to have on the property.

3. **8-16-17 Health inspector Biskner went to site as selling food was reported. She told them that's not allowed. Owner told T. Biskner that they were planning concealed carry classes and were running a raffle. She also saw used motorcycle tires.**

On 8/16/17 the Health Inspector came to The Toy Shop because it was advised we were selling food. Upon being notified we couldn't sell food we cancelled all future food trucks. In the Schaumburg location we had food trucks for every bike night and never had an issue. We now have all proper permits and documentation needed for any future food trucks. We considered hosting concealed carry classes with certified instructors state and federal regulations. We have decided against hosting the courses.

4. **8-23-18 Val Gerstein of Building wrote Toy Shop an email regarding raffle rules and guidelines/required village permission.**

Please be advised the suggested date is incorrect.

On 8/23/17 it is said an email was sent to The Toy Shop regarding raffle rules and guideline. There was also a verbal conversation in which it was explained any raffle of excessive amounts or prizes as well as for profit raffles were prohibited. During bike nights we typically raffle merchandise for coming out to

the events. Items include jackets, helmets, gloves, apparel, and much more. These raffle giveaways are almost always at our expense. We do this to ensure the safety of riders in the community even if it costs us money. We were notified by the village we couldn't do any raffles if it resulted in profit and would need a permit to do so. During the same time of the notification we were raffling off a \$30,000 motorcycle. After we received the notification that it couldn't be raffled off, we respectfully abided and removed the raffle and returned all money to the respective owners.

Public Works Department P.C. # 18-003

- 5. The existing fire/domestic 6x2 water meter is obsolete. It needs to be replaced. Replace the existing 1.5" domestic backflow device with an approved RPZ. It, too, is obsolete. Replace the existing 6" fire single check valve with an approved RPZ. It is obsolete. A set of utility prints are required to ascertain if there is an existing grease trap. If there is not an existing trap, or it is not to plumbing code, one must be installed.**

The Public Works Department P.C. #18-003 has notified The Toy Shop & Motolounge the existing fire/domestic 6x2 water meter is obsolete. The existing 1.5" domestic backflow device will need to be replaced with an approved RPZ, as well as replacing the existing 6" fire single check valve with an approved RPZ. The primary reason for this is because they're obsolete. Please note, utility prints are not going to be required as there is not an existing grease trap. Our lessor has been notified of these changes that need to be made for the safety of the building and all tenants.

Engineering Department P.C. # 18-003

- 6. When on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.**

The Toy Shop & Motolounge recognizes these requirements and comment that no exterior lighting is planned. All current lighting is existing and in working condition.

- 7. Does the existing facility have an internal or external triple basin/grease basin for auto repairs? An MWRD permit may be needed for any external sanitary sewer work.**

The Toy Shop & Motolounge does not have any internal or triple basin/grease basin and understands a MWRD permit may be needed for any external sanitary sewer work.

- 8. It is unclear whether the proposed motorcycle shop use is occupying the entire building, or if there will remain multiple tenants at this property.**

The Toy Shop & Motolounge is 1 of the 2 tenants located in the building. The remaining units of the building are vacant.

- 9. If multiple occupants of the building exist, how is the breakdown of parking divided, assigned, and reserved for all other businesses?**

Please reference diagram on page 6.

- 10. Based upon the existing use in Schaumburg, some information about this retail business, and the amount of traffic generated during the afternoon and evening peak hours of the business should be provided.**

Traffic at the Schaumburg location was very similar to our new location here in Arlington Heights. During peak hours we have groups as small as 2 motorcycles to as big as 7 come to stop by. The Schaumburg location was strictly a retail store, no service was performed besides lighting and electrical. Our Schaumburg location parking lot was a lot bigger and allowed for a higher capacity. Peak hours in Schaumburg were Thursday nights where we averaged about 60 bikes, and on the weekends, we averaged about 10 bikes maximum at any given point of time almost identical to our Arlington Heights location.

- 11. What was the previous occupant of this building before the Toy Shop moved in and how much traffic did they generate?**

The engineering department requested information about the previous occupant. As far as we know, prior to The Toy Shop & Motolounge, there was a Medical office, and before that was a boat store and service center. It's difficult to say the exact traffic of these old businesses because the property has been vacant for more than 10 years.

- 12. There looks to be a public sidewalk encroachment onto the private property.**

There is not a public sidewalk encroachment onto private property. The sidewalk closest to the building is to take you from one end of the parking lot to the other not accessible by the street. The sidewalk closest to the street does not encroachment onto private property, it runs all along Algonquin Road.

Fire Safety Division P.C. # 18-002

- 13. Any work proposed must comply with currently adopted codes.**

The Toy Shop & Motolounge will comply with all currently adopted codes and future codes.

Fire Department of Arlington Heights P.C. # 18-002

- 14. The Arlington Heights Fire Department commented the project must follow current codes.**

The Toy Shop & Motolounge acknowledges it will follow current codes.

Police Department of Arlington Heights P.C. # 18-002

15. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights Code. Special attention should be given to the parking lot and areas around the building- especially entries/exits. These areas should be illuminated specifically during hours of darkness for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism, and other criminal activity. Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations and havens for illegal activities- theft, trespassing, vandalism, underage drinking, drug use, etc.

The Toy Shop & Motolounge understands all lighting should be up to code. All lighting is existing and in working condition. Areas around the building including entries and exists are well lit to deter any criminal activity and increase surveillance and visibility to reduce theft, trespassing, vandalism, and other criminal activity. Landscaping will be taken in account for surveillance and to avoid illegal activities like ambushes, theft, vandalism, underage, drinking, drug use, etc.

16. Present traffic problems?

**There are no apparent traffic problems at this location. Traffic accidents at particular location?
This is not a problem area in relation to traffic accidents.**

As indicated above The Toy Shop & Motolounge recognizes no traffic problems exist.

17. Traffic problems that may be created by the development.

This development should not create any additional traffic problems.

The Toy Shop & Motolounge recognizes the development should not create any traffic problems.

18. The addition of Trespass signage is recommended. Consider posting no trespassing / loitering/no un-authorized use signage. The Arlington Heights Police Dept. has and utilizes trespass warning forms under qualifying circumstances when requested by property management.

The Toy Shop & Motolounge is currently working on placing no trespassing and loitering signage.

19. Recommended not to leave or store any motorcycles in various states of repair in the parking lot. This practice will drastically increase the likelihood of theft and other criminal activity trespassing, vandalism, etc. on the business premises. Check with Zoning requirements and regulations which shall cover additional restrictions of the storage of motorcycles in the parking lot.

The Toy Shop & Motolounge recognizes no motorcycles should be left in any states of repair in the parking lot to reduce the likelihood of theft or other criminal activity trespassing, vandalism on the business premise.

20. Recommended to limit the number of windows (especially 5-6 feet from ground) or frost the windows on the garage doors to service bays to limit visibility into the business.

The Toy Shop & Motolounge will consider this recommendation to frost windows especially near the service bays.

Disability Service P.C. # 18-003

- 21. Per the Illinois Accessibility Code Section 400.31 0(c) and 400.Illustration B., Figure 9(a); Reserved Accessible Parking Spaces for environmentally limited persons shall not share a common access aisle.**

The disability service coordinator has brought to our attention the handicap spots on the west side of the building cannot share a common access aisle. The parking lot is existing and any changes to the handicap parking located on the west side of the building are to be dealt with by the responsible property owner who is leasing that part or unit of the building.

Environmental Health Services P.C. # 18-003

- 22. The Village received a complaint on July 31, 2017 in regard to bikers loitering and loud noise. Specifically, on Bike Nights which are held once a week during the warmer months. The complainant stated they contacted the Police Department to complain about the noise the week prior. After conducting an inspection and talking with the owner it was learned that the Toy Shop was selling food without a permit and holding raffles without a permit. A letter was sent to the owner advising him of the Village codes. They are not allowed to sell food to the public or hire a food truck unless they submit a temporary food event application at least 7 days prior to the event. They are prohibited from selling raffle tickets not in conjunction with a non-for profit. Please see the attached letter and complaint. The Health Department has not received any additional complaints. Noise complaints would be handled by Police Department as they occur after hours.**

One week prior to July 31, 2017 it is said a report was made with The Arlington Heights police department for the complaint of loud noise and bikes loitering. Upon further inspection of police reports, there is no said report and no premise property checks for the month of June or July. A letter was received in regard to food trucks needing proper permits and raffle selling rules. Once notified by a letter of loud noise coming from our property on Bike Nights we mentioned it to customers and hired security to control the parking and any excessive noise. Nine premise checks were done in the month August and all reports conclude no excessive noise was observed during Bike Nights.

Planning & Community Department Review P.C. # 18-003

General:

- 23. The project narrative states that the spaces has "potential for up to 4 bays". Please confirm that the current space has only one interior bay/overhead door. Where would the additional three bays be located?**

Please note in our initial submittal, we suggested we have the potential for up to 4 bays. The term bay references the amount of motorcycle lifts we can comfortably and safely operate within the current facility. All service lift bays will still use the one and only existing overhead door on our property.

Traffic and Parking:

Tenant	Address	Use	Square Feet	Employees	# of Bays	Parking Ratio	Parking Required
Molecular Imaging of Arlington Heights	1732 W. Algonquin Rd.	Medical Office	2,300	N/A	N/A	1 per 200 SF	11
Vacant Office	1734 W. Algonquin Rd.	N/A	6,000	N/A	N/A	1 per 200 SF	30
Toy Shop & Motolounge - Service	1728 W. Algonquin Rd.	Auto Service Station	2,075	2	1	1 per emp; 3 per bay	5
Toy Shop & Motolounge - Parts/Accessories	1728 W. Algonquin Rd.	Retail	2,507	2	0	1 per 300 SF	8
Toy Shop & Motolounge - Motorcycle Sales	1728 W. Algonquin Rd.	Motor Vehicle Sales	500	1	0	1 per 600 SF	1
Vacant Store Front	1730 W. Algonquin Rd.	Vacant	1,800	N/A	N/A	1 per 300 SF	6
		Total Square Footage	15,200			Parking Required	61
						<i>PARKING PROVIDED *</i>	49
						<i>SURPLUS / (DEFICIT)</i>	-12

24. How many square feet of the retail/showroom floor will be devoted to motorcycle sales?

Our current showroom floor is 3,007 square feet. We would like to use 500 square feet of our existing showroom floor space to sell certified used motorcycles. Please see chart above on page 6, for square footage breakdown.

25. What will the 289 sq. ft. room in the mezzanine be used for?

The 289 square foot room is a waiting room with couches and TV's. In the future, we may convert that room into offices for employees.

26. What will the 100 sq. ft. room at the rear of the building be used for?

The 100 square foot room in the rear of the building is the electrical utility room.

27. What is the maximum number of employees that will be working within the space be (service/repair employees, retail employees, motorcycle sales employees). What is the maximum number of employees that will be working out of just the service/repair portion of the business be?

As a smaller company, for the next couple years, we don't plan on having more than 5 employees. We have the potential for 2 certified service mechanics, 2 retail employees, and 1 motorcycle sales employee. Please note when referencing page 6, our employee numbers are based off of this, the maximum potential of employees we plan to have in total.

Use:

28. Please provide information on any safety training seminars or classes held at the shop, including where they are held within the shop and how often. Please note that usage of the shop for training classes may alter the parking requirements.

On occasion we host seminars and safety training. Our priority for equipment and gear seminars are to educate not only employees but customers too. Gear and equipment seminars occur on occasions when brand new products are released. Majority of the time we have representatives speak to us directly to educate ourselves, so we can pass our knowledge to customers. However, on occasion we have representatives from various brands come out and speak about the safety specifications and other details of their new product(s) during our bike nights. This year we have only done one gear/equipment seminar during our bike night. At the Schaumburg location, we did conceal carry classes with a certified and state approved instructor. We have not done any at our current Arlington Heights location and have no plans to continue them.

- 29. The Special Use Permit for motor vehicle sales authorizes incidental repair work, such as oil changes, tire rotations, replacement of parts, etc. Please acknowledge that more extensive work, such as body work, frame or fender straightening, or repair, collision service, and painting of vehicles is not allowed and would require a Land Use Variation.**

Extensive work such as body work, frame or fender straightening or repair, collision service and painting of vehicles will not be done. We will only perform basic maintenance such as oil changes, tire rotations with balancing, fluid flushes such as brake and engine coolant, various lighting, speaker and electrical add-ons will also be performed. All fluids will be properly stored and disposed following all local, state, and federal laws.

- 30. Section 5.1-11.1(d) of the Zoning Code prohibits uses that are objectionable due to odor, dust, smoke, noise, vibrations or other similar causes. Please acknowledge that you will conform to this requirement.**

Section 5.1-11.1(d) of the Zoning Code prohibits uses that are objectionable due to odor, dust, smoke, noise, vibrations or other similar causes. We acknowledge that we will abide by this requirement.

- 31. Section 5.1-11.1(g) of the Zoning Code requires that all activities must be conducted wholly within an enclosed building. Storage of materials and/or the occurrence of events within the parking area is prohibited. Please acknowledge that you will conform to this requirement.**

We acknowledge that we conform to this requirement. Initially, our bike nights were in place to hold us over due to us not being able to service motorcycles. We briefly spoke about potentially obtaining special permits to host bike nights with contingency and was told there was an entire application process that would need to be followed. Should we wish to do a bike night again, we will be sure to be granted authority by the respectful and rightful individual or party of authority.

- 32. Section 5.1-11.1(h) P.C. #18-003 of the Zoning Code requires that all deliveries and loading related activities directly abutting a residential property shall not be permitted between the hours of 7:00am and 10:00pm. Since the property directly abuts to a residential property to the rear.**

We acknowledge that we will conform to this requirement. Property hours are Monday closed, Tuesday-Friday 11am-8pm, Saturday 12-6pm, Sunday 12-5pm.

Landscaping Department P.C. # 18-003

- 33. Per Chapter 28, Section 6.15, four-inch caliper shade trees are required at the ends of each parking row. Incorporate a 4" caliper shade tree in the existing island located at the south end of the parking area in the southeast corner and a shade tree in the island at the southwest corner adjacent to the building.**

Please note we will plant any applicable trees on the eastern portion of the property where our unit is located and described as, under our lease. Please note planting a shade tree in the specified location on the southeast corner can create safety hazards with existing underground utility lines as well as a street light post. Please consider a possible alternative due to the utility lines running near that area as well as the street light which will create an issue once the tree grows to full size.

- 34. Per Chapter 28, Section 6.15, a three-foot-high screen must be provided along the right of way adjacent to a parking area. Provide three-foot-high shrubs in the southeast corner in order to buffer the parking area.**

Please note a shrub does currently exist along the fence line of approximately 5-feet-high and 8-feet-long exists along the right of way adjacent to the parking area near the fence. More shrubs can be placed if deemed necessary, however no physical screen can be placed on the adjacent fence due to us not owning the fence. Furthermore, adding shrubs parallel to the parking spaces poses a safety risk as the police department comment suggested landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations and havens for illegal activities- theft, trespassing, vandalism, underage drinking, drug use, etc. By adding shrubs large enough to buffer the parking area creates a safety hazard for customers as well as employees who move motorcycles near the front of the property.



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development

From: Deb Pierce, Plan Reviewer, Building & Life Safety Department

Subject: 1728 W Algonquin Rd. – SUP for Automobile Sales, Parking Variation and Traffic Study Variation

PC#: 18-003 - Round 2

Date: February 28, 2018

Sam:

I have reviewed the documents submitted for the above referenced project and have no objections to the SUP, Parking Variation and Traffic Study Variation with the following comment:

1. Signed, sealed and dated architectural plans shall be submitted for review for the interior remodel of the vacant space.



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

Fire Safety Division



Date: 1/24/2018

P.C. Number: 18-002 Round 1

Project Name: SUP for Automotive Sales

Project Location: 1728 W. Algonquin

Planning Department Contact: Sam Hubbard, Planning and Community Development

General Comments:

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

1. Any work proposed must comply with currently adopted codes.

Date Jan 24, 2018

Reviewed By: 
Fire Safety Supervisor

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: March 6, 2018
Subject: 1728 W. Algonquin Rd, P.C. #18-003 Round 2

*Good to go
CP*

Regarding the proposed parking variation, PW has the following comments:

1. The original comments have been acknowledged by the permittee; however, there is no confirmed resolution. Please confirm the following are going to be performed as a condition of the permit:
 - a. The existing fire/domestic 6x2 water meter will be replaced.
 - b. Replace the existing 1.5" domestic backflow device with an approved RPZ.
 - c. Replace the existing 6" fire single check valve with an approved RPZ.
 - d. A grease trap must be installed.

VAHPW has no further comments at this time.

C: File

RECEIVED
MAR 08 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

RECEIVED

MAR 06 2018

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PLAN COMMISSION PC #18-003
The Toy Shop
1728 W. Algonquin Road
SUP for Auto Sales, Parking Variation, Traffic Study Variation
Round 2

PLEASE PROVIDE NUMBERED RESPONSES CORRESPONDING TO EACH OF THE
NUMBERED COMMENTS.

22. The response by the petitioner to comments #15, 17 & 18 are acceptable
23. There was no response by the petitioner to Comment #11. To reiterate: The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
24. There was no response by the petitioner to Comment #12. To reiterate: Provide a Plat of Survey of the property from a registered land surveyor.
25. There was no response by the petitioner to Comment #13. To reiterate: When on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.
26. The response provided by the petitioner to Comment #14 is noted. Petitioner acknowledges that the existing facility does not have an internal or external triple basin/grease basin. This type of basin is required for the proposed use. An MWRD permit would be needed for any external sanitary sewer work, requiring plans to be prepared by a Registered Professional Engineer. If the required basin can be installed inside the building, no MWRD permit is necessary. Plans conforming to the requirements of the Building Department would be required for a plumbing permit.
27. There was no response by the petitioner to Comment #16. To reiterate: If multiple occupants of the building exist, how is the breakdown of parking divided, assigned, and reserved for all other businesses?
28. There was no response by the petitioner to Comment #19. To reiterate: The site plan provided is confusing and needs to provide clarification for the following issues:
 - a.) The row of parking stalls along the east property line are represented as not being within the parcel lot lines. Whose property do these parking stalls exist on?
 - b.) The configuration of the perpendicular and angled parking on this lot suggests that the easterly driveway is supposed to be signed and striped as outbound only.
 - c.) The westerly driveway seems to provide access to not only this property, but to the parking stalls for the property to the west that are immediately adjacent to this drive aisle. Is there a cross access agreement?

d.) The geometric layout of the drive aisles, parking stall depths and widths, and obstructions to utility boxes, posts, planting areas, and other encroachments needs to be accurately shown.

29. The response provided by the petitioner to Comment #20 is not acceptable. There looks to be a public sidewalk encroachment onto the private property. The Plat of Survey, requested in Round 1 Comment #12, should show the location of the existing public sidewalk along Algonquin Road in relation to the property line.
30. There was no response by the petitioner to Comment #19. To reiterate: The ADA parking stalls are not shown correctly, and are sub-standard width, and need to be accessible to the entrance door.
31. The layout of this parking lot, and the configuration of motorcycles within the property is contrary to the original parking lot design. The 16.5' deep parking stall dimension does not allow the required 24 ft. two way drive aisle dimension. The space is further compromised by encroachments of the planting area and sidewalk next to the building.
32. Provide a site plan prepared by a Registered Professional Engineer, Architect, or Surveyor. The provided site plan is an unsigned drawing with some dimensions. There is a very low degree of confidence that what is being presented is a direct scaled representation of the actual site.

 3/6/18
James J. Massarelli, P.E. Date
Director of Engineering



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 18-003

Project Name

Toy Shop and Motolounge

Project Location

1728 W. Algonquin Road

Planning Department Contact Sam Hubbard

General Comments

Round 2

The Fire Department has no additional comments at this time.

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

Date February 27, 2018

Reviewed By: _____

LT. Mark Aleckson

Arlington Heights Fire Department

Planning & Community Development Dept. Review

March 9, 2018



REVIEW ROUND 2

Project: Toy Shop SUP – 1728 W. Algonquin Rd.

Case Number: PC 18-003

20. The responses to the following comments were acceptable: **“General”** comments #1-#3, #5, and **“Site Plan/Floor Plan”** comment #9 and #10, and **“Traffic/Parking”** comments #9-#12, and #15-#18.
21. No response to General comment #4 was provided. It is understood that a neighborhood meeting will be scheduled for March 22nd, and a summary of this meeting must be provided to staff shortly thereafter. No response is therefore needed.
22. No response was provided for General comment #6. To reiterate, it appears that a dumpster enclosure has been constructed in the northeast corner of the site, however, one dumpster was observed outside of that enclosure. All dumpsters must be stored within the enclosure. Please confirm that all dumpsters will be moved within the enclosure.
23. No response was provided for General comment #7. Please provide the \$850 application fee as soon as possible. The Plan Commission hearing cannot be scheduled until payment has been received.
24. No response was provided for General comment #8. Staff notes that you’ve been provided with a list of PIN’s to where public notice must be sent and instructions on the notification requirements. No further response is needed.
25. The response provide to Traffic/Parking comment #8 is not acceptable. The total size of the building based on the numbers you’ve provided is 15,200 sq. ft. However, the scaled site plan and measurements on an aerial show the building is approx. 18,250 sq. ft. in size. Accurate numbers for the remaining tenant spaces must be provided in order to calculate the parking requirement and extent of the parking variation. Please update the chart to provide accurate sizes for all tenant spaces within the building.
26. There was no response provided to Traffic/Parking comment #13. To reiterate, bicycle parking spaces must be added to the site in order to conform to the Village’s newly adopted bicycle parking requirement, or a variation must be requested. Please either provide the 6 required bicycle parking spaces on the site, and show the location for these spaces on the site plan, or request a variation.
27. The response to Traffic/Parking comment #14 notes that “at the Schaumburg location, we did conceal carry classes with a certified and state approved instructor. We have not done any at our current Arlington Heights location and have no plans to.” However, your website contains information on these classes, including dates and fees for the classes. Is the website out of dates? Please clarify your intent for these classes at the Arlington Heights location.

Prepared by: SAM J. [Signature]

1728 W. Algonquin Road
PC 18-002
March 8, 2018

Landscape Comments

- 1) Per Chapter 28, Section 6.15, four inch caliper shade trees are required at the ends of each parking row. Incorporate a 4" caliper shade tree in the existing island located at the south end of the parking area in the southeast corner and a shade tree in the island at the southwest corner adjacent to the building. **There were no overhead utilities observed and previously there were Ash trees in this location that were addressing the code requirement. The Ash trees died due to the Emerald Ash tree borer and the trees must be replaced with an alternate species. The petitioner's response does not address the code requirement. Remove the dead Ash tree stumps and provide the code required shade trees in place of the two Ash trees that were recently removed.**
- 2) Per Chapter 28, Section 6.15, a three foot high screen must be provided along the right of way adjacent to a parking area. Provide three foot high shrubs in the southeast corner in order to buffer the parking area. **The existing shrubs along the side property line are not addressing the code requirement and do not buffer the parking area. Provide the code required landscape screen within the island.**

Toy Shop & Motolounge Round 2 Comments

Building & Life Safety Department PC 18-003

1. Signed, sealed and dated architectural plans shall be submitted for review for the interior remodel of the vacant space.

The Toy Shop currently occupies this tenant space and offers retail sales of motorcycle parts and accessories only. The proposed Special Use Permit is to incorporate sales of motorcycles and service of motorcycles. If permits are required for any work needed to the space in order to make it suitable for motorcycle sales and services, architectural plans will be submitted for review which are signed, sealed, and dated by a licensed architect.

Fire Safety Division PC 18-002

1. Any work proposed must comply with currently adopted codes.

Any work proposed will comply with current codes.

Public Works Department PC 18-003

a. The existing fire/domestic 6x2 water meter will be replaced.

The existing water meter will be replaced with a modern up-to-date one.

b. Replace the existing 1.5" domestic backflow device with an approved RPZ.

The domestic backflow device will be tested and replaced with an approved RPZ should it be necessary.

c. Replace the existing 6" fire single check valve with an approved RPZ.

The fire single check valve device will be tested and replaced with an approved RPZ should it be necessary.

d. A grease trap must be installed.

It is understood that motor vehicle repair and service uses are required by code to have a triple catch basin/grease trap. We acknowledge this requirements and will install the required triple catch basin/grease trap upon approval of the Special Use Permit to allow motorcycle sales and service.

Engineering Department

23. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.

It is acknowledged approval by the plan commission is not an endorsement or approval of any necessary or required building permits, engineering approval, or permits required by other government or permitting agencies for construction. It is understood that detailed plan reviews with associated comments will be provided upon submittal of plans for a building permit.

24. Provide a Plat of Survey of the property from a registered land surveyor.

Please see attached copy of the plat of survey. This copy is the best copy of the plat that has been provided to use by our landlord. The current property has already been developed with the current building and parking lot and we are not proposing changes to the site. Please note that we are an existing

business that currently located within the building and we are only engaged in the retail sales of motorcycle parts and accessories. We are proposing the incorporation of motorcycle sales and service to our business, which has resulted in the need for the Special Use Permit. We are not proposing any exterior changes to the site.

25. When on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.

It is understood when any on-site lighting is proposed, we must provide a site photometric lighting diagram indicating lighting intensities and the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. We understand that all fixtures would be required to be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted. Please note that we are not proposing any changes to the exterior lighting on the subject property.

26. Petitioner acknowledges that the existing facility does not have an internal or external triple basin/ grease basin. This type of basin is required for the proposed use. An MWRD permit would be needed for any external sanitary sewer work, requiring plans to be prepared by a Registered Professional Engineer. If the required basin can be installed inside the building, no MWRD permit is necessary. Plans conforming to the requirements of the Building Department would be required for a plumbing permit.

We acknowledge that our existing tenant space does not have the required triple catch basin/grease trap, which is required for all motor vehicle service and repair uses. Upon approval of the Special Use Permit to allow auxiliary motorcycle service, we will obtain the proper permits to install an internal triple catch basin/grease trap. This permit will be filed with the Building Department. If any external sanitary sewer work is required, we will provide plans prepared by a Registered Professional Engineer and we will obtain the required MWRD permits for this work.

27. If multiple occupants of the building exist, how is the breakdown of parking divided, assigned, and reserved for all other businesses?

Parking is provided on a first come, first serve basis. The parking requirements, per the Zoning Code, are broken down in the chart on the following page.

Tenant	Address	Use	Square Feet	Employees	# of Bays	Parking Ratio	Parking Required
Molecular Imaging of Arlington Heights	1732 W. Algonquin Rd.	Medical Office	2,300	N/A	N/A	1 per 200 SF	11
Vacant Office	1734 W. Algonquin Rd.	N/A	6,000	N/A	N/A	1 per 200 SF	30
Vacant Warehouse	1734 W. Algonquin Rd.	N/A	2,800	N/A	1	1 per emp 3 per bay	3
Toy Shop & Motolounge - Service	1728 W. Algonquin Rd.	Auto Service Station	2,075	2	1	1 per emp; 3 per bay	5
Toy Shop & Motolounge - Parts/Accessories	1728 W. Algonquin Rd.	Retail	2,507	2	0	1 per 300 SF	8
Toy Shop & Motolounge - Motorcycle Sales	1728 W. Algonquin Rd.	Motor Vehicle Sales	500	1	0	1 per 600 SF	1
Vacant Store Front	1730 W. Algonquin Rd.	Vacant	2,050	N/A	N/A	1 per 300 SF	6
		Total Square Footage	18,232			Parking Required	64
						<i>PARKING PROVIDED *</i>	49
						SURPLUS / (DEFICIT)	-15

28. a.) The row of parking stalls along the east property line are represented as not being within the parcel lot lines. Whose property do these parking stalls exist on?

According to the revised site plan dated 2/19/18, as well as our best copy of the plat survey, the east parking stalls fall within the subject property. According to PIN number (08-08-401-042-0000) when looked up on satellite view at <https://maps.cookcountyil.gov> it shows those parking stalls as being within the subject property as well. Those easterly parking stalls fall on our parcel lot and on our property as viewed on the revised detailed site plan, our best copy of the plat of survey provided, and <https://maps.cookcountyil.gov> website. No changes are being proposed, to the existing parking lot.

b.) The configuration of the perpendicular and angled parking on this lot suggests that the easterly driveway is supposed to be signed and striped as outbound only.

Please note that the orientation and striping of the parking lot is an existing condition on the site, which has existed in its current state for over a decade. We believe that the parking lot, although likely not conforming to current standards, is a legal non-conforming condition of the site. Again, we are simply incorporating motorcycle sales and service to our existing business located on the property and we are not proposing to alter the existing parking lot. We understand that any alteration to the current parking lot would need to be coordinated with the Village to ensure conformity to code requirements.

c.) The westerly driveway seems to provide access to not only this property, but to the parking stalls for the property to the west that are immediately adjacent to this drive aisle. Is there a cross access agreement?

We understand that there is a cross access agreement for shared use of this drive-aisle.

d.) The geometric layout of the drive aisles, parking stall depths and widths, and obstructions to utility boxes, posts, planting areas, and other encroachments needs to be accurately shown.

The property is existing, and we are not proposing any changes. Please see best copy of plat of survey.

29. There looks to be a public sidewalk encroachment onto the private property. The Plat of Survey, requested in Round 1 Comment # 12, should show the location of the existing public sidewalk along Algonquin Road in relation to the property line.

Please see best copy of plat of survey. The sidewalk does not encroach onto private property.

30. The ADA parking stalls are not shown correctly, and are sub-standard width, and need to be accessible to the entrance door.

The ADA parking stalls are existing, and no changes are proposed. We understand that if changes to the existing parking area are proposed, the existing non-conforming spaces must be brought up to code standards.

31. The layout of this parking lot, and the configuration of motorcycles within the property is contrary to the original parking lot design. The 16.5' deep parking stall dimension does not allow the required 24 ft. two-way drive aisle dimension. The space is further compromised by encroachments of the planting area and sidewalk next to the building.

These are existing conditions on the site. To comply with the code required 24' wide drive aisle on the east side of the building we would have to either remove the landscape buffer around the building, or remove the eastern parking row. We are not proposing any changes to the existing parking lot configuration, which has existed in its current state for over a decade. We understand that the existing parking layout does not comply with current code requirements, but since we are proposing no change to the site and simply wish to incorporate motorcycle sales and service into our existing business, we believe the site should be allowed to remain in its existing state as legal non-conforming.

32. Provide a site plan prepared by a Registered Professional Engineer, Architect, or Surveyor. The provided site plan is an unsigned drawing with some dimensions. There is a very low degree of confidence that what is being presented is a direct scaled representation of the actual site.

Please see best copy of plat of survey. Please note that we are not proposing to change or alter the exterior of the property.

Planning & Community Development Department PC 18-003

21. No response to General comment #4 was provided. It is understood that a neighborhood meeting will be scheduled for March 22nd, and a summary of this meeting must be provided to staff shortly thereafter. No response is therefore needed.

Neighborhood meeting letter was sent out 11 days prior to the meeting to all PIN numbers listed. It's understood a summary of the meeting is needed after the meeting takes place.

22. It appears that a dumpster enclosure has been constructed in the northeast corner of the site, however, one dumpster was observed outside of that enclosure. All dumpsters must be stored within the enclosure. Please confirm that all dumpsters will be moved within the enclosure.

We have had an issue where our garbage collection company is not putting back the neighbor's dumpster inside the enclosure after picking up. We have spoken with our garbage collection company who

apologized. All dumpsters have been placed back in the enclosure since they have been notified a month ago. We confirm all dumpsters will be placed in the enclosure.

23. No response was provided for General comment #7. Please provide the \$850 application fee as soon as possible. The Plan Commission hearing cannot be scheduled until payment has been received.

Application fee has been provided.

24. No response was provided for General comment #8. Staff notes that you've been provided with a list of PIN's to where public notice must be sent and instructions on the notification requirements. No further response is needed.

Addresses and pin numbers will be provided with notification requirements for village planning commission meeting upon approval.

25. The response provide to Traffic/Parking comment #8 is not acceptable. The total size of the building based on the numbers you've provided is 15,200 sq. ft. However, the scaled site plan and measurements on an aerial show the building is approx. 18,250 sq. ft. in size. Accurate numbers for the remaining tenant spaces must be provided in order to calculate the parking requirement and extent of the parking variation. Please update the chart to provide accurate sizes for all tenant spaces within the building.

Please note, our landlord accidentally messed up when providing the square footage. Attached is the diagram as listed above showing tenants, square footage, as well as parking requirements.

Tenant	Address	Use	Square Feet	Employees	# of Bays	Parking Ratio	Parking Required
Molecular Imaging of Arlington Heights	1732 W. Algonquin Rd.	Medical Office	2,300	N/A	N/A	1 per 200 SF	11
Vacant Office	1734 W. Algonquin Rd.	N/A	6,000	N/A	N/A	1 per 200 SF	30
Vacant Warehouse	1734 W. Algonquin Rd.	N/A	2,800	N/A	1	1 per emp 3 per bay	3
Toy Shop & Motolounge - Service	1728 W. Algonquin Rd.	Auto Service Station	2,075	2	1	1 per emp; 3 per bay	5
Toy Shop & Motolounge - Parts/Accessories	1728 W. Algonquin Rd.	Retail	2,507	2	0	1 per 300 SF	8
Toy Shop & Motolounge - Motorcycle Sales	1728 W. Algonquin Rd.	Motor Vehicle Sales	500	1	0	1 per 600 SF	1
Vacant Store Front	1730 W. Algonquin Rd.	Vacant	2,050	N/A	N/A	1 per 300 SF	6
		Total	18,232			Parking Required	64
						PARKING PROVIDED	49
						SURPLUS / (DEFICIT)	-15

26. There was no response provided to Traffic/Parking comment #13. To reiterate, bicycle parking spaces must be added to the site in order to conform to the Village's newly adopted bicycle parking requirement, or a variation must be requested. Please either provide the 6 required bicycle parking spaces on the site and show the location for these spaces on the site plan, or request a variation.

It is understood that only 2 bicycle parking spaces are required and must be on a paved surface. At the time that a plumbing permit is submitted for the required grease trap, we will provide a plan indicating the type of bicycle rack that will be provided and the location of the proposed rack for your review and approval.

27. The response to Traffic/Parking comment #14 notes that "at the Schaumburg location, we did conceal carry classes with a certified and state approved instructor. We have not done any at our current Arlington Heights location and have no plans to." However, your website contains information on these classes, including dates and fees for the classes. Is the website out of dates? Please clarify your intent for these classes at the Arlington Heights location.

The current website is not up to date. Many items listed on the website are incorrect and out of date. We are working diligently to get the website up to date for the start of the motorcycle season. No classes will be held at the Arlington Heights location.

Landscaping Comments PC 18-002

1. Per Chapter 28, Section 6.15, four-inch caliper shade trees are required at the ends of each parking row. Incorporate a 4" caliper shade tree in the existing island located at the south end of the parking area in the southeast corner and a shade tree in the island at the southwest corner adjacent to the building.

The old Ash tree stump will be removed, and a new four-inch caliper shade tree will be planted in the southeast corner of the building. Planting a shade tree in the southwest corner will be suggested to the respective property owner. Planting during the spring will ensure the trees survival.

2. Per Chapter 28, Section 6.15, a three-foot-high screen must be provided along the right of way adjacent to a parking area. Provide three-foot-high shrubs in the southeast corner in order to buffer the parking area.

Currently, seasonal shrubs exist to buffer the parking lot area. However, the shrubs are not to code requirements and do not fully buffer the parking lot. Additional shrubs will be planted during the spring to buffer the parking lot to code. Planting during the spring will ensure the shrubs survival.



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development
From: Deb Pierce, Plan Reviewer, Building & Life Safety Department
Subject: 1728 W Algonquin Rd. – SUP for Automobile Sales, Parking Variation and Traffic Study Variation
PC#: 18-003 - Round 3
Date: March 16, 2018

Sam:

I have reviewed the documents submitted for the above referenced project and have no objections to the SUP, Parking Variation and Traffic Study Variation and have the following comments:

1. The accessible parking stalls indicated on the plat of survey are not in compliance with the requirements of the Illinois Accessibility Code. Each accessible stall consists of two parts – an access aisle and a parking area. The document does not show the access aisle required for each accessible stall.
2. The fine sign show (\$50) is invalid as the fine was increased to \$250 on January 1, 2006.

If the existing accessible parking meet the requirements listed above, I have no objection to the variations requested.

RECEIVED
MAR 19 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



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

Fire Safety Division



Date: 3/16/2018

P.C. Number: 18-002 Round 3

Project Name: SUP for Automotive Sales

Project Location: 1728 W. Algonquin

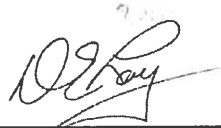
Planning Department Contact: Sam Hubbard, Planning and Community Development

General Comments:

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

1. No comments.

Date March 16, 2018

Reviewed By: 

Fire Safety Supervisor

RECEIVED
MAR 19 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: March 30, 2018
Subject: 1728 W. Algonquin Rd, P.C. #18-003 Round 3

Regarding the proposed parking variation, PW has the following comments:

- a. Replace the existing 6" fire single check valve with an approved RPZ. Single check devices are no longer acceptable.

VAHPW has no further comments at this time.

C: File

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

PLAN COMMISSION PC #18-003
The Toy Shop
1728 W. Algonquin Road
SUP for Auto Sales, Parking Variation, Traffic Study Variation
Round 3

33. The response by the petitioner to comments #23 & 25-32 are acceptable based on the claim that there are no planned changes to the exterior site.
34. The response provided by the petitioner to Comment #24 is noted. The document provided is not a copy of a Plat of Survey from a registered land surveyor, it is a copy of an architectural drawing.

 *(by MP)* 3/20/18
James J. Massarelli, P.E. Date
Director of Engineering

RECEIVED
MAR 21 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Planning & Community Development Dept. Review

March 25, 2018



REVIEW ROUND 3

Project: Toy Shop SUP – 1728 W. Algonquin Rd.

Case Number: PC 18-003

28. The responses to comments #23-#25, #27 were acceptable.
29. The response to #21 is noted. Please provide summary of the meeting.
30. The response to #22 is noted. Staff notes consistent actions on the subject property that call into question the ability of the petitioner to conduct the proposed actions on the subject property without creating a nuisance.
31. The response to # 26 is noted. Compliance with the bicycle parking restriction shall be required prior to building permit, should this application be approved.

Prepared by: SAM HUBBARD

1728 W. Algonquin Road
PC 18-002
March 26, 2018

Landscape Comments

- 1) Staff evaluated the existing fence along the rear property line and the fence is non-conforming. Per Chapter 28, slatted fences are not permitted in the B-2 zoning district. In addition, the maximum height allowed is 6 feet. Also, a solid fence is required adjacent to a residential district. Any documents that could be provide that identify the location of the fence in relationship to the north proeprty line would be helpful.

Toy Shop & Motolounge Round 3 Comments

Building & Life Safety Department PC 18-003

- 1. The accessible parking stalls indicated on the plat of survey are not in compliance with the requirement of the Illinois Accessibility Code. Each accessible stall consists of two parts – an access aisle and a parking area. The document does not show the access aisle required for each accessible stall.**

As stated and acknowledged in previous department comments. The parking lot and parking stalls are existing, and no changes are being proposed. The handicap stall located on the east side of the building in which our lease describes our property has an accessible stall consisting of an access aisle as well as a parking area. The ADA parking stalls on the west side of the property is to be handled by the respective property owners.

- 2. The handicap fine on the sign shows (\$50) is invalid as the fine was increased to \$250 on January 1, 2006.**

A new handicap sign has been purchased reflecting the new price of \$250. This sign will be posted immediately upon receiving it.

Planning Commission PC 18-003

- 33. The response by the petitioner to comments #23 and 25-32 are acceptable based on the claim that there are no planned changes to the exterior site.**

Comments have been noted.

- 34. The response provided by the petitioner to Comment #24 is noted. The document provided is not a copy of Plat of Survey from a registered land surveyor, previously provided was an architectural drawing.**

At this time, we do not have a plat of survey. We initially believed the document provided by our landlord was a plat of survey, but as stated it turns out to be architectural drawings. The property is existing, and no exterior changes will occur. We will continue to work with our landlord in hopes of them finding a plat of survey. At this time for the most accurate and up to date site plan, please reference our detailed site plan completed by a drafting firm.

Planning and Community Development PC 18-003

- 28. The responses to comments #23-25, 27 were acceptable.**

Noted.

- 29. The response to #21 is noted. Please provide summary of meeting.**

Summary of neighborhood meeting has been submitted by email.

- 30. The response to #22 is noted. Staff notes consistent actions on the subject property that call into question the ability of the petitioner to conduct actions on the subject property without creating a nuisance.**

Please note all actions, comments, and concerns have been addressed in a timely and professional matter, when brought to our attention. Dozens of police records indicate premise property checks that were done on bike nights due to a single report of loud noise made on our

grand opening. These premise checks have been explained to us as a standard protocol which consist of: consistent follow ups for the single report that was made. All police records indicate no excessive noise, or loud noise was observed on bike nights. Please elaborate further on the "consistent actions" as describe in comment #30 for us to better gauge our response. "Consistent actions" is a vague statement and difficult to answer without knowing the reference. We believe we have handled every matter that has been brought to our attention in a professional and timely matter.

31. The response to #26 is noted. Compliance with the bicycle restriction shall be required prior to the building permit, should this application be approved.

It's noted that compliance with the bicycle restriction shall be required prior to the building permit, should this application be approved. This will be handled prior to the building permit, should our application get approved.

Landscaping Comments PC 18-002

1. Staff evaluated the existing fence along the rear property line and the fence is non-conforming. Per Chapter 28, slatted fences are not permitted in the B-2 zoning district. In addition, the maximum height allowed is 6 feet. Also, a solid fence is required adjacent to a residential district. Any documents that could be provided that identify the location of the property fence in relationship to the north property line would be helpful.

In November, when we placed the screened in trash container fence, we were recommended by the village to replace the damaged slats on the northern fence. We replaced those slats on the existing fence. The fence is existing on the property and has been existing. Should this existing fence need to be replaced, actions will be taken by the appropriate owner. We are working with our landlord in obtaining documentations in identifying the owner of the fence.

PLAN COMMISSION PROJECT TIMELINE

Project Name: Toy Shop & Motolounge

PC Number: 18-003

Location: 1728 W. Algonquin Rd.

Requested Action:

1. Special Use Permit to allow "Motor Vehicle Sales, including auxiliary service".
2. Variation to Section 11.4, Schedule of Parking Requirements, to reduce the required amount of off-site parking from 71 spaces to 52 spaces.
3. Variation to Section 6.13-3(b), Side and Rear Yards, to allow an 8-foot tall solid fence in the rear yard where a 6-foot tall solid fence is allowed.
4. Variation to Section 6.12-1, to waive the requirement for a traffic study and parking analysis prepared by a qualified professional engineer

	Date	# of Business Days
Petitioner Provides Plans needed for CPRC	05/02/17	-
Conceptual Plan Review Meeting (CPRC)	05/10/17	6
Awaiting Petitioner PC Application	01/19/18	172
PC Application Submittal Date	01/19/18	-
1 st Round Department Comments	02/07/18	13
Petitioner's Response – 1 st Round	02/21/18	10
2 nd Round Department Comments	03/11/18	12
Petitioner's Response – 2 nd Round	03/15/18	4
3 rd Round Department Comments	03/26/18	7
Petitioner's Response – 3 rd Round	03/27/18	1
PC Hearing	4/11/18	48 days from application date
Village Board	5/21/18	28*
Anticipated Village Board Ord. Adoption	6/04/18	9

*Applicant was ready to proceed at the 5/7/18 VB meeting but had to be pushed back to 5/21/18 due to busy agenda on 5/7/18.



Item: Funtopia at Arlington Downs - 3400 W. Euclid Ave. - PC#18-006

Department: Planning & Community Development

Requested Action

1. Amendment to PUD Ordinance Numbers 12-006, 12-037, 12-039, 14-025, and 15-049 to allow modifications to the approved development plan for Arlington Downs.
2. Special Use Permit for an "Amusement Facility, Large" (Funtopia).
3. Special Use Permit for a restaurant.

Variations Required

None.

Recommendation

A public hearing was held by the Plan Commission on May 9, 2018 where Commissioner Green moved and Commissioner Sigalos seconded:

A motion to recommend to the Village Board of Trustees, approval of PC#18-006, an Amendment to Planned Unit Development (PUD) Ordinances #12-006, 12-037, 12-039, 14-025, and 15-049, to allow modifications to the approved development plan for Arlington Downs, a Special Use Permit for an "Amusement Facility, Large" (Funtopia), and a Special Use Permit for a restaurant.

This approval is subject to the following conditions:

1. Parking surveys of Funtopia/First Ascent must be provided as part of any amendment to the PUD for future uses on Lot 2B and Lot 16.
2. The property owner shall be required to install additional parking on Lot 2B for Funtopia/First Ascent and for the uses within Zone D should it be determined by the Village that a parking shortage within the PUD exists.
3. Construction of the internal access drive that leads from Stonegate Boulevard north to Salt Creek Lane shall be required as part of this development.

4. That the Special Use Permit granted via ORD 14-025 for a "Amusement Device/Arcade, Large" on the subject property be rescinded.
5. Condition #9 relating to occupancy restrictions for the waterpark from approval ordinance #12-006 shall be deleted.
6. Employees and/or the office workers that lease space within the office portion of the One Arlington high-rise must be given access to, and shall park within, the 312-space underground garage.
7. Eleven bicycle parking spaces shall be required.
8. Parking lot landscaping shall be installed within the 312-space parking area that serves Funtopia/First Ascent, which landscaping must be in substantial compliance with the landscape plans submitted in conjunction with the overall Arlington Downs PUD amendment application (PC 18-010). However, a mix of additional evergreen trees shall be added along the northeast property to the rear of the Funtopia/First Ascent building to screen the trash/loading/mechanical area.
9. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

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

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Aerial	Exhibits
PC Minutes 5-9-18 DRAFT	Minutes
DC Staff Report	Board or Commission Report
DC Minutes 4-24-18 DRAFT	Minutes
Justification for Special Use	Correspondence
Market Study	Correspondence
Plat of Survey	Exhibits
Project Narrative	Correspondence

Plans

Landscape Plans

Parking Study

Traffic Study

Department Comments - Round 1

Petitioner Response to Department
Comments - Round 1

Department Comments - Round 2

Petitioner Response to Department
Comments - Round 2

PC Timeline Tracker

Exhibits

Exhibits

Exhibits

Exhibits

Correspondence

Correspondence

Correspondence

Correspondence

Exhibits



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

PC File Number: 18-006

Project Title: Funtopia at Arlington Downs

Address: 3400 W. Euclid Ave.

PIN: Multiple PIN's

To: Plan Commission

Prepared By: Sam Hubbard, Development Planner

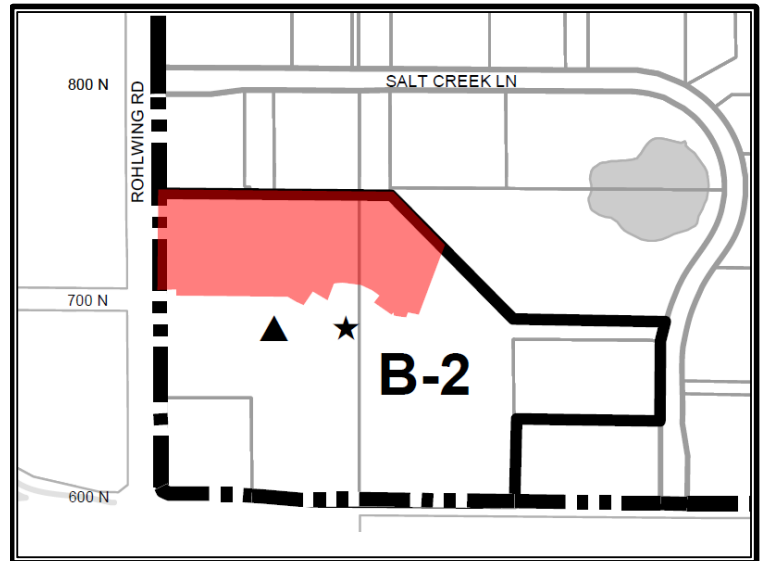
Meeting Date: May 9, 2018

Date Prepared: May 4, 2018

Petitioner: David Gillespie

Address: Gillespie Design Group
 5307 Business Pkwy, Suite 101
 Ringwood, IL 60072

Existing Zoning: B-2: General Business District



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-3, General Service Wholesale & Motor Vehicle District	Vacant Land, Offices, and Detention Areas	Offices Only
South	B-2, General Business District	Multi-family residential high-rise	Mixed Use
East	B-3, General Service Wholesale & Motor Vehicle District, and B-2, General Business District	Vacant Land & Detention Areas	Mixed Use
West	The City of Rolling Meadows; Various Office and Light Industrial Buildings		

Requested Action:

1. Amendment to PUD Ordinance Numbers 12-006, 12-037, 12-039, 14-025, and 15-049 to allow modifications to the approved development plan for Arlington Downs.
2. Special Use Permit for an "Amusement Facility, Large" (Funtopia).
3. Special Use Permit for a restaurant.

Variations Required:

1. None.

Project Background:

The subject property is located on the north side of the One Arlington multi-family residential high-rise and is part of the Arlington Downs mixed-use redevelopment originally approved in 2012. The site was previously used as the CoCo Key waterpark and the structure is attached to the former Sheraton Hotel building. However, the waterpark closed in 2009 and the building now sits vacant. While this building still remains attached to the former Sheraton Hotel (now occupied by the One Arlington residential development), the interior connection between the two structures has been sealed off. The building is approximately 46,000 square feet in size, with its main entry located on the east side.

During the prior approvals for the Arlington Downs redevelopment, this site was proposed for re-occupancy by a new water park that would include a arcade addition to the west side of the building; however, the developer is now proposing the re-occupancy of this building with First Ascent and Funtopia. These businesses will have separate spaces within the facility but will share common locker rooms, a restaurant/lounge/eating area, and a newly constructed mezzanine. The primary entrance to the facility will be relocated to the western side of the building, which will be adjacent to the primary parking area. Entry into the building will be controlled since usage of the facilities within will require either a membership, day-pass, hourly-pass, or scheduled visit/party.

First Ascent is a recreational climbing facility that will offer various climbing courses catering to a range of climbers, from first time climbers to expert climbers. The facility will also offer Yoga classes, fitness/exercise classes, and general gym equipment (free weights, treadmills, cardio equipment, etc.). Rooms will be built-out to accommodate small to medium sized exercise classes and personal training sessions. The lobby area will include a small space for retail sales offering various climbing and fitness apparel. First Ascent sells both day passes and monthly memberships, and hours of operation will be 6:00am to 11:00pm on weekdays and 10:00am to 8:00pm on weekends. The petitioner estimates 10-15 employees at peak shift. Currently, there are four First Ascent locations within the City of Chicago. The proposed facility in Arlington Heights would be the first facility in the suburbs and would also be the largest facility operated by First Ascent.

Funtopia is a family entertainment business that caters to children and offers ropes courses, cave exploration, tunnels and slides, a climbing wall, and a large jungle gym. In addition, Funtopia would include nine party rooms for birthdays and special events. Access is booked through scheduled play sessions via their website, however, walk-ins are also welcome. Funtopia offers play passes from 30 minutes up to 2 hours, and hours of operation will be 10:00am to 8:00pm Monday through Thursday, and 10:00am to 10:00pm Friday through Sunday. The petitioner estimates 15-25 employees at peak shift, and an additional 3-5 employees for the restaurant. Funtopia is a franchise with locations in Europe, the Middle East, Asia, Australia, and two locations in the United States (Utah and Glenview, IL). Both of the proposed uses would be an excellent re-use of the existing structure.

Zoning and Comprehensive Plan

The subject property is located within the B-2, General Business zoning district. As mentioned, the previous Arlington Downs PUD approvals allowed a waterpark and 9,900 square foot arcade to locate within the vacant CoCo Key building. The arcade portion of the waterpark was granted a special use permit in 2014 to allow a "Amusement Device/Arcade, Large", however, the Village has recently amended the definition of these types of facilities to classify them as "Amusement Facilities". The newly defined "Amusement Facility" is more consistent with the type of activities that will be offered in Funtopia. Per the Zoning Code, if the amusement facility is 5,000 square feet or greater, it requires special use permit in the B-2 District. The previous "Amusement Device/Arcade" special use permit is not applicable to the proposed facility as it was

meant to allow a video game arcade use, which does not adequately capture how Funtopia will function. Therefore, the 2014 special use permit should be rescinded, and a new “Amusement Facility” special use permit is required for Funtopia.

The waterpark did not require a special use permit as it was defined as a “commercial recreation facility”, which is a permitted use in the B-2 District. Given the exercise functions of First Ascent (personal training, yoga, exercise classes, cardio equipment), this use is also classified as a commercial recreation facility. The combined climbing and family entertainment facility is a similar use in comparison to the previously approved waterpark/arcade, and so the use is substantially compliant with the original Arlington Downs PUD. However, the petitioner is proposing changes to the previously approved parking lot layout, which requires an amendment to the PUD.

The proposed restaurant that will serve both First Ascent and Funtopia also requires special use permit approval. The size of this restaurant is greater than 5,000 square feet (when taking into account the kitchen, seating areas, and party room seating areas) and therefore it does not qualify for a special use permit waiver and must obtain its special use permit through the Plan Commission review process.

The site is designated as “mixed-use” on the Comprehensive Plan, which correlates to the overall mix of uses proposed within the Arlington Downs PUD redevelopment area. The proposed commercial uses are within the scope of the overall PUD, and when considered as one part of the entire Arlington Downs mixed-use redevelopment, the subject property is compatible with the mixed-use classification of the Comprehensive Plan.

Building

In order to accommodate for the new entrance on the west side of the building, the petitioner is proposing an approximately 1,300 square foot addition to the west elevation. The proposed addition received Design Commission approval on April 24, 2018. A larger addition on the western elevation had been proposed and approved during the 2014 PUD amendment to Arlington Downs, which addition would have accommodated the arcade portion of the proposed waterpark. The current addition is significantly smaller than the previously approved addition and therefore still compliant with the original PUD approval. The building conforms to all setback and bulk restriction requirements as approved in the Arlington Downs PUD.

The petitioner has proposed the addition of a 2nd level mezzanine, which will include the general fitness area and individual rooms for the fitness/yoga classes offered by First Ascent, as well as four of the nine party rooms that will be used by Funtopia. Based on Building Code occupancy standards, the entire facility could accommodate up to 1,275 occupants. A condition of approval was added during the preliminary PUD approval process that restricted the waterpark to no more than 1,000 occupants. This condition should be eliminated as part of this process since it is no longer applicable. Although per Building Code standards, 1,275 occupants could safely occupy this building, it should be noted that in reality, peak occupancy will be significantly less.

Site and Landscaping

The previously approved PUD included detailed site plans and landscape plans showing how the parking lots and associated landscape areas would be oriented on both sides of the waterpark building. These plans showed 162 parking spaces to the north and west of the building and 71 spaces to the east of the building. An additional 147 parking spaces were also to be provided to the west of the 162-space parking lot, which

would supply overflow parking capacity primarily for the waterpark. Including this overflow parking area, there were to be a total of 380 parking spaces available for the waterpark.

The proposed plans depict alterations to the previously approved parking lot orientation, which parking lot would now provide 238 parking spaces to the north and west of the building and 74 parking spaces to the east of the building, for a total of 312 parking spaces. Staff has reviewed the parking lot layout and has asked that the developer slightly adjust the location of the drive aisle on the west of the site to allow for 10' of landscaping on the eastern edge of Lot 16 (northwest corner of the site). A condition of approval requiring the construction of this access drive from Stonegate Boulevard to Salt Creek Lane as part of the Funtopia/First Ascent development has been included. Any additional modifications to the proposed site layout will be coordinated during the overall PUD amendment application (PC 18-010) that is currently under review.

Relative to landscaping, staff has asked that additional landscaping be provided at the rear of the site to screen the loading area, trash, and mechanical areas at the rear of the building. Landscaping in this area shall consist of a mix of evergreen trees to provide for year-round screening and a condition of approval requiring such has been recommended. Any additional adjustments needed to the landscape plan will be coordinated during review of the overall PUD amendment for Arlington Downs.

Infrastructure Improvements

The previously approved PUD and subsequent amendments included several conditions of approval relative to infrastructure improvements which are triggered when "Phase 2" of the development begins (Phase 2 was redevelopment of the waterpark and construction of the hotel). Since the proposed project encompasses redevelopment of the waterpark, these infrastructure obligations will be required. These infrastructure improvements include the following:

Per ORD 15-049:

- The Petitioner shall install a right-hand turn lane from southbound Rohlwing Road to westbound Euclid Avenue as part of Phase 2 (hotel and water park), or with Phase 3, 4 or 5, if any of those phases precede Phase 2. Implementation may occur at a later phase, or may not be required at all, if agreed upon by both the Village of Arlington Heights and the City of Rolling Meadows.

ORD 12-039:

- The Petitioner shall install as part of Phase 2 (water park-hotel) or with Phase 3, 4 or, if any precedes Phase 2, the following roadway improvements to Rohlwing Road:
 - o a sidewalk along the east side of Rohlwing Road;
 - o southbound left-hand turn lanes for the two northernmost private drives that serve the development;
 - o crosswalk and pedestrian activated signal on the north side of the Euclid Avenue/Rohlwing Road intersection, unless the City of Rolling Meadows obtains a grant that includes said improvement.
- Euclid Avenue improvements shall be installed as follows:
 - o a left- hand turn lane from eastbound Euclid Avenue to the main private drive that serves the development as part of Phase 2
 - o A bike path on the north side of Euclid Avenue as part of Phase 2 (water park-hotel), or with Phase 3, 4 or 5, if either precedes Phase 2, unless the City of Rolling Meadows obtains a grant that includes said improvement.

- o crosswalk and pedestrian activated signal on the east side of the Euclid Avenue/Rohlwing Road intersection, at such time when the City of Rolling Meadows installs a sidewalk on the east side of Rohlwing Road from Cardinal Street to Euclid Avenue.

Traffic & Parking

Along with the interior remodel of the former CoCo Key waterpark, the petitioner has proposed the construction of a total of 312 parking spaces. From a code standpoint, 348 parking spaces were required for the previously proposed waterpark and arcade/family entertainment center. The Funtopia/First Ascent/restaurant facility requires 324 parking spaces, so there is a reduction in the amount of code required parking for this facility in comparison to the previously approved waterpark. Furthermore, only 233 parking spaces were to be provided within the immediately abutting eastern and western parking around surrounding the building, whereas 312 spaces are now proposed in this area. The parking relationship between the previously approved use and the proposed use is illustrated in the table below:

	Parking Provided	Parking Required	Surplus/Deficit
First Ascent/Funtopia/Restaurant	312	324	12
Waterpark and Arcade	380*	348	32

* Includes 147 space overflow parking area on Lot 2B.

As shown above, the proposed use requires less parking than the previously approved use. A variation has already been granted for the overall PUD as it operates on a shared parking model assuming that peak parking demand generated by each use within the mixed-use development does not overlap. No amendment to the parking variation is required at this time since the parking required for the proposed use is less than the previously approved use.

However, as staff has noted, the previous PUD approval included a second parking lot to be located west of the 162-space parking lot immediately adjacent to the waterpark building (see **Exhibit I** at the end of this report with the secondary parking lot outlined in red). This secondary parking area provided overflow parking capacity for an additional 147 cars, which parking area was primarily to be used by the waterpark. Concepts for future amendments to the PUD show this secondary parking area to be instead developed with residential uses, which would eliminate this parking overflow capacity. In order to ensure that the elimination of this secondary parking area will not cause a parking deficit on the site, parking surveys of the PUD will be required once a formal development proposal is submitted for development of Lot 2B and Lot 16. Based on the actual parking demand within the PUD, additional parking on Lot 2B may be required, and a condition of approval addressing this situation has been included within the recommendation below.

A parking evaluation has been submitted by the petitioner, which concludes that the existing underground parking garage for the One Arlington building (which includes residential and offices uses) can accommodate the demand of the residential uses and office uses located within the building (25N Coworking). Currently, the office workers that lease space at 25N park in a surface parking lot located southwest of the One Arlington Building. In order for the shared parking model to succeed, the residents of One Arlington and the office workers that lease space in 25N must share the 312-space underground parking garage (residents park there at night when they're home from work, office workers park there during the day when the residents are at work). Therefore, the 25N employees and the office workers that lease space in 25N must begin parking in the underground garage.

The study recommends that existing surface parking spaces located in front of the residential tower, as well as 16 of the surface spaces that will be built on the east side of the tower for Funtopia/First Ascent, should be reserved for visitors of the residential and office uses within One Arlington. That leaves 296 spaces leftover for use by Funtopia/First Ascent. Although each business expects their peak parking demand to occur on Saturdays, with overall peak demand requiring 325 spaces, this Saturday peak demand does not occur at the same time of the day for each use (Funtopia peak occurs at 1:00pm and First Ascent peak occurs at 11:00am). Factoring in the differing times for each businesses peak parking demand, the parking study forecasts the peak parking demand to occur at noon on Saturdays with a need for 285 spaces. Therefore, the proposed supply of 296 spaces should be suitable to accommodate for this demand.

Since entry into the facility will be controlled by payment of an hourly/day/monthly pass, the restaurant facility will not create any additional parking demand outside of the demand generated by the two primary businesses.

Relative to traffic, the study has concluded that Funtopia/First Ascent will have a minimal impact on the overall traffic volumes associated with the PUD. As mentioned, this site had previously been designed and approved for the traffic associated with the waterpark and arcade. Based on the traffic study, Funtopia/First Ascent will result in only a slightly larger traffic generation in comparison to the previously approved waterpark/arcade. Specifically, this relationship is illustrated in the table below, which shows the number of trips anticipated from each use during peak weekday morning and evening commutes, as well as the Saturday peak. It should be noted that First Ascent and Funtopia are more year-round attractions while the waterpark had a winter peak demand.

Use	Morning Peak			Evening Peak			Saturday Peak		
	In	Out	Total	In	Out	Total	In	Out	Total
Waterpark/Arcade	0	0	0	120	40	160	93	93	186
First Ascent/Funtopia	15	33	48	67	59	126	104	104	208
Increase/Decrease	+15	+33	+48	-53	+19	-34	+11	+11	+22

Based on this data, staff concurs that Funtopia/First Ascent will have a minimal impact on the previously approved traffic volumes within the PUD.

Per the Villages' Bicycle Parking ordinance, the proposed use requires 11 bike parking spaces. The plans indicate a space for bicycle parking racks but do not have details on how many racks/bike parking spaces will be included. A condition of approval requiring 11 bike parking spaces is therefore recommended.

RECOMMENDATION

The Staff Development Committee reviewed application PC 18-006 and recommends approval of the amendments to PUD Ordinance Numbers 12-006, 12-037, 12-039, 14-025, and 15-049 to allow modifications to the approved development plan for Arlington Downs, approval of a Special Use Permit for an "Amusement Facility, Large" (Funtopia), and approval of a Special Use Permit for a restaurant on the subject property, subject to the following conditions:

1. Parking surveys of Funtopia/First Ascent must be provided as part of any amendment to the PUD for future uses on Lot 2B and Lot 16.

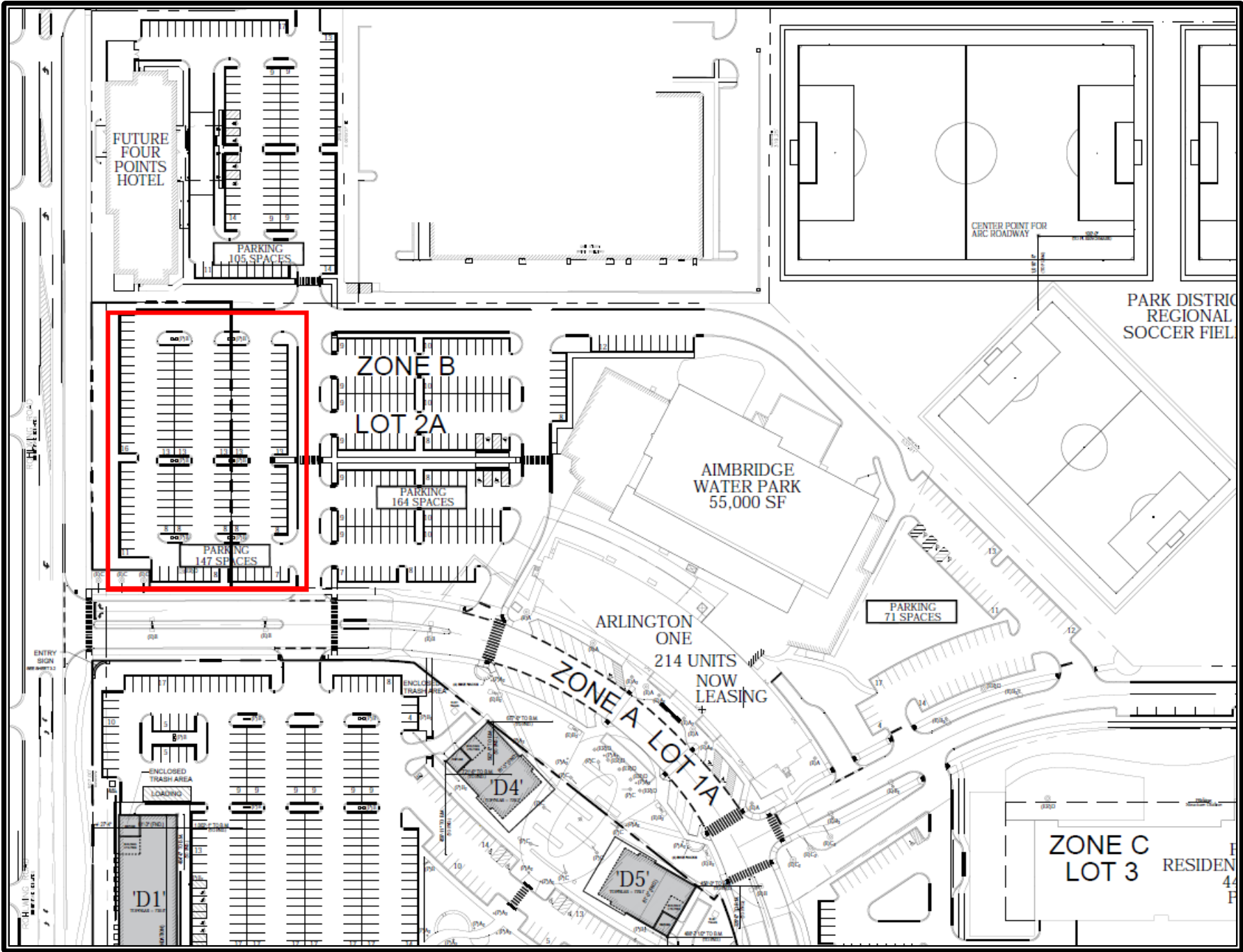
2. The property owner shall be required to install additional parking on Lot 2B for Funtopia/First Ascent and for the uses within Zone D should it be determined by the Village that a parking shortage within the PUD exists.
3. Construction of the internal access drive that leads from Stonegate Boulevard north to Salt Creek Lane shall be required as part of this development.
4. That the Special Use Permit granted via ORD 14-025 for a "Amusement Device/Arcade, Large" on the subject property be rescinded.
5. Condition #9 relating to occupancy restrictions for the waterpark from approval ordinance #12-006 shall be deleted.
6. Employees and/or the office workers that lease space within the office portion of the One Arlington high-rise must be given access to, and shall park within, the 312-space underground garage.
7. Eleven bicycle parking spaces shall be required.
8. Parking lot landscaping shall be installed within the 312-space parking area that serves Funtopia/First Ascent, which landscaping must be in substantial compliance with the landscape plans submitted in conjunction with the overall Arlington Downs PUD amendment application (PC 18-010). However, a mix of additional evergreen trees shall be added along the northeast property to the rear of the Funtopia/First Ascent building to screen the trash/loading/mechanical area.
9. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

_____, May 4, 2018

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

Exhibit I – Secondary parking area as depicted on the last amendment to the Arlington Downs PUD:





Map created on March 22, 2018.

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PLAN

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

COMMISSION

RE: FUNTOPIA AT ARLINGTON DOWNS - 3400 WEST EUCLID AVENUE - PC#18-006
SPECIAL USE PERMIT FOR AMUSEMENT FACILITY, LARGE

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
Illinois on the 9th day of May, 2018 at the hour of 7:30 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

SAM HUBBARD, Community Development Planner

CHAIRMAN ENNES: This meeting of the Arlington Heights Plan

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Commission is called to order. Would you please all rise and join us in the pledge of allegiance?

(Pledge of allegiance.)

CHAIRMAN ENNES: Thank you. Sam, would you take the roll?

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Here.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Here.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Commissioner Warskow.

(No response.)

MR. HUBBARD: Chairman Ennes.

CHAIRMAN ENNES: Here. We have minutes from our last meeting for the final plat approval for St. James, and that is PC#17-012 I believe. Everybody get that that was here? Can we have a motion to approve that?

COMMISSIONER DROST: I'll make that motion to approve the minutes.

CHAIRMAN ENNES: Thank you. Second?

COMMISSIONER GREEN: I'll second.

CHAIRMAN ENNES: And there's a second. Should we roll call that?

MR. HUBBARD: No, you can go with a voice vote.

CHAIRMAN ENNES: Okay, all in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: Anybody opposed or absent?

(No response.)

CHAIRMAN ENNES: So, the motion passes. The first petition that we have this evening is Funtopia at Arlington Downs, 3400 West Euclid Avenue, PC#18-006. Is the Petitioner present?

MR. GILLESPIE: Yes.

CHAIRMAN ENNES: Would you please come forward and state your name for our report and please spell your first and last name?

MR. GILLESPIE: It's David Gillespie, Gillespie Design Group. D-a-v-i-d G-i-l-l-e-s-p-i-e.

CHAIRMAN ENNES: Will anybody else be speaking?

MR. GILLESPIE: Yes.

CHAIRMAN ENNES: Would you also please spell your name?

MR. CORCORAN: Stephen Corcoran with Eriksson Engineering, S-t-e-p-h-e-n C-o-r-c-o-r-a-n, Director of Traffic Engineering.

CHAIRMAN ENNES: Let me swear the two of you in so that you can go

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from there.

(Witnesses sworn.)

CHAIRMAN ENNES: Thank you. So, if you would like to tell us about your project?

MR. GILLESPIE: Okay, well, thank you and it's a pleasure to be here. It's good to see you again. It's been I think a couple of years.

This of course is the property that used to be the water park. What do you do with a water park that no longer serves its use in such a unique structure and building? We believe that our client, Spring Bank Advisors, has found a perfect user for this. On the one side is a rock climbing facility known as First Ascent. This is a health club membership type facility, except instead of weights and aerobics like maybe some of us do, they climb walls, and the clear height fits that space really well, that need very well.

But what we're here tonight is to seek your recommendation for approval of the Village Board for the use of Funtopia which is going to take about, I forget the exact number, 16,000-17,000 square feet of the overall 40,000 square feet roughly, and the associated food and beverage operator, which both require special uses. Funtopia is a large motor skill exercise for kids, birthday party type, big gym event. They're especially busy on Saturday mornings, meant for the young crowd, from toddlers on up to predominantly young teens. They have exercise equipment and structures and play structures and age appropriate things for each of those age groups within that period. That is deemed an arcade, so we are here for a special use as an arcade use for that Funtopia.

Food and beverage is to reuse the existing kitchen that served the water park. It is primarily to support, well, it's only to support the tenants. It's not for public access. It is to provide pizzas and drinks to the birthday parties at Funtopia and beverages to the membership at First Ascent. That's it.

It's a three-tenant building is what it's being deemed as. There's extra meeting room space in the current lobby. Part of the proposal is to relocate the lobby, the main entrance, from the east where we have the rotunda with the skylight to the west. With that, you know, some of the, we think the plan with the parking and the entryway and the drop-off area is a great use for this space.

One of the nice benefits of this, having these two uses combined, Funtopia and First Ascent, is they have different peak times. The health club membership is generally evenings, and the Funtopia use is generally weekends and during the days in the summer. So, I'll answer questions if you have questions.

CHAIRMAN ENNES: Okay, we'll get back to that in a bit. But there's nine conditions.

MR. GILLESPIE: Yes,

CHAIRMAN ENNES: That are attached. Have you reviewed all of those and are you agreeable to them?

MR. GILLESPIE: Yes, we are.

CHAIRMAN ENNES: Thank you. Sam, would you give us the Staff report?

MR. HUBBARD: Absolutely. Good evening, Chairman Ennes and members of the Plan Commission. As you've heard, the Petitioner is proposing the reuse and repurposing of the existing and vacant water park facility with First Ascent and Funtopia, and a restaurant that would serve the two. The subject property is located at 3400 West Euclid Avenue in the B-2 General Business District. It is part of the Arlington Downs PUD which was a

master redevelopment approved for the subject property back in 2012 with several amendments since then. It's designated as a mixed use on the Comprehensive Plan which is compatible with the proposed use as commercial uses along with entirety of the remainder of the PUD which contains residential uses and a proposed hotel and some office spaces as well.

As you've heard, the Funtopia facility is classified by Village code as a large amusement facility, that's any amusement facility over 5,000 square feet in size. The restaurant requires a special use permit, and special use permits are required for amusement facilities as well.

First Ascent is more of a commercial recreation facility, it's more of a gym. It has climbing walls, it's got tread mills, aerobics classes, yoga classes, free weights and so forth. So, it's not quite an amusement facility; it's more of a gym and a commercial recreation facility as defined by our code, which is a permitted use in the B-2 district. So, there are no variations associated with this proposed development.

There have been several actions that have been taken to get us to where we are today. On March 28th, the Petitioner appeared before the Conceptual Plan Review Committee, and was met favorably and encouraged to move forward. On April 24th, they appeared before the Design Commission for a small addition that they are planning on the western elevation of the building. They did receive a recommendation of approval by the Design Commission with several different options and some recommendations on the some signage.

So, here you can see the overall aerial of the property. This property area outlined in red is the overall PUD. You can see towards the center, there is the existing One Arlington building right here, and then the water park, the vacant water park facility is in the back here. The remaining land in the PUD is currently vacant with some surface parking areas and a plan for a mix of other uses in the future.

So, the last iteration of the PUD approval is shown here before you. You can see again the water park in the center that was proposed to be reused as a water park, and the subject building would also include a small video arcade addition that was planned on the west side of the building. That's no longer planned as part of this proposal. Instead, there is just going to be a very small, approximately 1,300 square-foot addition towards the front of the building right where the pointer is there.

Since the PUD operates on a shared parking model, in order to analyze the parking, we first looked at the previously approved parking for the water park to gauge the effect that this new use was going to have on the overall subdivision and PUD area. So, the previous water park included 71 parking spaces on the east side of the building, 162 spaces on the west side of the building, for a total of 233 spaces directly adjacent to the water park. Additionally, there was 147 space auxiliary parking area off to the west which was meant to accommodate for overflow from the water park primarily, but also could have served the hotel that was planned to the north, or some auxiliary parking to the office and the retail uses to the south.

That was the total for the previously approved water park and arcade. They would have provided a total of 380 parking spaces with a total of 348 spaces required by code. So, they operated or would have operated at somewhat of a surplus compared to code requirements.

Again, you can see the aerial here kind of zoomed in showing the existing building as it stands today. You can see kind of how this new parking area would look here. The current proposal includes 74 spaces on the east side where 71 had been proposed

previously, and 238 spaces on the west side. So, that's a total of 312 parking spaces. Relative to code requirements, 324 spaces are required. So, the current proposal for the Funtopia and First Ascent provides a little bit more parking adjacent to the use but would operate at a deficit compared to code requirements.

One thing that Staff looked at relative to parking was the future uses proposed here. So, as you recall on the last slide or two slides ago, there was an auxiliary parking area proposed on the west. The developer is now contemplating some larger changes to the PUD that the Plan Commission may or may not be aware of. One of these changes involves the area outlined in orange there, where the auxiliary parking was to be on Lot 2B. The developer is contemplating future residential uses in this area.

So, kind of shown in a chart are First Ascent and Funtopia with the restaurant compared to the waterpark and arcade. First Ascent again will provide 312 parking spaces with 324 required at a deficit of 12 spaces. The water park and arcade including the auxiliary parking area would have provided 380 parking spaces with 348 required by code, resulting in a 32 parking space surplus.

So, one of the conditions that Staff has recommended is that, because this auxiliary parking area would now potentially be removed for future residential uses, if that ever moves forward and an amendment to the PUD is applied for for that residential area, you know, we would ask that the developer provide parking counts within the PUD once Funtopia and First Ascent are up and running so that we can determine if that parking area, the auxiliary parking area is actually needed or if it could be, if it was unnecessary based on the demand and it could be developed as a residential area. If those parking surveys come back showing that there is actually a parking deficit on the site, that could restrict some of the future residential uses on that area to the west of the parking where the auxiliary parking area was originally proposed and approved.

So, we also looked at the parking study and the estimated demand. During the peak times which would occur on a Saturday around noon, it was estimated that peak demand would be 285 parking spaces. Again, this is only, you know, an estimate based on best practice for what parking generation would be for a use like this. So, while they do have 312 parking spaces, some of which would also be shared with the employees of the office building and residential building, you know, they would still have a demand for 285 spaces and they would have a surplus of spaces I think to accommodate for the employee and visitor parking for the residential building. I think the overall parking provided within the 312 spaces was around 290. So, there was still a small surplus relative to the estimated parking demand.

Parking with this was I think the main concern from Staff, and we believe that our first two conditions as I outlined for you this evening will address potential deficits in parking if and when this facility is up and running it's determined that parking demand exceeds estimated demand. We are definitely supportive of this project. A water park facility is a difficult facility to reuse. We think that the proposed adoptive reuse is well done and will be a benefit for the Village.

We are recommending approval subject to nine conditions as outlined in the Staff report and as shown before you on the slide. I'm happy to go through these conditions in detail if the Plan Commission desires. I've already talked about one and two, but if the Plan Commission desires, I again can provide more details. But other than that, that would conclude my presentation this evening.

CHAIRMAN ENNES: Thank you, Sam. Sam, were all the notices sent out?

MR. HUBBARD: They were, yes.

CHAIRMAN ENNES: Can we have a motion to submit the Staff report to the public record?

COMMISSIONER GREEN: I'll make that motion.

CHAIRMAN ENNES: And a second?

COMMISSIONER JENSEN: Second.

CHAIRMAN ENNES: All in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: Thank you. Lynn, let's start with you. Do you have any questions?

COMMISSIONER JENSEN: Sure. I saw this plan earlier at the Conceptual Plan Review Committee, so I don't really have any questions at this point other than one I'd ask Staff. We have in the packet materials a very short letter with a bunch of assertions in it that is called a market study. Does that meet the minimum standard that you need for a market study for a project this big?

MR. HUBBARD: For something like this, we are comfortable that there will be a market for this use. So, yes, we are moving forward with the market study as drafted, yes.

COMMISSIONER JENSEN: Okay, I won't press that issue, but we have a demanded a lot more from a lot of people who were a little less ambitious than what we're doing here. So, it kind of underwhelmed me; that's all I will say at this point.

MR. HUBBARD: Understood.

CHAIRMAN ENNES: Thank you. Commissioner Lorenzini?

COMMISSIONER LORENZINI: I have no questions.

CHAIRMAN ENNES: Commissioner Green?

COMMISSIONER GREEN: I was around the Conceptual Plan Committee.

CHAIRMAN ENNES: So, you're good?

COMMISSIONER GREEN: So, I'm good.

CHAIRMAN ENNES: Okay, Commissioner Drost?

COMMISSIONER DROST: I don't have any questions.

CHAIRMAN ENNES: Wow. Commissioner Dawson?

COMMISSIONER DAWSON: I do have a question, sorry, guys.

CHAIRMAN ENNES: Go for it.

COMMISSIONER DAWSON: Could you go back up or wherever are the designs? The stated hours of operation are until 11:00 o'clock at night during the week, correct?

MR. GILLESPIE: Yes, if that's what we said. I don't know if I have that right in front of me, but yes.

COMMISSIONER DAWSON: So, is there any concern about, I assume that that would be more the, obviously the adults than the children, and the children are probably creating most of the noise. But is there any concern, or Sam, did you talk at all about any noise level concerns abutting the residential area? They have balconies I believe. Do the balconies go off the back of the building as well or just the front?

MR. HUBBARD: I don't know offhand. It may --

COMMISSIONER DAWSON: Just the front? Okay.

MR. GILLESPIE: Can we just correct that? First Ascent is open until 11:00 p.m. during the week. Funtopia though is open until 8:00 o'clock during the week and 10:00 o'clock on Friday and Saturday.

COMMISSIONER DAWSON: 11:00 o'clock just seems later to me, just given the fact that it's abutting a residential area with people who have to work and sleep. So, I just was questioning, just to make sure it's been addressed, any noise level that has been, during the Staff review, addressed, considered? No one has any concerns about the residents? Is there anything, you know, if there's noise complaints, we can go back to them and talk to them about their hours and such? I mean 11:00 o'clock, if it's a Tuesday night and I have to get up early for work and there's a lot of noise coming out of the space, it would be troublesome.

MR. HUBBARD: I would say that the whole PUD was designed as a mixed use model, so I think those mix of residential and commercial uses as contemplated, I think, you know, I'm hoping that people that move in to One Arlington also would know that and would, you know, choose to live there, you know, with the risk that there could be some noise from these mix of uses in the evening possibly.

COMMISSIONER DAWSON: Okay, I was just shocked to hear of the 11:00 o'clock hour. That just seemed late during the week to me. Then I looked at pictures of the other locations. I didn't see any designs for the layout of the space for us to review. A lot of times we would have more of this level looks like this and actual architectural plans or design. Did I miss it?

MR. HUBBARD: They did submit floor plans, yes. I think I have that.

COMMISSIONER DAWSON: Okay, I don't know why I don't see it on mine when I'm looking at it. But I looked at some of the other locations that you had and they have people crawling -- oh, thanks, it didn't pop up on mine. I saw people crawling on the ceiling in the pictures you already have by the way. I mean, let me just back up. I think this is a really cool use, okay, so I'm sounding critical but I think it's a really cool use for this space and a great way that you turned over this around.

I'm just curious. Your locations in the city are smaller, and they have people crawling like on the ceiling. But then when I look at the pictures that have been depicted for Arlington Heights, you have tables and gathering places throughout the climbing areas, and I just was curious. You've got people climbing on the ceiling over these tables and dining areas that you have depicted in the pictures?

MR. GILLESPIE: No, that's not the point. But they do climb vertical and then it turns horizontal at some point. I'm not a climber, I'm the architect and I just have to make sure the walls don't tumble down.

COMMISSIONER DAWSON: Right.

MR. GILLESPIE: But you know, this is supposed to simulate their, you know, rock climbing conditions and it's a membership. So, these are people that go to the health club and they work out. From what First Ascent tells us, they change the grips I think three times a week, something like that, because people want new challenges each time they go there. I know some of those walls go up and start going around.

They said this would be the premier facility in the country as far as rock climbing membership clubs go and, you know, they're pretty excited that they can have a space that has a 50-foot clear height. The ones in the city, there's one in uptown and one in, I think it's Avondale, the Avondale neighborhood, they just don't have the volume or the area. So, yes, they're pretty excited about this.

As far as, no, we haven't done anything that shows people climbing over the top of, you know --

COMMISSIONER DAWSON: People sitting and dining?

MR. GILLESPIE: Of other people sitting, no.

COMMISSIONER DAWSON: Okay, because I looked at the other spaces and it didn't seem to have any seating area in the climbing area. But then this one depicted a seating area, so I was just curious how that was going to be working in the space.

But I looked at Funtopia as well and it seems like it has climbing facilities for younger. The way it was described as an amusement area for young children when I looked at the website, it has climbing and it's crawling through caves. It's not like anything I've ever seen out here for children. I think it's really very cool. I think it's going to be a huge drive, a huge success out here, and I think it's a great use for the space. That's my comment, no more questions.

CHAIRMAN ENNES: John?

COMMISSIONER SIGALOS: Yes, I was also at the Conceptual Plan Review meeting. I think it's a great use. To try to find a tenant for a water park has got to be pretty difficult. So, I think this is perfect and I'm all for it. So, I don't have any other questions.

CHAIRMAN ENNES: Thank you. Commissioner Cherwin?

COMMISSIONER CHERWIN: Yes. Similarly, I was at the Conceptual Plan Committee and I like the project. I think it's a great use here as you said and I'm looking forward to it. Hopefully, it's a success

CHAIRMAN ENNES: Okay, I do have one question. Sam, could you put up the exhibit that you had that showed the parking numbers? This one will work fine. This, to the right-hand of the screen which I believe is the east side of the building, that big triangle of open space, is there a reason there isn't parking in there? Mr. Gillespie, you've got the answer?

MR. GILLESPIE: Right now it serves as a detention area. There's two detention areas, one in the east, one in the west. We're filling in the one on the west with parking. The one on the east though, I believe Eriksson Engineering is planning in some long-range plan to, you know, look at the possibility of eliminating that detention area. But right now it serves as a holding area.

CHAIRMAN ENNES: Maybe like a vault? I know you don't want to hear that, right?

MR. GILLESPIE: I don't want to commit to that here, but no, the detention on this site has gotten very complicated because of all the different properties. I know there's various holding areas here and some of it's storing pipes below the parking lot. This is one of those areas that we totally can't get rid of right now.

CHAIRMAN ENNES: Okay, and are there any entrances on that east side of the building?

MR. GILLESPIE: There will not be any entrances into the building on that east side. Now, there will be an exit but no entrances.

CHAIRMAN ENNES: Okay, thank you. I see we have a couple of people in the audience. Is there anybody in the audience that have questions about this project? Would you like to come forward? Please, again state your name.

MR. HORNE: Sure, Rob Horne with the City of Rolling Meadows.

CHAIRMAN ENNES: Would you please spell it, Mr. Horne?

QUESTIONS FROM AUDIENCE

MR. HORNE: Yes. R-o-b H-o-r-n-e. Thank you, Chairman and

Commission members. I'm only here on behalf of the city to confirm that there is concurrence between the developers, the Village of Arlington Heights, and the City of Rolling Meadows that per the existing PUD, that the public improvements associated, that are planned for off-site associated with the phase two construction will be performed in conjunction with this improvement. It's just really for the record to make sure that we're all on the same page because based on our recent discussion and the Staff report, it leads me to believe that's the case. But I just want to confirm it for the record.

CHAIRMAN ENNES: Which is, that is our understanding from the information that you provided.

MR. HUBBARD: Yes.

MR. HORNE: Thank you, I appreciate it.

CHAIRMAN ENNES: Thank you. Is there anybody else? Okay, I'm closing the public portion of the meeting. Is there any further discussion or do we have a motion on this project?

COMMISSIONER GREEN: I'd like to make a motion.

A motion to recommend to the Village Board of Trustees approval of PC#18-006, an Amendment to Planned Unit Development (PUD) Ordinances #12-006, 12-037, 12-039, 14-025, and 15-049, to allow modifications to the approved development plan for Arlington Downs, a Special Use Permit for an "Amusement Facility, Large" (Funtopia), and a Special Use Permit for a restaurant.

This approval shall be subject to the following conditions:

- 1. Parking surveys of Funtopia/First Ascent must be provided as part of any amendment to the PUD for future uses on Lot 2B and Lot 16.**
- 2. The property owner shall be required to install additional parking on Lot 2B for Funtopia/First Ascent and for the uses within Zone D should it be determined by the Village that a parking shortage within the PUD exists.**
- 3. Construction of an internal access drive that leads from Stonegate Boulevard North to Salt Creek Lane shall be required as part of this development.**
- 4. That the special use permit granted via ORD 14-025 for an "amusement device/arcade, large" on the subject property be rescinded.**
- 5. Condition #9 relating to occupancy restrictions for the water park from approval Ordinance #12-006 shall be deleted.**
- 6. Employees and/or the office workers that lease space within the office portion of the One Arlington high-rise must be given access to, and shall park within, the 312-space underground garage.**
- 7. Eleven bicycle parking spaces shall be required.**
- 8. Parking lot landscaping shall be installed within the 312-space parking area that serves Funtopia/First Ascent, which landscaping must be in substantial compliance with the landscape plans submitted in conjunction with the overall Arlington Downs PUD amendment application (PC 18-010). However, a mix of additional evergreen trees shall be added along the northeast property to the rear of the Funtopia/First Ascent building to screen the**

- trash/loading/mechanical area.**
9. **The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.**

CHAIRMAN ENNES: Do we have a second?

COMMISSIONER SIGALOS: I'll second.

CHAIRMAN ENNES: Sam, can we have a roll call vote?

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Chairman Ennes.

CHAIRMAN ENNES: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

CHAIRMAN ENNES: So, you have a favorable recommendation and you'll be going forward to the Village Board. Good luck with your project.

MR. GILLESPIE: Thank you very much.

CHAIRMAN ENNES: Okay, thank you.

(Whereupon, the meeting on the above-mentioned petition was adjourned at 8:01 p.m.)

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Family Recreation Center -
Arlington Downs

Project Address: 3400 W. Euclid Avenue
Prepared By: Steve Hautzinger

Date Prepared: April 17, 2018

PETITION INFORMATION:

DC Number: 18-032

Petitioner Name: David Gillespie
Petitioner Address: Gillespie Design Group
5307 Business Parkway, Suite 101
Ringwood, IL 60072
Meeting Date: April 24, 2018

Requested Action(s):

Approval of the proposed architectural design for an addition to an existing indoor recreation facility at the Arlington Downs Planned Unit Development.

Design Commission Responsibility for Projects Being Reviewed by Plan Commission:

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

This project requires Plan Commission review and Village Board approval to amend the existing Arlington Downs Planned Unit Development (PUD) as well as to obtain Special Use approval. Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

*"For developments where a public hearing is necessary before the Plan Commission or Zoning Board of Appeals, the design review process should, if feasible, be completed by the time of the public hearing. Development proposals requiring rezoning, PUD or other Plan Commission approvals, shall be reviewed by the Design Commission **for building and signage only.**"*

Summary:

The petitioner is proposing to convert a former indoor water park into a new Family Recreation Center at the Arlington Downs Planned Unit Development. The proposed facility will include two separate uses: Funtopia will be an indoor adventure playground for children, and First Ascent will be an indoor climbing facility and fitness center for all ages. As part of the conversion, a new entrance and mezzanine addition is proposed on the west side of the building.

Architectural Design and Signage:

The proposed new entrance addition is designed to complement and fit in with the existing building, and to provide separate entrances for the two separate interior uses. The exterior colors have been selected to match the existing building, and the new blue metal roof coordinates very well with the overall color palette.

In regards to signage, the primary wall signs are placed on the existing building wall above, which is recessed about nine feet from the mezzanine addition parapet wall below. The visibility of the signs is a concern, because they will be blocked from view as you get closer to the building. One wall sign is allowed per business, so the petitioner will have to confirm that Funtopia and First Ascent are separate businesses, otherwise a sign variation may be required to have two separate wall signs. The small, round "FRC" sign in the gable at the entrance is unremarkable, and its necessity should be evaluated.

The proposed entrance design fits in seamlessly with the existing building, and Staff has no objections to it, and it meets the intent of the Design Guidelines. However, the possibility of creating a more exciting entrance as a focal point, and to coordinate with the exciting uses in the building should be considered, such as the following:

- An exterior design that is inspired by the unique use of the building.
- A taller entrance massing for an enhanced focal point.
- A more dramatic sense of arrival with an emphasis on fun and excitement
- Creative signage designed as an integral part of the façade

For reference, the images below illustrate the character of the interior designs.



Conceptual Interior Design for First Ascent



Representative Interior Image of Funtopia.

The following images represent some conceptual inspirational ideas for the building entrance design.



Entry examples with signage integrated into the entrance design:



An example of a unique façade that relates to a climbing wall theme. Architectural lighting adds additional interest.

Another example of a sculptural building entrance



RECOMMENDATION:

Staff does not object to the proposed exterior design and it is recommended that the Design Commission **approve** the design of the proposed entrance addition at the Arlington Downs Family Recreation Center at 3400 W. Euclid Avenue. This recommendation is based on the plans received 4/6/18, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Consider options to enhance the building design for a more exciting appearance and greater focal point.
2. Evaluate the visibility of the proposed wall signage, and consider options to better integrate it with the new entrance design.
3. Consider omitting the small, round "FRC" sign in the gable at the entrance.
4. All signage shall meet the sign code, Chapter 30 or obtain a sign variation(s).
5. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.

April 17, 2018

Steve Hautzinger AIA, Design Planner
Department of Planning & Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 18-032

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
APRIL 24, 2018

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

Members Present: John Fitzgerald, Chair
Aaron Coon
Kirsten Kingsley
Jonathan Kubow
Ted Eckhardt

Members Absent: None

Also Present: Daniel Poloz, Owner of 915 S. Dunton Ave.
Ken Youhn, Gillespie Design Group for *Arlington Downs FRC*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM APRIL 10, 2018

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF APRIL 10, 2018. MOTION CARRIED. COMMISSIONER ECKHARDT RECUSED.

ITEM 2. COMMERCIAL REVIEWDC#18-032 – Arlington Downs/Family Recreation Center – 3400 W. Euclid Ave.

Ken Youhn, representing *Gillespie Design Group*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to convert a former indoor water park into a new Family Recreation Center at the Arlington Downs Planned Unit Development. The proposed facility will include two separate uses: 'Funtopia' will be an indoor adventure playground for children, and 'First Ascent' will be an indoor climbing facility and fitness center for all ages. As part of the conversion, a new entrance and mezzanine addition are proposed on the west side of the building.

The proposed new entrance addition is designed to complement and fit in with the existing building, and to provide separate entrances for the two separate interior uses. The exterior colors have been selected to match the existing building, and the new blue metal roof coordinates very well with the overall color palette.

With regards to signage, the primary wall signs are placed on the existing building wall above, which is recessed about 9-feet from the mezzanine addition parapet wall below. The visibility of the signs is a concern, because they will be blocked from view as you get closer to the building. One wall sign is allowed per business, so the petitioner will have to confirm that Funtopia and First Ascent are separate businesses, otherwise a sign variation may be required to have two separate wall signs. The small, round "FRC" sign in the gable at the entrance is unremarkable, and its necessity should be evaluated since it would not be allowed by code.

The proposed entrance design fits in seamlessly with the existing building, and Staff has no objections to it, and it meets the intent of the Design Guidelines. However, the possibility of creating a more exciting entrance as a focal point, and to coordinate with the exciting uses in the building should be considered, such as the following:

- An exterior design that is inspired by the unique use of the building.
- A taller entrance massing for an enhanced focal point.
- A more dramatic sense of arrival with an emphasis on fun and excitement.
- Creative signage designed as an integral part of the facade.

Staff recommends approval of the proposed exterior design and entrance addition at the Family Recreation Center, with comments and suggestions as noted in the Staff report.

Mr. Youhn said their approach to the big building was not to pull away from its big character and to let the building be itself. The front entrance is meant to be a small gathering point for visitors, and there are separate entrances on the left and on the right for each of the two separate entities that share a common lobby. There are also two very large existing glass areas on the front of the building, with climbing walls located directly behind them that will be lit on the inside. The wall signs shown in the rendering are only placeholders to show their client that signage could fit on the high wall, and they are willing to work with the Village on the final placement of the signs. They are also not opposed to eliminating the small round 'FRC' sign in the gable, which has no significant meaning.

Chair Fitzgerald asked if there was any public comment on the project and there was no response from the audience.

Commissioner Eckhardt said that after recently visiting the site prior, he was inclined to help the petitioner as much as possible to improve the existing building. He acknowledged that the building is massive and does speak for itself, and the front entrance is so far back from anything else that it will not be seen from any of the major roads and have no impact on anything. Although he appreciated Staff's suggestion to do something fun with the outside entrance, he felt what was being proposed was fine. He agreed with the concerns about signage, pointing out that Village code would allow for a much larger wall sign on the left side of the building between the windows, and on the wall to the right of the new entrance; however, he agreed that this is a destination building and visitors know where they are going by

the time they approach the building. Commissioner Eckhardt also felt the petitioner had a very convincing argument to have more signs up high on the building because of how far away the building is from the road, and he would support a variation if necessary. Commissioner Eckhardt had no issues with the design being proposed and suggested using paint colors to embellish the proposed entry design.

Commissioner Kingsley agreed with Staff about the possibility to create a more exciting entrance as a focal point, whether it be the examples shown by Staff or something similar that will draw the eye to the elevation. Mr. Youhn clarified that the exterior color of the existing building will remain as is, with touch-up repairs done where necessary and the water slide tubes removed. Commissioner Kingsley understood the petitioner's point about seeing through the two large windows, but felt that would only happen at night. It would be nice if the entrance reflected the fun atmosphere inside; however, if the petitioner decides to move forward with what is being proposed, she would rather see the front entrance completely simplified by eliminating the gable/hip roof and making it more modern. Commissioner Kingsley also suggested doing something in the center entry windows, if the front entrance remains as proposed.

Commissioner Coon said that he would have a completely different opinion of this building if it were more visible from the street. He is in support of what the petitioner is proposing and felt the front entrance had nothing to do with the building. With regards to signage, he suggested eliminating the center roof portion and come in with signs located high and low so that it is more visible. Once the other buildings on the site go in and once all the landscaping goes in and the entire site is fully improved, it will not make much of a difference. With these comments, he is in support of the project.

For the most part, Commissioner Kubow agreed with the other commissioners' comments. Part of him wants to go with something big and bold at the entrance; however, after further study, he felt it was unnecessary and he agreed with Commissioner Kingsley to consider something simpler and more modern, which could be more cost effective and open up the entrance as well. He applauded the petitioner for the adaptive re-use of this building, because something needs to happen here and this type of experiential retail is a great call. He suggested the petitioner consider a more contemporary and simple front entrance, but was in full support of what was being proposed because the building is set back so far that any visual impact is minimal.

Commissioner Eckhardt asked how important the clerestory directly above the entrance was to the whole design, and Mr. Youhn replied that there is a large mezzanine located there, which is a gathering point for visitors to look down into the entertainment area. Commissioner Eckhardt reiterated that he was okay with what was being proposed and felt the petitioner self-created some problems for signage with the standing seam roof; if a high parapet wall was located in front, then signage could be located there. He added that the parapet could be colorized to make it more visible and include architectural lighting to have fun with it.

Mr. Youhn reiterated that their intent when designing the front entrance was to keep it simple and use the proposed blue roof as an indicator to the entry point to the building. They would take all the comments and suggestions made tonight into consideration.

Chair Fitzgerald said he was okay with the way the front entrance is being presented tonight, although he also liked the idea of simplifying the form, as well as making it more fun. He would recommend these changes be reviewed by Staff.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE DESIGN OF THE PROPOSED NEW ENTRANCE ADDITION AT THE ARLINGTON DOWNS FAMILY RECREATION CENTER LOCATED AT 3400 W. EUCLID AVENUE. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING 2 OPTIONS:

1. OPTION A: AS PRESENTED BY THE PETITIONER BASED ON THE PLANS RECEIVED 4/6/18.

2. OPTION B: A MODIFIED VERSION OF THE PROPOSED DESIGN WITH THE FRONT ENTRANCE ROOF CHANGED TO A 6 TO 7-FOOT TALL PARAPET WALL TO PROVIDE FOR A SIGNABLE AREA, AND CONSIDER COLORIZING THE HEAD WALL IN BLUE TO MAKE IT MORE VISIBLE AND TO PICK UP SOME OF THE VERTICAL LINES THAT THE BUILDING HAS, TO BE REVIEWED BY STAFF.
3. A RECOMMENDATION THAT THE PETITIONER EXPLORE OTHER OPPORTUNITIES FOR SIGNAGE, TO MAKE THE SIGNS MORE CONNECTED TO THE FRONT DOOR, AS WELL AS PROVIDE FOR THE NEED TO HAVE VISIBILITY FROM THE LONG VIEW.
4. THIS REVIEW DEALS WITH ARCHITECTURE DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Commissioner Kingsley asked for clarification that the petitioner has the option of doing either Option A or Option B, and Commissioner Eckhardt said yes. Chair Fitzgerald questioned whether the commissioners wanted the project to come back for a re-review if the petitioner decides to revise the front entrance to be something fun, and Mr. Youhn was agreeable to coming back with revisions.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO AMEND THE MOTION TO ADD THE FOLLOWING:

5. OPTION C: A MORE SCULPTURAL AND EXCITING FRONT ENTRANCE DESIGN THAT REFLECTS THE INTERIOR FUNCTIONS OF THE BUILDING, TO BE BROUGHT BACK TO THE DESIGN COMMISSION FOR RE-REVIEW.

Mr. Hautzinger asked for clarification on the signage to confirm that the commissioners are not asking to see the signage come back if it is code compliant. Commissioner Eckhardt said that revised code compliant signage did not need to come back, and he supported a sign variation for this property because of its very difficult location behind the other building, tucked way in; it is a very difficult site and needs all the help it can get. Commissioner Kingsley said it was nice that the petitioner is being given three different options for the front entrance; however, she had a problem with Option A and would have to vote against it. Commissioner Eckhardt pointed out that this is not the usual and customary project seen by the commission; it is a most difficult project to be successful in this area.

KUBOW, AYE; COON, AYE; ECKHARDT, AYE; FITZGERALD, AYE; KINGSLEY, NAY.
THE MOTION CARRIED.



April 19, 2018

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

RE: Application for Special Use: STATEMENT OF JUSTIFICATION
FAMILY RECREATION CENTER
3400 W. Euclid Avenue
Arlington Downs Planned Development
Arlington Heights, IL 60005

Dear Mr. Hubbard,

Please accept this letter as a Statement of Justification for the Special Use that is being requested for the above referenced FAMILY RECREATION CENTER (FRC) at Arlington Downs Planned Development. Specifically, the Special Use is required for two proposed tenant uses:

- Funtopia, considered an Amusement.
- Food and Beverage, serving the food and beverage requirements of the tenants.

The following responses address the required special use criteria.

1. *The proposed use is deemed necessary for the public convenience at this location.*

The proposed use is similar in nature to the previous use at this location. That is, the use, Funtopia, takes advantage of large climbing structures in a spacious environment similar to the previous waterpark use. The Food and Beverage is re-using the existing kitchen and food service facilities to support the operations of the proposed tenants, namely the party rooms. This was the purpose of the existing Food and Beverage operation and will continue to serve that purpose.

Because the proposed tenant, Funtopia, has equipment deemed a special use, the special use is absolutely necessary for the public convenience at this location. Because the tenants have food and beverage needs that are to be fulfilled by an operator deemed to be a special use, the special use is absolutely necessary for the public convenience at this location.

2. *The proposed use will not, under any circumstances, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.*

The proposed uses will not, under any circumstances, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity. On the contrary, these uses will be extending the uses originally planned for this building, providing the potential for fitness and recreation that is convenient to people residing and working in the area. It will revitalize a vacant building bringing new life to the surrounding community.

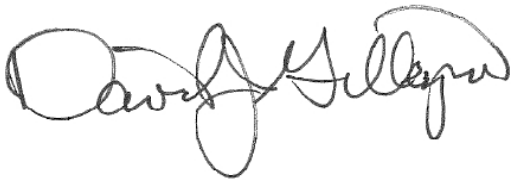
3. *The proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.*

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.

We trust this Statement of Justification satisfies the criteria for Special Use for the proposed uses. Please advise if you have any questions.

Sincerely,

GILLESPIE DESIGN GROUP

A handwritten signature in black ink, appearing to read "David J. Gillespie".

David J. Gillespie
Architect

Cc: David M. Trandel, Chairman and Chief Executive Officer
Springbank Real Estate Group

R.L. Skeet Walker, Vice President Property Management
Springbank Real Estate Group



April 19, 2018

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

RE: Application for Special Use: MARKETING STUDY
FAMILY RECREATION CENTER
3400 W. Euclid Avenue
Arlington Downs Planned Development
Arlington Heights, IL 60005

Dear Mr. Hubbard,

Please accept this letter as a Marketing Study for the Special Use that is being requested for the above referenced FAMILY RECREATION CENTER (FRC) at Arlington Downs Planned Development.

The Marketing Study took into account four principles of retail marketing:

1. Product – the offerings of Funtopia and First Ascent are the finest and most sought after for their particular target market. First Ascent serves the growing and vibrant climbing community in the greater Chicago area. Funtopia seeks to bring active entertainment closer to families.
2. Price – these tenant services are very affordable to the residents of Arlington Heights and the surrounding communities. This has been proven by viewing the membership and participation levels at their other facilities.
3. Place – there is a captive market in the immediate area seeking unique health fitness opportunities as offered by First Ascent. Regarding Funtopia, there is a family base that is seeking structured, safe, wholesome, and skill developing activities for their children.
4. Promotion – both Funtopia and First Ascent have marketing programs, loyal followings, and actively engage the communities they are located in to assure they maintain a high participation level in their services.



We trust this Marketing Study satisfies the requirements of the Village of Arlington Heights. Please advise if you have any questions.

Sincerely,

GILLESPIE DESIGN GROUP

A handwritten signature in black ink, appearing to read "David J. Gillespie".

David J. Gillespie
Architect

Cc: David M. Trandel, Chairman and Chief Executive Officer
Springbank Real Estate Group

R.L. Skeet Walker, Vice President Property Management
Springbank Real Estate Group

BEING A PLANNED UNIT DEVELOPMENT OF LOTS 11, 17 AND 18 IN ARLINGTON PARK
OFFICE CENTRE, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 25
AND PART OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10,
EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED
MAY 23, 1980 AS DOCUMENT 25466742, COOK COUNTY, ILLINOIS.

NOTE:
THE PROPERTY IS SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS FOR ARLINGTON DOWNS,

RECORDED ON _____ AS DOCUMENT _____

NOTE E1: SANITARY SEWER EASEMENT PER ARLINGTON PARK OFFICE
CENTRE RECORDED MAY 23, 1980 AS DOCUMENT 25466742 AND
DOCUMENT 25591285 ARE HEREBY ABOLISHED, ABROGATED AND VACATED.

NOTE E2: ACCESS EASEMENT PER ARLINGTON PARK OFFICE CENTRE
RECORDED MAY 23, 1980 AS DOCUMENT 25466742 AND DOCUMENT
25591285 ARE HEREBY ABOLISHED, ABROGATED AND VACATED.

NOTE E3: PUBLIC UTILITY EASEMENT PER ARLINGTON PARK OFFICE CENTRE
RECORDED MAY 23, 1980 AS DOCUMENT 25466742.

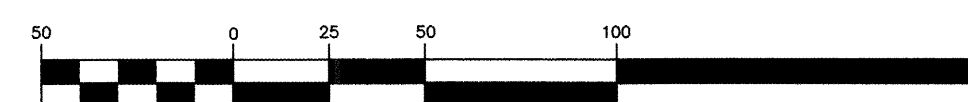
NORTH

1" = 50'

NUMBER	BEARING	DISTANCE
L1	S 42°58'29" W	18.57
L2	N 62°24'35" W	5.06

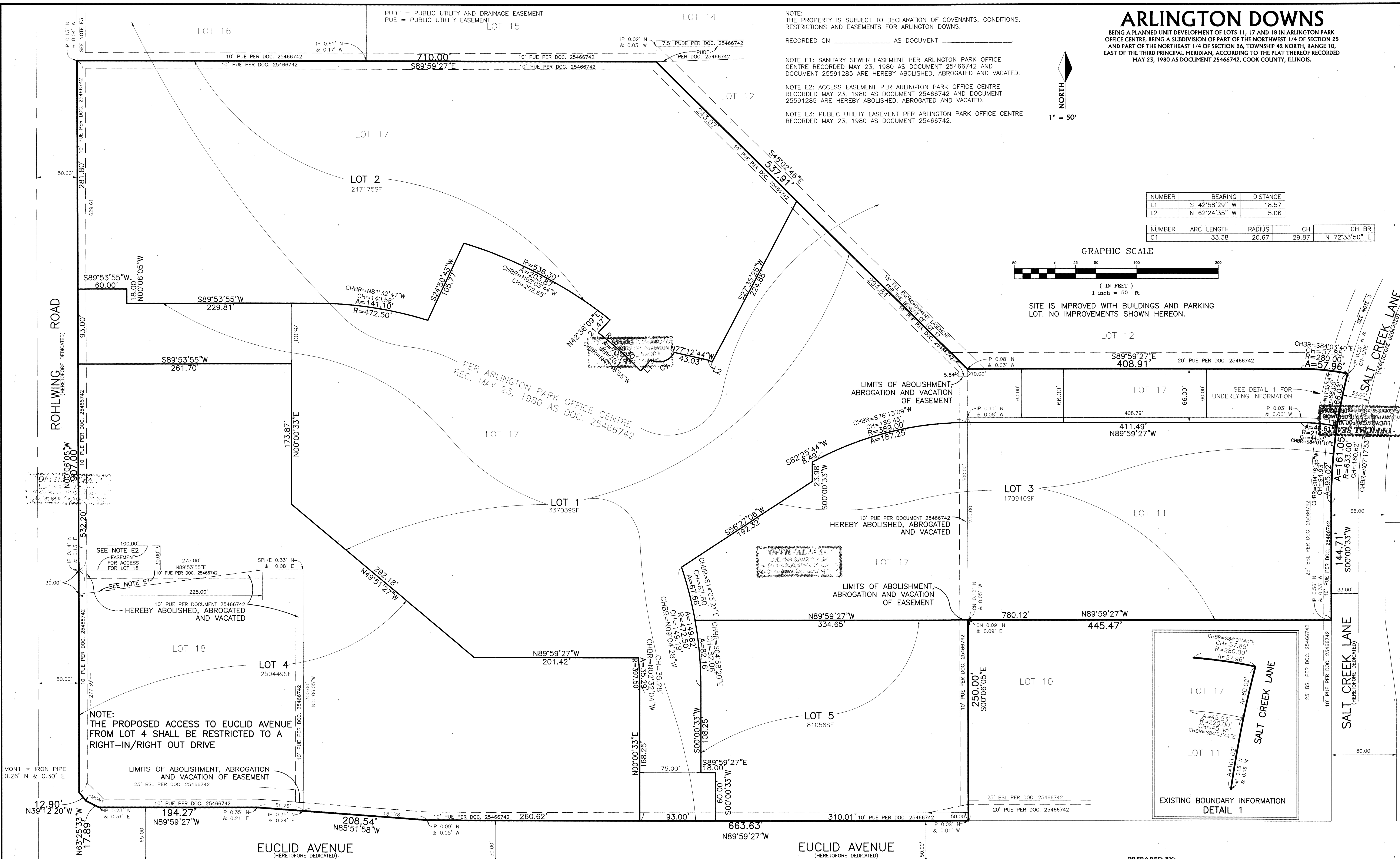
NUMBER	ARC LENGTH	RADIUS	CH	CH BR
C1	33.38	20.67	29.87	N 72°33'50" E

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

SITE IS IMPROVED WITH BUILDINGS AND PARKING LOT. NO IMPROVEMENTS SHOWN HEREON.



REVISION: APRIL 12, 2012 (VILLAGE COMMENTS)

DATE: FEBRUARY 15, 2012

ORDER NO: 120461-2

PROJ. NO: 1300.1
FOR: ARGENT GROUP

PROJ. NAME: ARLINGTON DOWNS

Copyright © TFW Surveying & Mapping, Inc., 2012. All rights reserved.
Professional Design Firm Registration #184-002793.

REVISION: MAY 25, 2012 (ADD COOK COUNTY NOTE)
REVISION: MAY 4, 2012 (REMOVE ROLLING MEADOWS CERTIFICATE)(110875-2)
REVISION: APRIL 19, 2012 (CLIENT COMMENTS)(110875-2)

DATE	CHECKED BY	REVISION
5-28-2012	CHECKED BY	TEW - ORIGINAL PUBLICATION

TOTAL AREA OF TRACT SURVEYED =
1,086,659 SQUARE FEET OR 24.9463 ACRES

SHEET 1 OF 3

PREPARED BY:

TFW SURVEYING
&
MAPPING

LAND SURVEYING • TOPOGRAPHIC MAPPING • CONSTRUCTION LAYOUT
888 EAST BELVIDERE ROAD • SUITE 413 • GRAYSLAKE, ILLINOIS 60030
847-548-6600 FAX 548-6699
tfw@tfwsurvey.com www.tfwsurvey.com

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____) SS

WE, THE UNDERSIGNED, ARGENT GROUP, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS ARLINGTON DOWNS, AN ADDITION TO THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY. ALL STREETS AND ALLEYS AND PUBLIC OPEN SPACES SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC. FRONT AND SIDE YARD BUILDING SETBACK LINES ARE ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREETS, THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE. THERE ARE NO NEW EASEMENTS GRANTED PER THIS PLAT.

THIS PROPERTY IS SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR ARLINGTON DOWNS.

THE FOREGOING COVENANTS, ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 2037, AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS INDICATED OTHERWISE BY NEGATIVE VOTE OF A MAJORITY OF THE THEN OWNERS OF THE BUILDING SITES COVERED BY THESE COVENANTS, IN WHOLE OR IN PART, WHICH SAID VOTE WILL BE EVIDENCED BY A PETITION IN WRITING SIGNED BY THE OWNERS AND DULY RECORDED. INVALIDATION OF ANY ONE OF THE FOREGOING COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER VARIOUS COVENANTS, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

THE RIGHT TO ENFORCE THESE PROVISIONS BY INJUNCTION, TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL, BY DUE PROCESS OF LAW, OF ANY STRUCTURE OR PART THEREOF ERECTED OR MAINTAINED IN VIOLATION, IS HEREBY DEDICATED TO THE PUBLIC, AND RESERVED TO THE SEVERAL OWNERS OF THE SEVERAL LOTS IN THIS SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS.

DATED AT _____, ILLINOIS, THIS 4th DAY OF JUNE, A.D. 2012.

BY: [Signature] TITLE: MARGINAL MEMBER

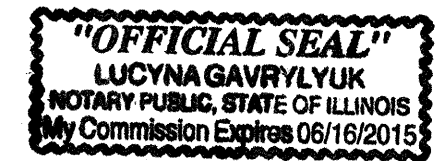
OWNER ADDRESS:
ARGENT GROUP
3400 WEST EUCLID AVE.
ARLINGTON HEIGHTS, IL 60004

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DuPage) SS

I, LUCYNA GAVRYLYUK, A NOTARY PUBLIC IN
AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT
MARK MATTHEWS AND _____ OF Wilmette, IL
PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED
TO THE FOREGOING INSTRUMENT AS _____ AND _____,
APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND
DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES
AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS
4 DAY OF JUNE, A.D. 2012.

MY COMMISSION EXPIRES: 6/15/2015



[Signature]
NOTARY PUBLIC

EASEMENT PROVISIONS

Commonwealth Edison Company
and
SBC Illinois s.k.a. Illinois Bell Telephone
Company.

their respective businesses, successors, and assigns, jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guy, anchors, wire, cables, conductors, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, signals and signals to, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "common area or area", and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or area to serve improvements thereon, or on adjacent lots, and common area or area, the right to cut, trim or remove trees, bushes, vines and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. (Obstructions shall not be placed over Grantee's facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation) without the prior written consent of Grantee. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof. The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 765 ILCS 680/2, as amended from time to time.

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

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

SEND TAX BILL TO:
NAME: ARGENT GROUP
ADDRESS: 3400 WEST EUCLID AVE.
ADDRESS: ARLINGTON HEIGHTS, IL 60004

RETURN PLAT TO:
NAME: TFW SURVEYING & MAPPING, INC.
ADDRESS: 888 E. BELVIDERE ROAD, UNIT 413
ADDRESS: GRAYSLAKE, IL 60030

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I DO HEREBY CERTIFY THAT THERE ARE NO DEFERRED SPECIAL ASSESSMENTS OR UNPAID CURRENT ASSESSMENTS DUE AGAINST THE LAND INCLUDED IN THE ABOVE PLAT.
DATED THIS ____ DAY OF _____, A.D. 201__.

VILLAGE COLLECTOR

VILLAGE PLAN COMMISSION & VILLAGE BOARD CERTIFICATE
AND DIRECTOR OF ENGINEERING

STATE OF ILLINOIS)
COUNTY OF COOK) SS

UNDER THE AUTHORITY PROVIDED BY 65 ILCS 5/11-12 AS AMENDED BY THE STATE LEGISLATURE OF THE STATE OF ILLINOIS AND ORDINANCE ADOPTED BY THE VILLAGE BOARD OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF ARLINGTON HEIGHTS AND MUST BE RECORDED WITHIN SIX MONTHS OF THE DATE OF APPROVAL BY THE VILLAGE BOARD, OTHERWISE IT IS NULL AND VOID.
APPROVED BY THE PLAN COMMISSION AT A MEETING HELD

THIS ____ DAY OF _____, A.D. 201__.

CHAIRMAN

SECRETARY

APPROVED BY THE VILLAGE BOARD OF TRUSTEES AT A MEETING HELD

THIS ____ DAY OF _____, A.D. 201__.

PRESIDENT

VILLAGE CLERK

APPROVED BY THE DIRECTOR OF ENGINEERING

THIS ____ DAY OF _____, A.D. 201__.

DIRECTOR OF ENGINEERING

EASEMENT PROVISIONS

NO NEW EASEMENTS GRANTED PER THIS PLAT.

UTILITY CERTIFICATES

COMMONWEALTH EDISON COMPANY
EASEMENT VACATIONS AS SHOWN HEREON ARE HEREBY
ACKNOWLEDGED, APPROVED AND ACCEPTED

BY: Mary K. J. Bobb DATE 6/1 2012
TITLE: SR RE Representative

AMERITECH/SBC /A-T-T
EASEMENT VACATIONS AS SHOWN HEREON ARE HEREBY
ACKNOWLEDGED, APPROVED AND ACCEPTED

BY: Susan E. Marcham DATE 6/1/12 2012
TITLE: Manager - Right of Way

NICOR GAS
EASEMENT VACATIONS AS SHOWN HEREON ARE HEREBY
ACKNOWLEDGED, APPROVED AND ACCEPTED

BY: JP [Signature] DATE May 30 2012
TITLE: Real Estate Agent

COMCAST CABLE
EASEMENT VACATION AS SHOWN ARE HEREBY
ACKNOWLEDGED, APPROVED AND ACCEPTED

BY: Frank [Signature] DATE MAY 30, 2012
TITLE: Right-of-Way Engineer

WIDE OPEN WEST
EASEMENT VACATIONS AS SHOWN HEREON ARE HEREBY
ACKNOWLEDGED, APPROVED AND ACCEPTED

BY: [Signature] DATE 5-22 2012
TITLE: Coor mgt

COOK COUNTY HIGHWAY DEPARTMENT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

THIS PLAT HAS BEEN APPROVED BY THE COOK COUNTY HIGHWAY DEPARTMENT WITH RESPECT TO ROADWAY ACCESS PURSUANT TO 765 ILCS 205/2. HOWEVER, A HIGHWAY PERMIT, CONFORMING TO THE STANDARDS OF THE COOK COUNTY HIGHWAY DEPARTMENT IS REQUIRED BY THE OWNER OF THE PROPERTY FOR THIS ACCESS.

DATED THIS 30 DAY OF May, A.D. 2012

[Signature]
COOK COUNTY SUPERINTENDENT OF HIGHWAYS

SCHOOL DISTRICT BOUNDARY STATEMENT

THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS:

(1) THAT HE/SHE IS THE OWNER OF THE PROPERTY LEGALLY DESCRIBED ON A PROPOSED PLAT OF SUBDIVISION SUBMITTED TO THE VILLAGE FOR APPROVAL, WHICH LEGAL DESCRIPTION IS ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN; AND

(2) TO THE BEST OF THE OWNER'S KNOWLEDGE, THE SCHOOL DISTRICTS IN WHICH EACH TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES ARE:

SCHOOL DISTRICT NAME ADDRESS
COMMUNITY CONSOLIDATED SCHOOL DISTRICT 15 580 NORTH 1ST BANK DRIVE
PALATINE, IL 60067-8110

TOWNSHIP HIGH SCHOOL DISTRICT #211 1750 SOUTH ROSELLE ROAD
PALATINE, ILLINOIS

AND
TOWNSHIP HIGH SCHOOL DISTRICT #214 2121 S. GOEBBERT ROAD
ARLINGTON HEIGHTS, IL 60005

DATED AT _____, ILLINOIS, THIS 4th DAY OF June, A.D. 2012.

BY: [Signature] TITLE: MARGINAL MEMBER

BY: _____ TITLE: _____

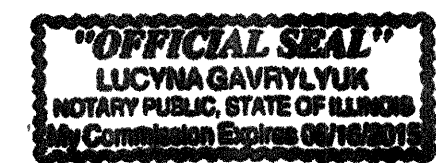
BY: _____ TITLE: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DuPage) SS

I, LUCYNA GAVRYLYUK, A NOTARY PUBLIC IN
AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT
MARK MATTHEWS AND _____ OF Wilmette, IL
PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED
TO THE FOREGOING INSTRUMENT AS _____ AND _____,
APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND
DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES
AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS
4 DAY OF JUNE, A.D. 2012.

MY COMMISSION EXPIRES: 6/16/2015



[Signature]
NOTARY PUBLIC

TITLE COMMITMENT NOTES:

THIS SURVEY REFLECTS CERTAIN MATTERS OF TITLE AS INDICATED WITHIN:
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT
FILE NO. 1124234 EFFECTIVE DATE: JULY 25, 2011
THIS PROPERTY MAY BE SUBJECT TO COVENANTS, CONDITIONS AND
RESTRICTIONS CONTAINED WITHIN:
DOCUMENT # 25466742, RECORDED MAY 23, 1980 (SUBDIVISION - SHOWN ON PLAT)
AND
STEWART TITLE GUARANTY COMPANY ALTA COMMITMENT FORM
COMMITMENT NO. 10030403 EFFECTIVE DATE: MAY 10, 2011
THIS PROPERTY MAY BE SUBJECT TO COVENANTS, CONDITIONS AND
RESTRICTIONS CONTAINED WITHIN:
DOCUMENT # 25466742, RECORDED MAY 23, 1980 (SUBDIVISION - SHOWN ON PLAT)
DOCUMENT # 24785936 RECORDED JANUARY 2, 1979 (EASEMENT AGREEMENT - NOT PLOTTABLE)
DOCUMENT # 25591285, RECORDED SEPTEMBER 19, 1980 (EASEMENT AGREEMENT - SEE NOTE E1)
AND
CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE
ORDER NO. 1401 008861181 D1 EFFECTIVE DATE: JULY 15, 2011
THIS PROPERTY MAY BE SUBJECT TO COVENANTS, CONDITIONS AND
RESTRICTIONS CONTAINED WITHIN:
DOCUMENT # 25466742, RECORDED MAY 23, 1980 (SUBDIVISION - SHOWN ON PLAT)

NOTE E1: DOCUMENT 25591285, RECORDED SEPTEMBER 19, 1980 IS A DECLARATION OF EASEMENTS. THE EASEMENT LOCATIONS LISTED IN SAID DOCUMENT WERE PREVIOUSLY CREATED BY ARLINGTON PARK OFFICE CENTRE, RECORDED MAY 23, 1980 AS DOCUMENT 25466742.

PARCEL INDEX NUMBERS
02-25-100-021
02-25-100-026
02-26-201-019
02-26-201-020

ARLINGTON DOWNS

BEING A PLANNED UNIT DEVELOPMENT OF LOTS 11, 17 AND 18 IN ARLINGTON PARK OFFICE CENTRE, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 25 AND PART OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 23, 1980 AS DOCUMENT 25466742, COOK COUNTY, ILLINOIS.

SURVEYOR'S DESIGNATION OF RECORDING

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

I, THOMAS F. WASILEWSKI, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, HEREBY

DESIGNATE _____ OF VILLAGE CLERK'S OFFICE
IN THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS TO RECORD THIS SUBDIVISION PLAT WITH THE COOK COUNTY RECORDER OF DEEDS. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER CHAPTER 109, SECTION 2 OF THE ILLINOIS REVISED STATUTES. AS A CONDITION OF THIS GRANT, SAID DESIGNEE IS HEREBY REQUIRED TO PROVIDE TO THIS SURVEYOR, A CERTIFIED COPY OF SAID PLAT, IMMEDIATELY UPON RECORDING OF SAME. RECEIPT OF SAID CERTIFIED COPY WILL SERVE AS NOTICE TO THE SURVEYOR THAT THE PLAT HEREON DRAWN HAS BEEN RECORDED.

DATED THIS 15th DAY OF FEBRUARY, A.D. 2012.

[Signature]
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2515
LICENSE EXPIRES NOVEMBER 30, 2012

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) SS)
COUNTY OF LAKE)

I, THOMAS F. WASILEWSKI, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY TO-WIT:

LOTS 11, 17 AND 18 IN ARLINGTON PARK OFFICE CENTRE, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 25 AND PART OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 23, 1980 AS DOCUMENT 25466742, COOK COUNTY, ILLINOIS.

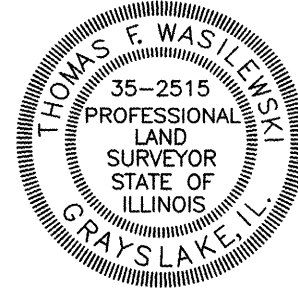
AND THAT THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY AND SUBDIVISION. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
I FURTHER CERTIFY THAT THE LAND INCLUDED BY SAID SURVEY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ARLINGTON HEIGHTS.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN HEREON FALLS PARTIALLY WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS PER MY REVIEW OF THE NATIONAL FLOOD INSURANCE PROGRAM - FLOOD INSURANCE RATE MAP: COMMUNITY PANEL NUMBER 17031C0184 J EFFECTIVE DATE AUGUST 19, 2008

I FURTHER CERTIFY THAT UPON RECORDED OF THIS PLAT, A MINIMUM OF TWO (2) CONCRETE MONUMENTS WILL BE SET IN PLACE. IN ADDITION, IRON PIPE SURVEY MONUMENTS WILL BE SET AT ALL SUBDIVISION UNIT EXTERIOR BOUNDARY CORNERS. LASTLY, WITHIN 12 MONTHS OF THE DATE OF RECORDING OF THIS PLAT, ALL INTERIOR LOT CORNERS WILL BE STAKED WITH IRON PIPE SURVEY MONUMENTS.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

CERTIFIED AT GRAYSLAKE, ILLINOIS THIS 15th DAY OF FEBRUARY, A.D. 2012.

[Signature]
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2515
LICENSE EXPIRES NOVEMBER 30, 2012



REVISION: MAY 4, 2012 (REMOVE ROLLING MEADOWS CERTIFICATE)(110875-2)
REVISION: APRIL 19, 2012 (CLIENT COMMENTS)(110875-2)
REVISION: APRIL 12, 2012 (VILLAGE COMMENTS)
DATE: FEBRUARY 15, 2012
ORDER NO: 120461-2
PROJ. NO: 1300.1
FOR: ARGENT GROUP
PROJ. NAME: ARLINGTON DOWNS
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Professional Design Firm Registration #184-002793.

PREPARED BY:

TFW SURVEYING & MAPPING INC.
LAND SURVEYING • TOPOGRAPHIC MAPPING • CONSTRUCTION LAYOUT
888 EAST BELVIDERE ROAD • SUITE 413 • GRAYSLAKE, ILLINOIS 60030
847-548-6600 FAX 548-6699
tfw@tfwsurvey.com www.tfwsurvey.com

MORTGAGEE'S CERTIFICATE

PROVINCE OF ONTARIO)
CITY OF TORONTO)

ROMSPEN INVESTMENT CORPORATION HEREBY CERTIFIES THAT AS MORTGAGEE OF THE PROPERTY DESCRIBED
HEREON UNDER THE FOLLOWING MORTGAGES AND AMENDMENTS:

- MORTGAGE, SECURITY AGREEMENT AND FIXTURE FILING DATED JUNE 9, 2011 AND RECORDED IN THE
RECORDERS OFFICE OF COOK COUNTY, ILLINOIS ON JUNE 17, 2011 AS DOCUMENT NUMBER 1116818036.
- FIRST AMENDMENT TO MORTGAGE, SECURITY AGREEMENT AND FIXTURE FILING AND SPREADER
AGREEMENT DATED SEPTEMBER, 2012 AND RECORDED IN THE RECORDERS OFFICE OF COOK COUNTY,
ILLINOIS ON OCTOBER 13, 2011 AS DOCUMENT NUMBER 1128629106.
- SECOND AMENDMENT TO MORTGAGE, SECURITY AGREEMENT AND FIXTURE FILING AND SPREADER
AGREEMENT DATED DECEMBER 12, 2012 AND RECORDED IN THE RECORDERS OFFICE OF COOK COUNTY,
ILLINOIS ON DECEMBER 22, 2011 AS DOCUMENT NUMBER 1135616093.

IT CONSENTS TO THE DEDICATION AND SUBDIVISION AS HEREON DRAWN.
DATED AT TORONTO, ONTARIO, THIS 1st DAY OF JUNE, 2012.

BY: [Signature] TITLE: DIRECTOR
ATTEST: _____ TITLE: _____

NOTARY CERTIFICATE

PROVINCE OF ONTARIO)
CITY OF TORONTO)

I, JOEL MICKELSON, A NOTARY PUBLIC IN AND
FOR ONTARIO, DO HEREBY CERTIFY THAT MARK HILSON
DIRECTOR OF ROMSPEN INVESTMENT CORPORATION
PERSONALLY KNOWN TO ME TO BE THAT SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE
FOREGOING INSTRUMENT, APPEARED
BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID
INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND USES AND PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 1st DAY OF JUNE, A.D. 2012.

MY COMMISSION EXPIRES: PERPETUAL
[Signature]
NOTARY PUBLIC

MORTGAGEE'S CERTIFICATE

_____, HEREBY CERTIFIES THAT AS MORTGAGEE OF THE PROPERTY DESCRIBED
HEREON UNDER MORTGAGE DATED _____ AND RECORDED IN THE RECORDERS OFFICE
OF _____ COUNTY, ILLINOIS ON _____ AS DOCUMENT NO. _____
IT CONSENTS TO THE DEDICATION AND SUBDIVISION AS HEREON DRAWN.
DATED AT _____, THIS _____ DAY OF _____, A.D. 2012.

BY: _____ TITLE: _____
ATTEST: _____ TITLE: _____

NOTARY CERTIFICATE

I, _____, A NOTARY PUBLIC IN AND
FOR _____ COUNTY IN _____ STATE, DO HEREBY CERTIFY THAT _____
OF _____
PERSONALLY KNOWN TO ME TO BE THAT SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE
FOREGOING INSTRUMENT AS _____, APPEARED
BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID
INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND USES AND PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 2012.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

ARLINGTON DOWNS

BEING A PLANNED UNIT DEVELOPMENT OF LOTS 11, 17 AND 18 IN ARLINGTON PARK
OFFICE CENTRE, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 25
AND PART OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10,
EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED
MAY 23, 1980 AS DOCUMENT 25466742, COOK COUNTY, ILLINOIS.



April 19, 2018

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

RE: Application for Special Use: PROJECT DESCRIPTION
FAMILY RECREATION CENTER
3400 W. Euclid Avenue
Arlington Downs Planned Development
Arlington Heights, IL 60005

Dear Mr. Hubbard,

Please accept this letter as a Project Description for the Special Use that is being requested for the above referenced FAMILY RECREATION CENTER (FRC) at Arlington Downs Planned Development.

BACKGROUND

As a brief background, the proposed development is the site of the former Coco Key Water Resort, located behind the former Sheraton Hotel, currently One Arlington, at 3400 W. Stonegate Boulevard. The Coco Key Water Resort has been closed since 2009. The building housing the waterpark was sealed off from the former hotel in 2014 and the two structures have been separate and independent since then.

The existing building is one-story, approximately 46,000 square feet (SF), with its main entry located on the east side of the building. Built in 2006, the building has varying clear heights with as much as 48'-0" clear to the underside of the roof structure. The space is comprised primarily of the following areas:

Waterpark features	31,800 SF
Lounge	4,000
Party Rooms	1,500
Food and Beverage Operations	2,200
Locker Room/Office Areas	4,000
Lobby/Entry Area	2,500
Total	46,000 SF

In addition to the spaces listed above, there are also areas on the exterior that were dedicated to the waterpark functions. Namely, there is an exterior water feature of about 7,600 SF in area, including a fenced-in patio, pool and water features, located on the west side of the building. Further, there is an area of roughly 4,000 SF on the north side of the building that is under the footprint of the four major waterslides that once occupied the overhead space. The exterior façade of the building is sheathed in synthetic stucco with decorative reveals and window patterns to allow a bright naturally lit interior space.

PROPOSED DEVELOPMENT

The interior of the existing building is to be renovated to include three tenant spaces. These are described briefly below.

First Ascent

First Ascent is a health club that employs the use of climbing walls in its facility along with other contemporary forms of health fitness practices and equipment. Consequently, First Ascent views this voluminous environment as very amenable to the unique functions of their facility. Further, the existing locker rooms, washrooms and showers that were constructed for the waterpark are perfectly suited for adaptation to First Ascent's membership. Other components of First Ascent, namely exercise machines and exercise classes such as aerobics and stretching classes, are to be located on a new mezzanine. For more information regarding First Ascent, their activities and offerings to members, please visit their website at <https://firstascentclimbing.com/>.

Funtopia

Funtopia is a recreational activity center, geared and marketed towards youth, that encourages play on unique indoor climbing structures. The play structures are typically to promote teamplay, competition, and fun for youth, strapped in safety harnesses, as they are climbing, swinging and seeking adventure in the open space. The fun attractions of Funtopia serve to draw friends together for parties. Therefore, part of the plan for Funtopia is to offer party rooms, typically for youth birthday parties, for 15-25 youth at a time, for an hour after play in the event space. These party rooms are located on the main floor as well as on the mezzanine level. For more information on Funtopia, please visit their website at <http://funtopiaworld.com/>.

Food and Beverage

This component facilitates the food service support to the two tenants. Specifically, this tenant exists to serve the clientele of First Ascent and Funtopia. As such, the operator is to support and coordinate the food and beverage requirements for the party rooms at Funtopia, the Lounge Area, and any other food related needs directly related to the patrons of the tenant spaces. A large part of the Food and Beverage operator then will be to make and serve pizzas in the Funtopia party rooms. Another part of the operation will be to serve beverages and light snacks to those waiting in the Lounge. Namely, these are members of First Ascent taking a break or parents waiting for their children at Funtopia. The only people allowed in the building are to be checked in by First Ascent or Funtopia. In other words, the operations of the Food and Beverage component do not serve the general public or walk-in traffic.

There is an extra space, specifically the existing lobby area, that may be used to facilitate a larger adult oriented group for the tenants. That is, this facility allows the potential for group activities, such as a corporate outing, or team-building activity, to be introduced to the facility, experience the environment, and have lunch in the large meeting rooms. The Food and Beverage operator would also be responsible for the support of these periodic events.

SUMMARY

As it turns out, First Ascent, Funtopia and the Food and Beverage Operator are a perfect complement to the existing space. The first two tenants demand high ceilings in their facilities – this space meets those expectations. The locker rooms and showers for the waterpark are already well suited for the health club. The waterpark had employed the use of party rooms – the same as Funtopia proposes. Also, the Food and Beverage infrastructure is already present on site, being built for the waterpark. The existing kitchen, dry storage, lounge and other support spaces are simply being re-tooled to serve the same function for the new tenants. Therefore, this very unique building is being re-purposed for very similar uses as it was intended, albeit dry rather than wet.

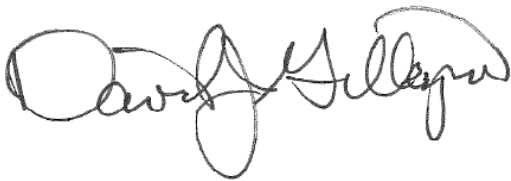
As part of the plans, the entry will be relocated from the east to the west side of the building. This is prompted by two specific reasons. First, it places the patrons of the tenants closest to the majority of the parking. It makes for logical dropoff of youth as well. Second, since there is no longer a waterpark, there is no longer an immediate need to enter the locker rooms upon entry into the building. Rather, the preferred entry sequence for First Ascent is to enter at the primary center of their activity space. And Funtopia prefers to allow group entry to gather together and enter at once.

In order to accomplish this, there is an addition of approximately 1300 SF planned for the west side of the building. The materials will be complementary to the existing finishes of the building. Further site improvements, including parking, drop-off lane, sidewalks, and grading will be completed with the proposed project.

We trust this Project Description presents a complete and accurate explanation of the work proposed. Please advise if you have any questions.

Sincerely,

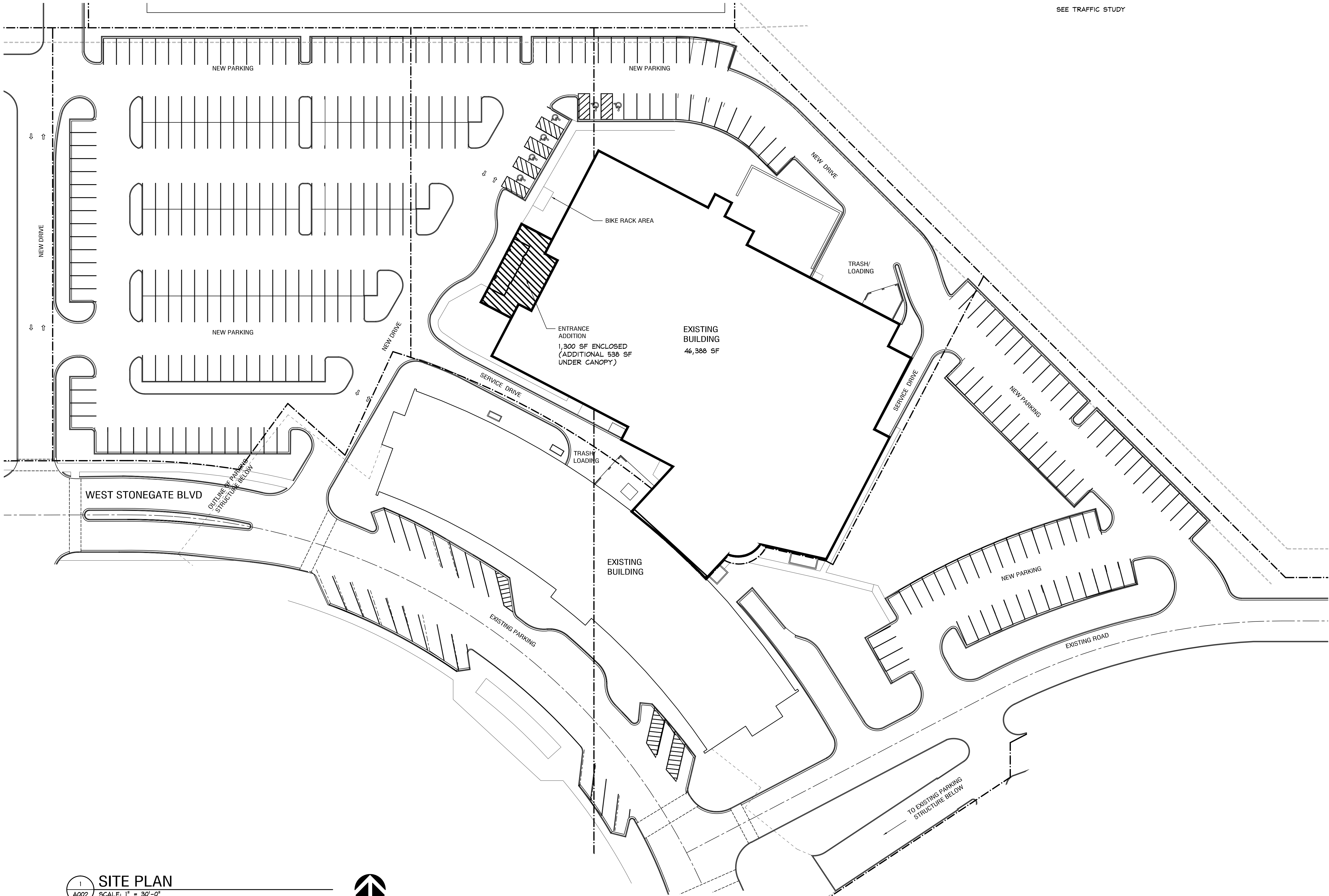
GILLESPIE DESIGN GROUP

A handwritten signature in black ink, appearing to read "David J. Gillespie".

David J. Gillespie
Architect

Cc: David M. Trandel, Chairman and Chief Executive Officer
Springbank Real Estate Group

R.L. Skeet Walker, Vice President Property Management
Springbank Real Estate Group



PARKING REQUIREMENTS:

SEE TRAFFIC STUDY

PARKING PROVIDED:

SEE TRAFFIC STUDY

SITE PLAN
SCALE: 1" = 30'-0"

GILLESPIE
DESIGN
GROUP

5307 Business Parkway, 101
Ringwood, Illinois 60072
815.653.7100 phone
815.653.7700 fax
www.gillespiedesigngroup.com

project number
17-042

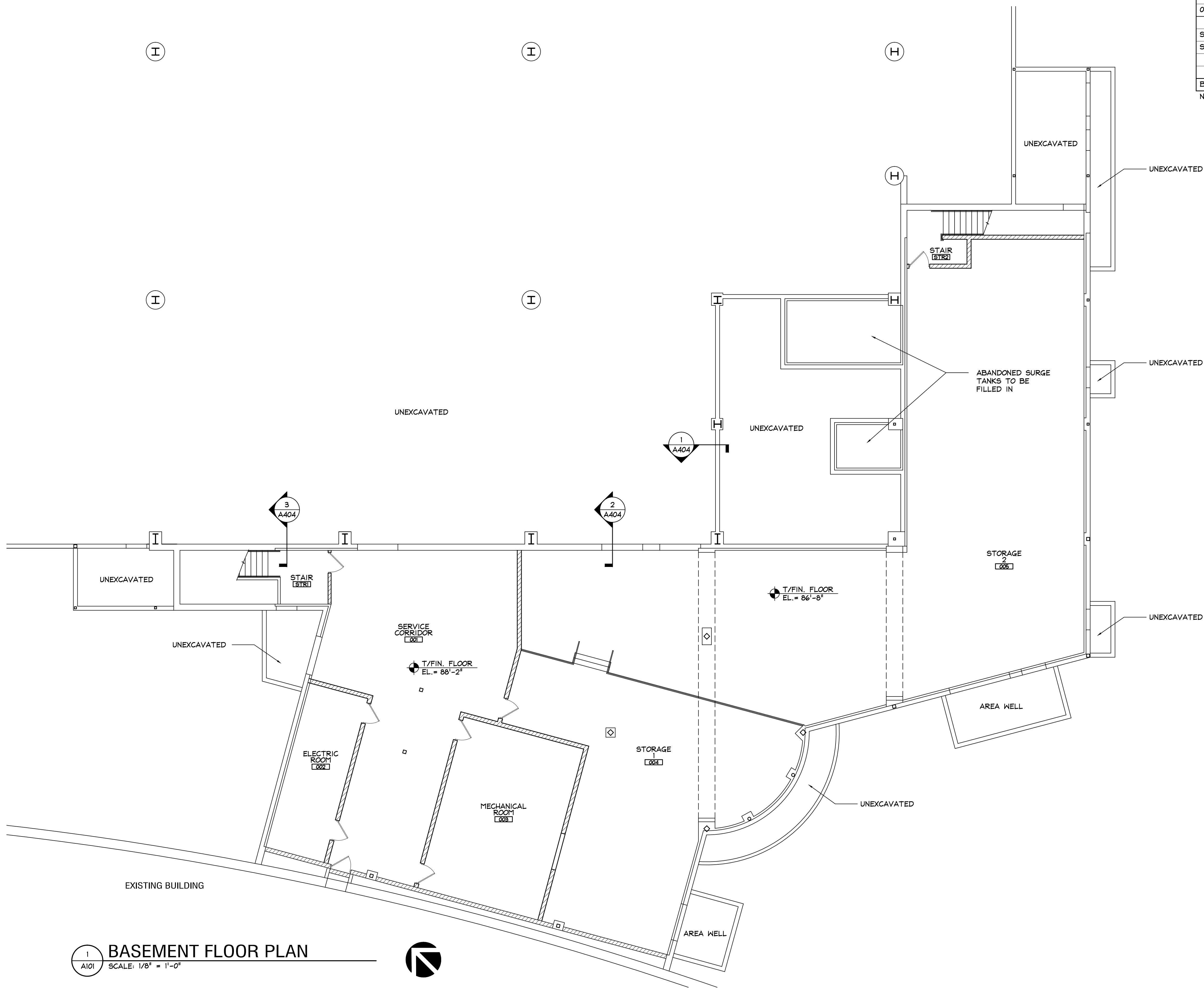
BUILDING RENOVATION

FAMILY RECREATION CENTER
3400 W. EUGLID AVENUE
ARLINGTON HEIGHTS, IL

date	description
02/25/18	FOR SPECIAL USE PERMIT
04/05/18	FOR DESIGN COMMISSION
04/15/18	REVISED FOR SPECIAL USE PERMIT

PROPOSED SITE PLAN

A001

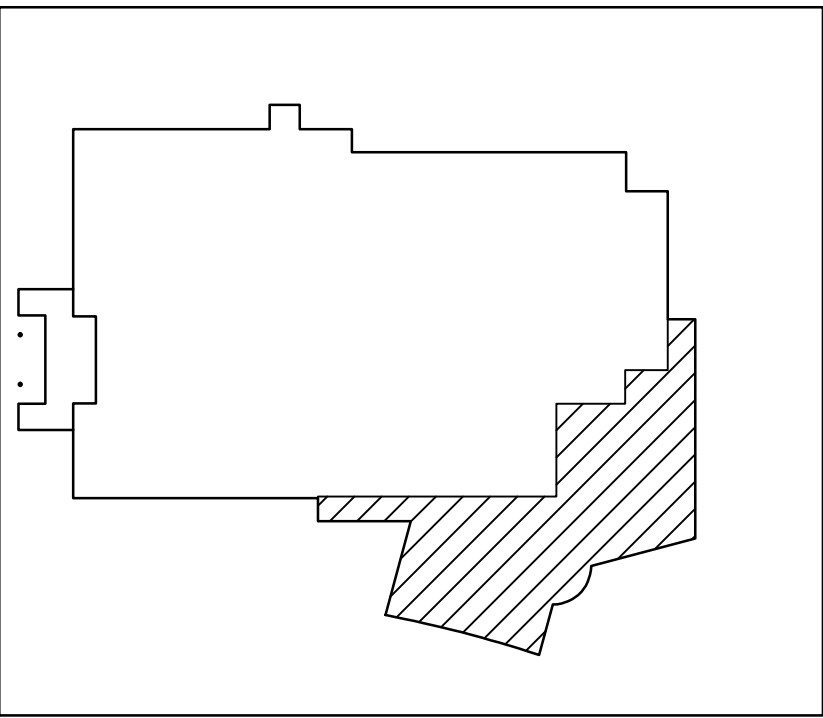


BASEMENT OCCUPANCY (PER CODE)

ROOM #	ROOM NAME	AREA (SF)	OCCUPANCY LOAD	MAXIMUM OCCUPANCY
001	SERVICE CORRIDOR	1,159	NSO	--
002	ELECTRIC ROOM	264	NSO	--
003	MECHANICAL ROOM	570	NSO	--
004	STORAGE 1	1,238	NSO	--
005	STORAGE 2	3,388	NSO	--
STR1	STAIR	207	NSO	--
STR2	STAIR	156	NSO	--
BASEMENT GROSS AREA: 8,043 SF			TOTAL:	--

NSO = NON-SIMULTANEOUS OCCUPANCY

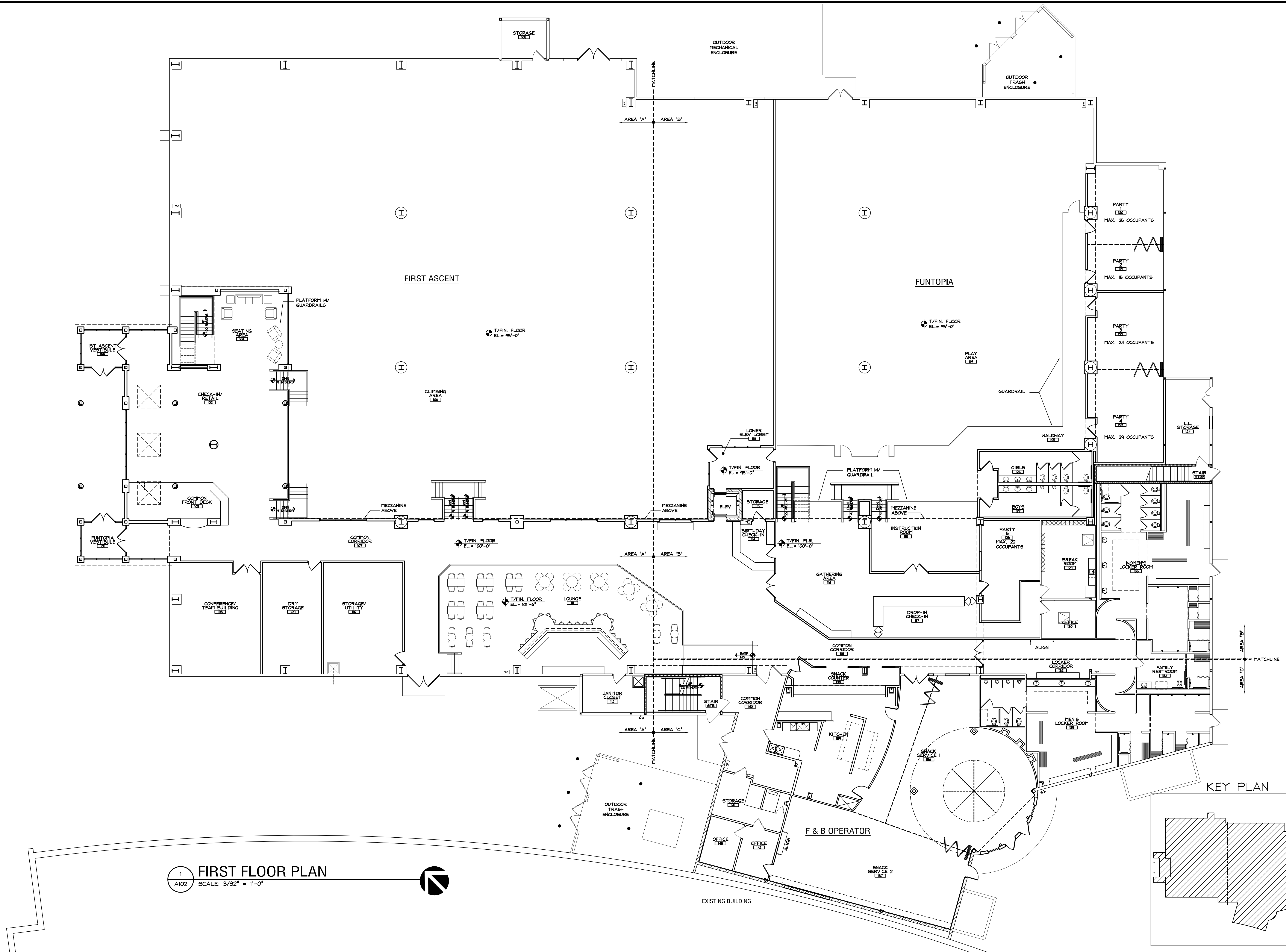
KEY PLAN

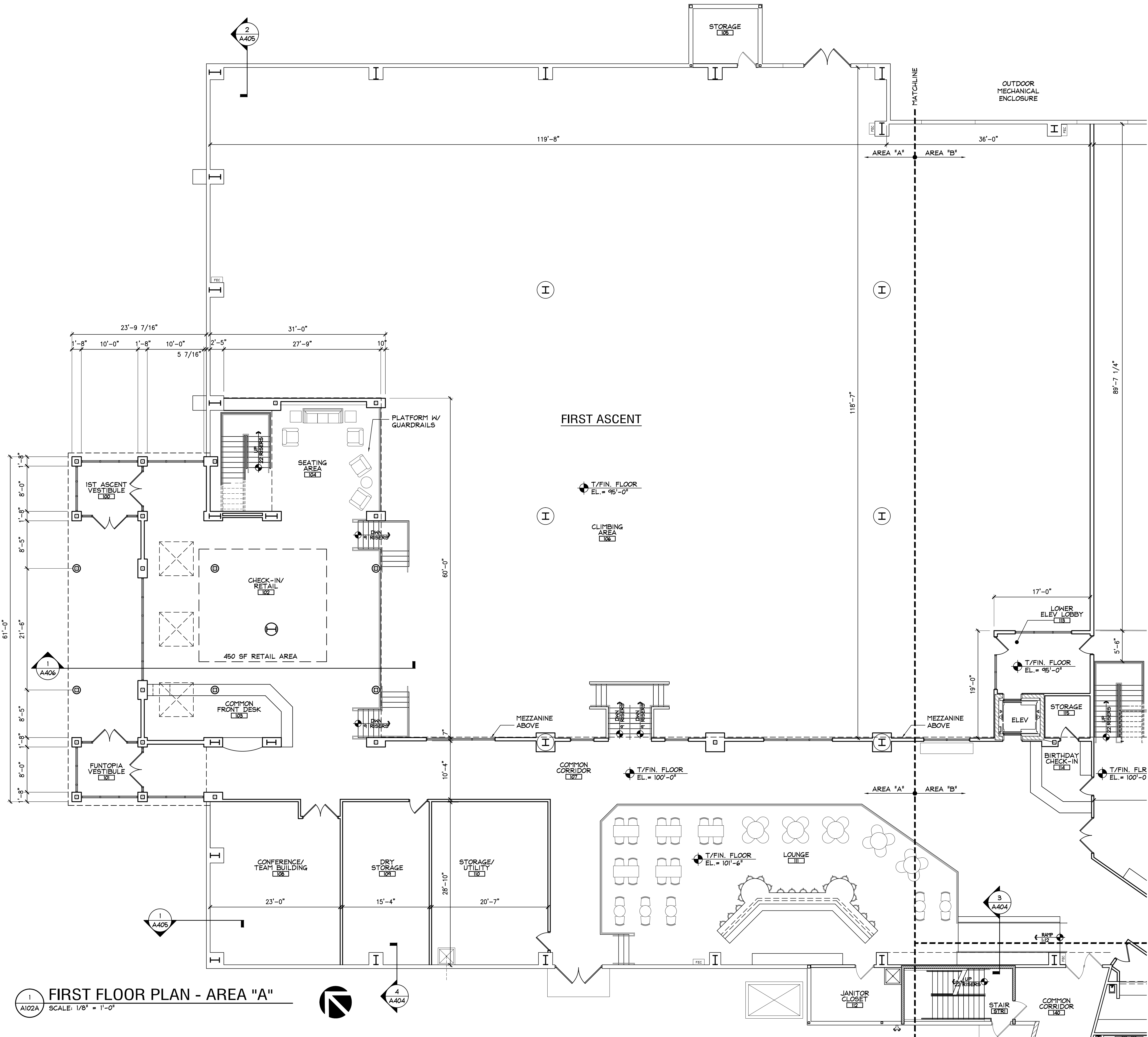


1
A101
BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"



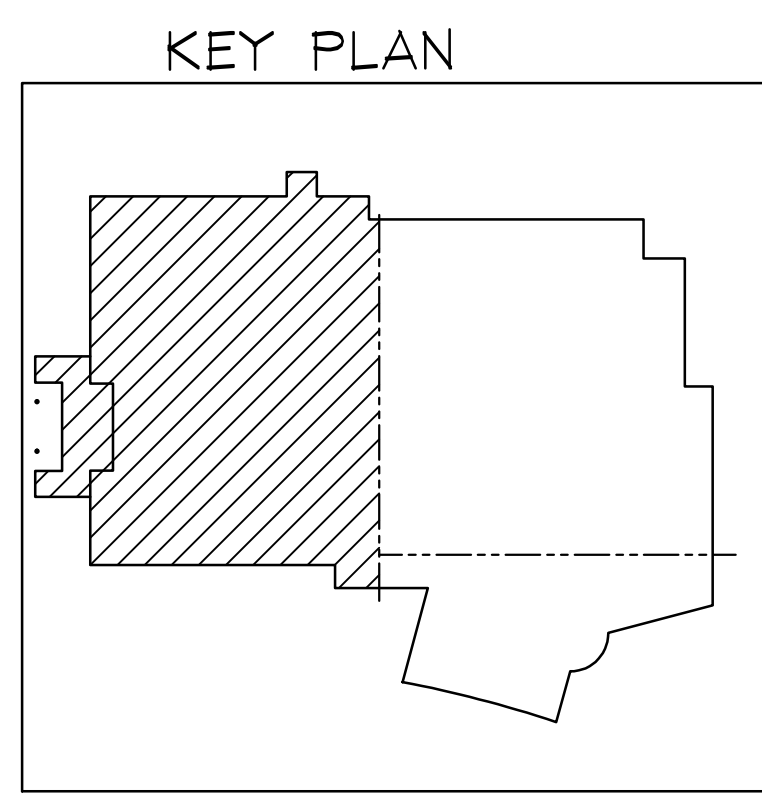
date	description
02/25/18	FOR SPECIAL USE PERMIT
04/05/18	FOR DESIGN COMMISSION
04/19/18	REVISED FOR SPECIAL USE PERMIT

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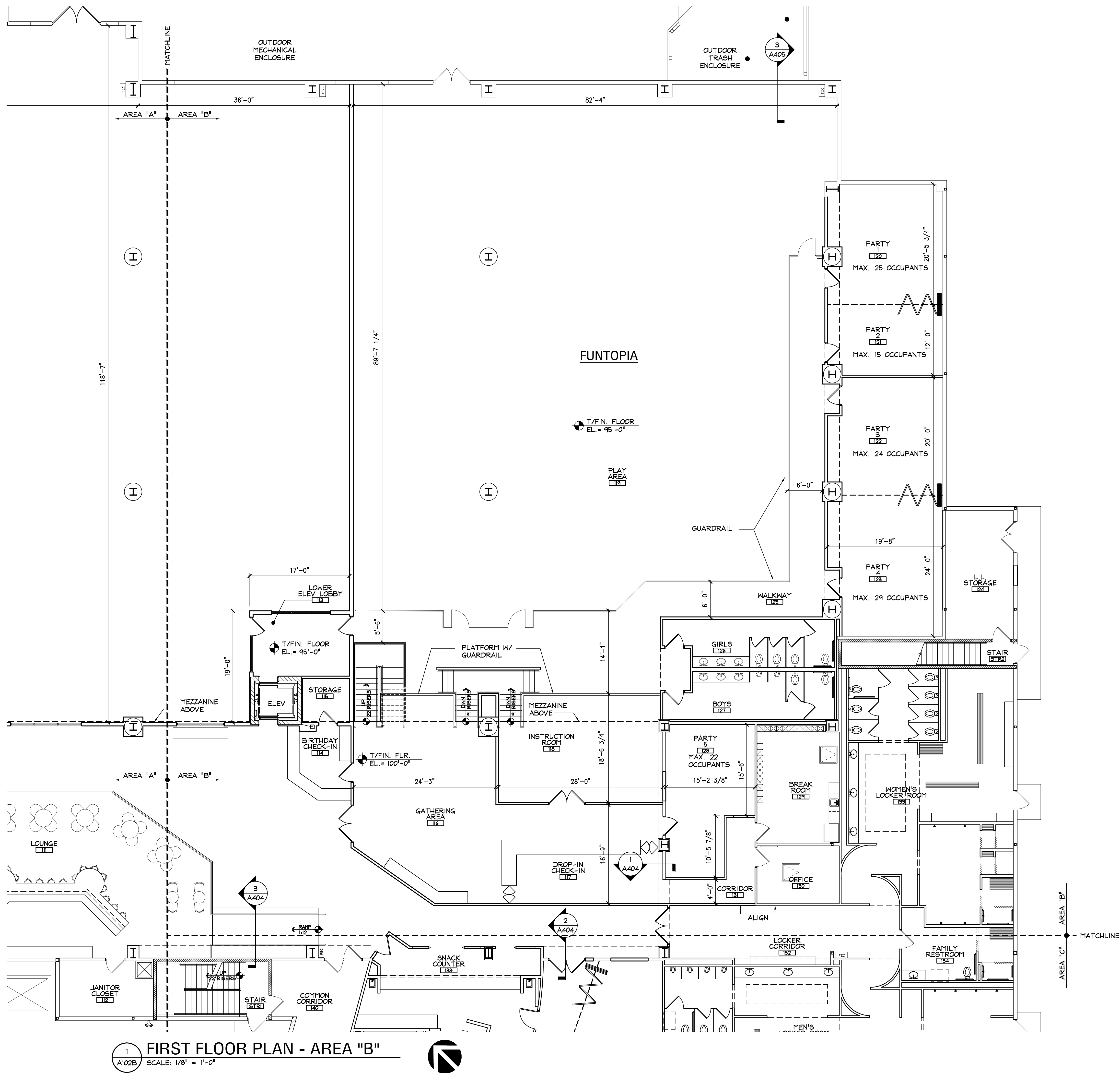


FIRST FLOOR OCCUPANCY (PER CODE)				
ROOM #	ROOM NAME	AREA (SF)	OCCUPANCY LOAD	MAXIMUM OCCUPANCY
100	FIRST ASCENT VESTIBULE	104	NSO	--
101	FUNTOPIA VESTIBULE	104	NSO	--
102	CHECK-IN/RETAIL	1,348	100 SF/OCC	13
103	COMMON FRONT DESK	180	N/A	1
104	SEATING AREA	428	N/A	7
105	STORAGE	112	NSO	--
106	CLIMBING AREA	15,706	50 SF/OCC	314
107	COMMON CORRIDOR	3,059	NSO	--
108	CONF./TEAM BUILDING	629	15 SF/OCC	41
109	DRY STORAGE	437	NSO	--
110	STORAGE/UTILITY	590	NSO	--
111	LOUNGE	1,650	15 SF/OCC	110
112	JANITOR CLOSET	125	NSO	--
113	LOWER ELEV. LOBBY	172	NSO	--
114	BIRTHDAY CHECK-IN	74	N/A	1
115	STORAGE	60	NSO	--
116	GATHERING AREA	886	15 SF/OCC	59
117	DROP-IN CHECK-IN	205	N/A	3
118	INSTRUCTION ROOM	496	15 SF/OCC	33
119	PLAY AREA	6,742	50 SF/OCC	134
120	PARTY 1	389	15 SF/OCC	25
121	PARTY 2	231	15 SF/OCC	15
122	PARTY 3	371	15 SF/OCC	24
123	PARTY 4	440	15 SF/OCC	29
124	L.L. STORAGE	251	NSO	--
125	WALKWAY	1,123	NSO	--
126	GIRLS	219	NSO	--
127	BOYS	219	NSO	--
128	PARTY 5	337	15 SF/OCC	22
129	BREAK ROOM	281	NSO	--
130	OFFICE	137	100 SF/OCC	1
131	CORRIDOR	114	NSO	--
132	LOCKER CORRIDOR	366	NSO	--
133	WOMEN'S LOCKER ROOM	1,133	50 SF/OCC	22
134	FAMILY RESTROOM	183	NSO	--
135	MEN'S LOCKER ROOM	1,064	50 SF/OCC	21
136	SNACK SERVICE 1	1,128	15 SF/OCC	75
137	SNACK SERVICE 2	1,066	15 SF/OCC	71
138	SNACK COUNTER	129	15 SF/OCC	8
139	KITCHEN	625	200 SF/OCC	3
140	COMMON CORRIDOR	380	NSO	--
141	STORAGE	195	NSO	--
142	OFFICE	110	100 SF/OCC	1
143	OFFICE	109	100 SF/OCC	1
STR1	STAIR	179	NSO	--
STR2	STAIR	117	NSO	--
FIRST FLOOR GROSS AREA: 47,699 SF		TOTAL:	1034	
MEZZANINE GROSS AREA: 10,808 SF		TOTAL:	241	
		OCCUPANCY TOTAL:	1275	

NSO = NON-SIMULTANEOUS OCCUPANCY



date	description
02/25/18	FOR SPECIAL USE PERMIT
04/05/18	FOR DESIGN COMMISSION
04/19/18	REVISED FOR SPECIAL USE PERMIT



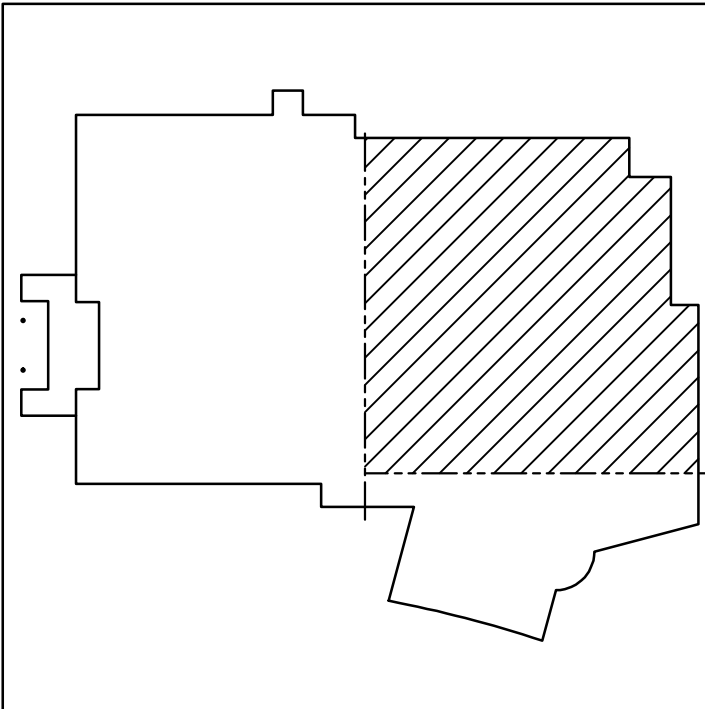
1 FIRST FLOOR PLAN - AREA "B"
A102B SCALE: 1/8" = 1'-0"

FIRST FLOOR OCCUPANCY (PER CODE)

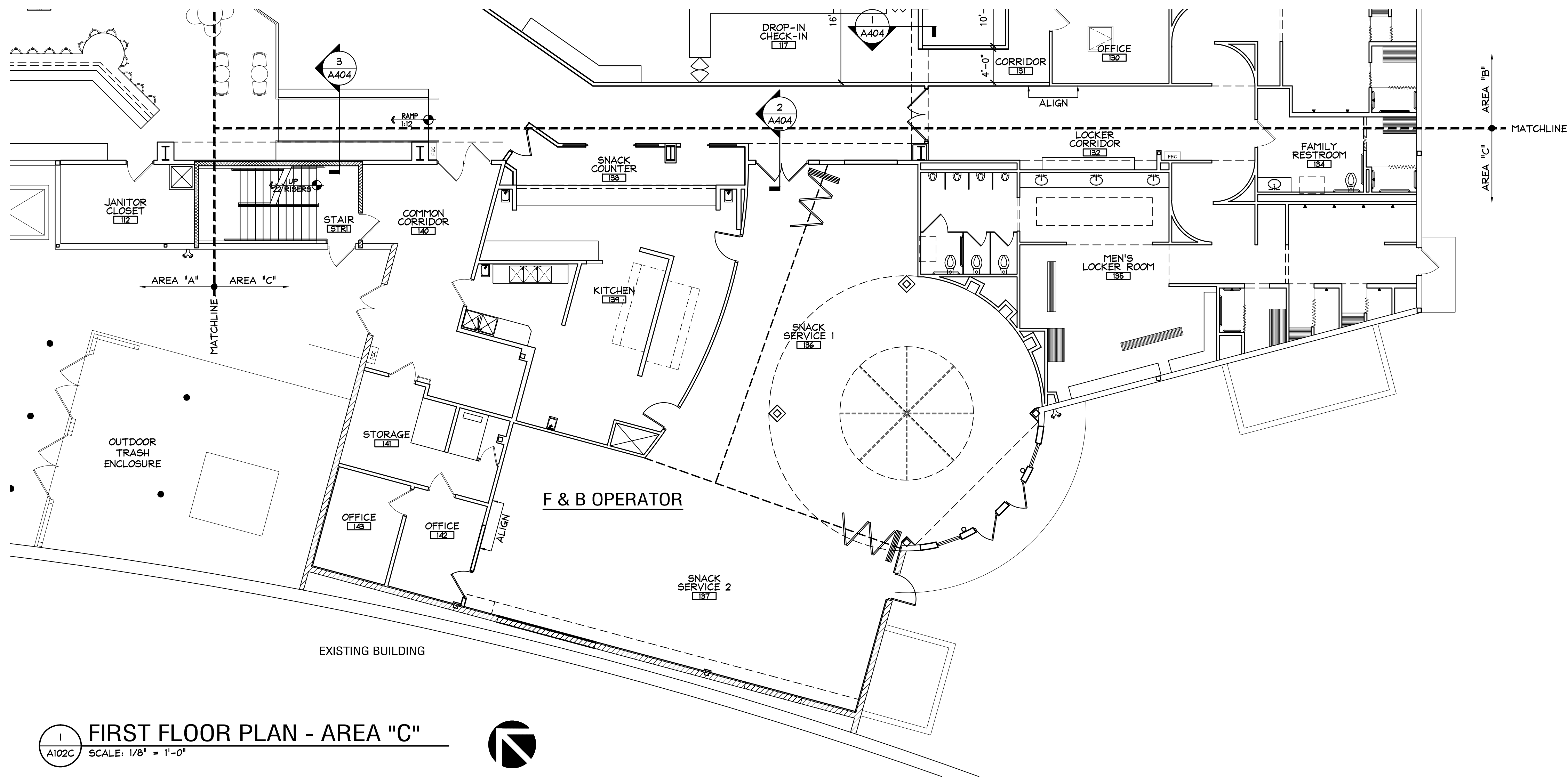
ROOM #	ROOM NAME	AREA (SF)	OCCUPANCY LOAD	MAXIMUM OCCUPANCY
100	FIRST ASCENT VESTIBULE	104	NSO	--
101	FUNTOPIA VESTIBULE	104	NSO	--
102	CHECK-IN/RETAIL	1,348	100 SF/OCC	13
103	COMMON FRONT DESK	180	N/A	1
104	SEATING AREA	428	N/A	7
105	STORAGE	112	NSO	--
106	CLIMBING AREA	15,706	50 SF/OCC	314
107	COMMON CORRIDOR	3,059	NSO	--
108	CONF./TEAM BUILDING	629	15 SF/OCC	41
109	DRY STORAGE	437	NSO	--
110	STORAGE/UTILITY	590	NSO	--
111	LOUNGE	1,650	15 SF/OCC	110
112	JANITOR CLOSET	125	NSO	--
113	LOWER ELEV. LOBBY	172	NSO	--
114	BIRTHDAY CHECK-IN	74	N/A	1
115	STORAGE	60	NSO	--
116	GATHERING AREA	886	15 SF/OCC	59
117	DROP-IN CHECK-IN	205	N/A	3
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121	PARTY 2	231	15 SF/OCC	15
122	PARTY 3	371	15 SF/OCC	24
123	PARTY 4	440	15 SF/OCC	29
124	L.L. STORAGE	251	NSO	--
125	WALKWAY	1,123	NSO	--
126	GIRLS	219	NSO	--
127	BOYS	219	NSO	--
128	PARTY 5	337	15 SF/OCC	22
129	BREAK ROOM	281	NSO	--
130	OFFICE	137	100 SF/OCC	1
131	CORRIDOR	114	NSO	--
132	LOCKER CORRIDOR	366	NSO	--
133	WOMEN'S LOCKER ROOM	1,133	50 SF/OCC	22
134	FAMILY RESTROOM	183	NSO	--
135	MEN'S LOCKER ROOM	1,064	50 SF/OCC	21
136	SNACK SERVICE 1	1,128	15 SF/OCC	75
137	SNACK SERVICE 2	1,066	15 SF/OCC	71
138	SNACK COUNTER	129	15 SF/OCC	8
139	KITCHEN	625	200 SF/OCC	3
140	COMMON CORRIDOR	380	NSO	--
141	STORAGE	195	NSO	--
142	OFFICE	110	100 SF/OCC	1
143	OFFICE	109	100 SF/OCC	1
STR1	STAIR	179	NSO	--
STR2	STAIR	117	NSO	--
FIRST FLOOR GROSS AREA: 47,699 SF		TOTAL:	1034	
MEZZANINE GROSS AREA: 10,808 SF		TOTAL:	241	
		OCCUPANCY TOTAL:	1275	

NSO = NON-SIMULTANEOUS OCCUPANCY

KEY PLAN



date	description
02/25/18	FOR SPECIAL USE PERMIT
04/05/18	FOR DESIGN COMMISSION
04/19/18	REVISED FOR SPECIAL USE PERMIT



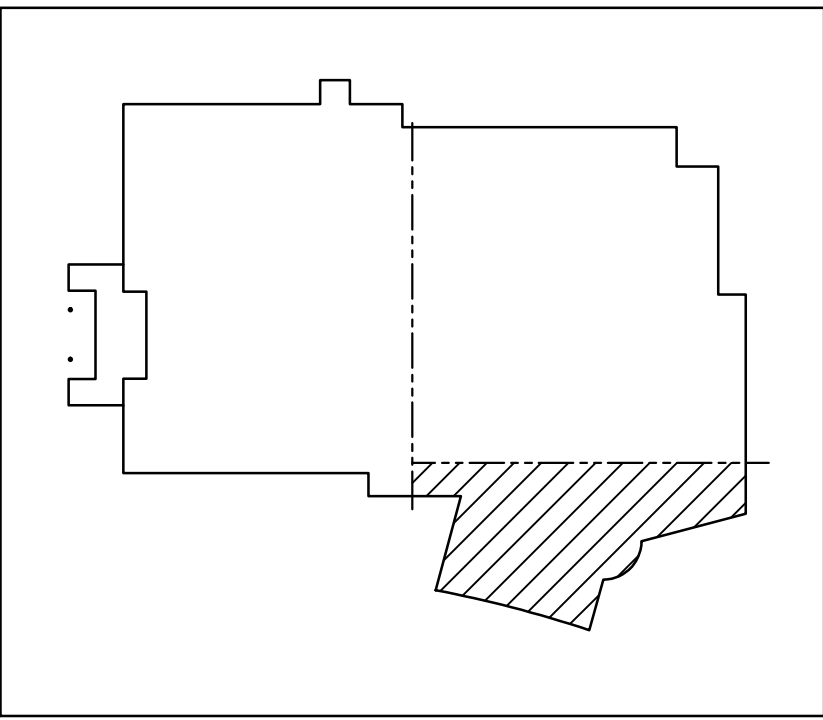
1 FIRST FLOOR PLAN - AREA "C"
A102C SCALE: 1/8" = 1'-0"

FIRST FLOOR OCCUPANCY (PER CODE)

ROOM #	ROOM NAME	AREA (SF)	OCCUPANCY LOAD	MAXIMUM OCCUPANCY
100	FIRST ASCENT VESTIBULE	104	NSO	--
101	FUNTOPIA VESTIBULE	104	NSO	--
102	CHECK-IN/RETAIL	1,348	100 SF/OCC	13
103	COMMON FRONT DESK	180	N/A	1
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105	STORAGE	112	NSO	--
106	CLIMBING AREA	15,706	50 SF/OCC	314
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109	DRY STORAGE	437	NSO	--
110	STORAGE/UTILITY	590	NSO	--
111	LOUNGE	1,650	15 SF/OCC	110
112	JANITOR CLOSET	125	NSO	--
113	LOWER ELEV. LOBBY	172	NSO	--
114	BIRTHDAY CHECK-IN	74	N/A	1
115	STORAGE	60	NSO	--
116	GATHERING AREA	886	15 SF/OCC	59
117	DROP-IN CHECK-IN	205	N/A	3
118	INSTRUCTION ROOM	496	15 SF/OCC	33
119	PLAY AREA	6,742	50 SF/OCC	134
120	PARTY 1	389	15 SF/OCC	25
121	PARTY 2	231	15 SF/OCC	15
122	PARTY 3	371	15 SF/OCC	24
123	PARTY 4	440	15 SF/OCC	29
124	L.L. STORAGE	251	NSO	--
125	WALKWAY	1,123	NSO	--
126	GIRLS	219	NSO	--
127	BOYS	219	NSO	--
128	PARTY 5	337	15 SF/OCC	22
129	BREAK ROOM	281	NSO	--
130	OFFICE	137	100 SF/OCC	1
131	CORRIDOR	114	NSO	--
132	LOCKER CORRIDOR	366	NSO	--
133	WOMEN'S LOCKER ROOM	1,133	50 SF/OCC	22
134	FAMILY RESTROOM	183	NSO	--
135	MEN'S LOCKER ROOM	1,064	50 SF/OCC	21
136	SNACK SERVICE 1	1,128	15 SF/OCC	75
137	SNACK SERVICE 2	1,066	15 SF/OCC	71
138	SNACK COUNTER	129	15 SF/OCC	8
139	KITCHEN	625	200 SF/OCC	3
140	COMMON CORRIDOR	380	NSO	--
141	STORAGE	195	NSO	--
142	OFFICE	110	100 SF/OCC	1
143	OFFICE	109	100 SF/OCC	1
STR1	STAIR	179	NSO	--
STR2	STAIR	117	NSO	--
FIRST FLOOR GROSS AREA: 47,699 SF		TOTAL:	1034	
MEZZANINE GROSS AREA: 10,808 SF		TOTAL:	241	
		OCCUPANCY TOTAL:	1275	

NSO = NON-SIMULTANEOUS OCCUPANCY

KEY PLAN



PROJECTED TOTAL OCCUPANCY (PER HOUR AT PEAK TIME)

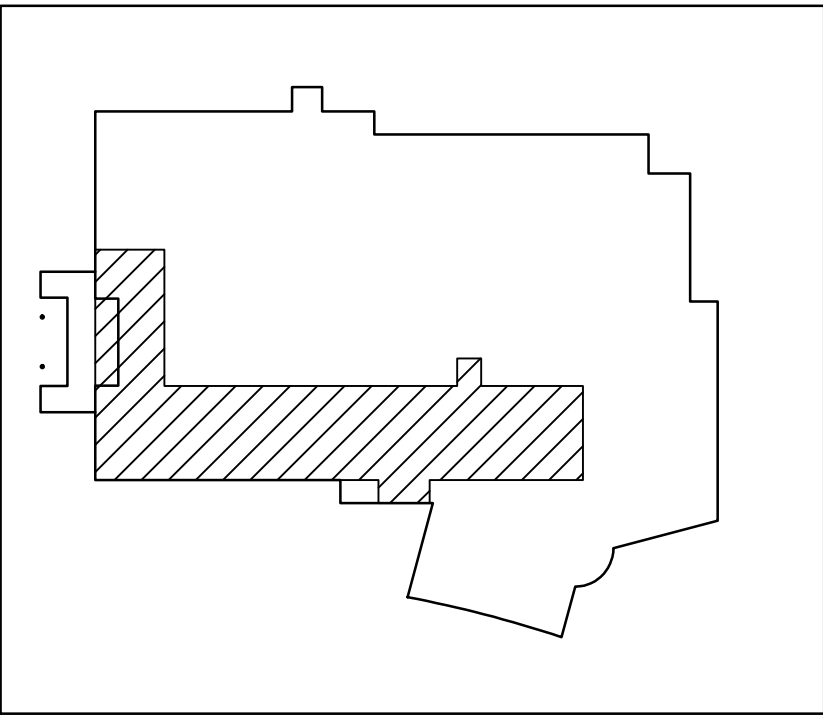
TENANT	PATRON COUNT	EMPLOYEE COUNT	OCCUPANCY
FIRST ASCENT	125	15	140
FUNTOPIA	300	25	325
FOOD/BEVERAGE	-	5	5
OCCUPANCY TOTAL:			470

MEZZANINE OCCUPANCY (PER CODE)

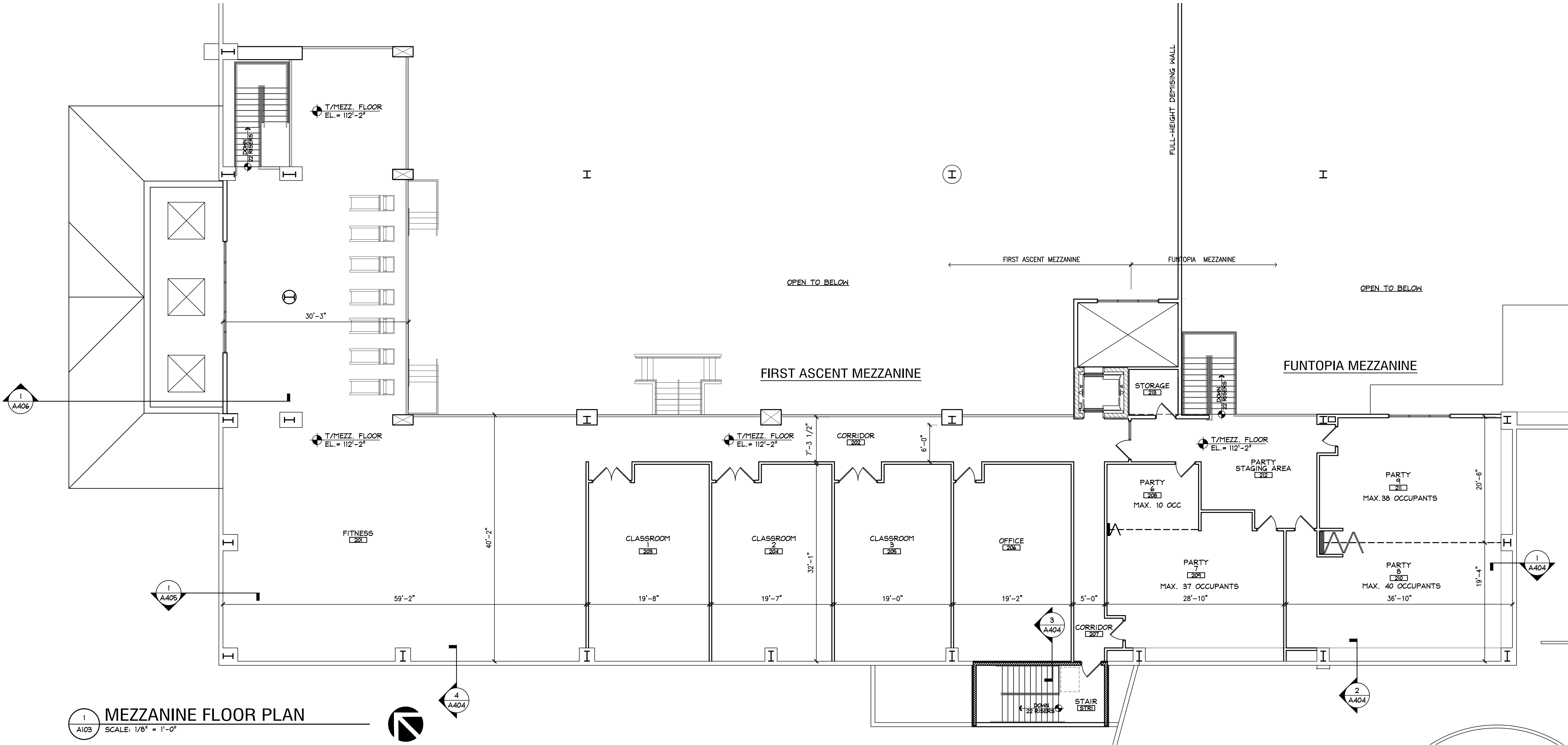
ROOM #	ROOM NAME	AREA (SF)	OCCUPANCY LOAD	MAXIMUM OCCUPANCY
201	FITNESS	3,865	50 SF/OCC	77
202	CORRIDOR	738	NSO	--
203	CLASSROOM 1	606	50 SF/OCC	12
204	CLASSROOM 2	599	50 SF/OCC	11
205	CLASSROOM 3	582	50 SF/OCC	11
206	OFFICE	598	100 SF/OCC	5
207	CORRIDOR	177	NSO	--
208	PARTY 6	158	15 SF/OCC	10
209	PARTY 7	561	15 SF/OCC	37
210	PARTY 8	600	15 SF/OCC	40
211	PARTY 9	574	15 SF/OCC	38
212	PARTY STAGING AREA	417	NSO	--
213	STORAGE	60	NSO	--
STRI	STAIR	195	NSO	--
MEZZANINE GROSS AREA: 10,808 SF			TOTAL:	241
FIRST FLOOR GROSS AREA: 47,699 SF			TOTAL:	1034
OCCUPANCY TOTAL:				1275

NSO = NON-SIMULTANEOUS OCCUPANCY

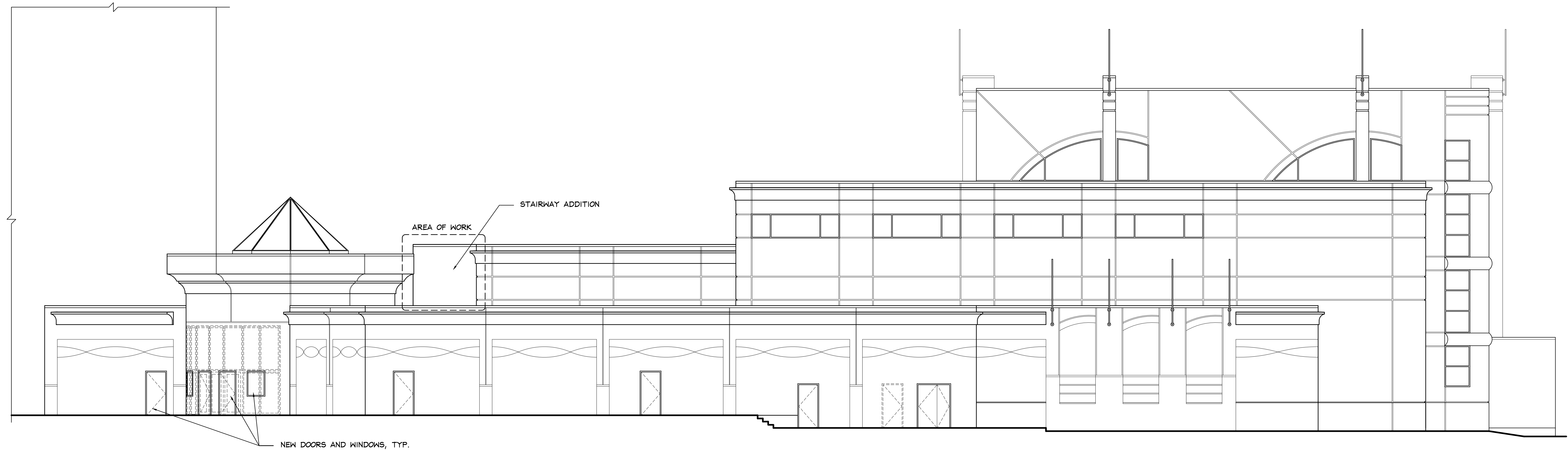
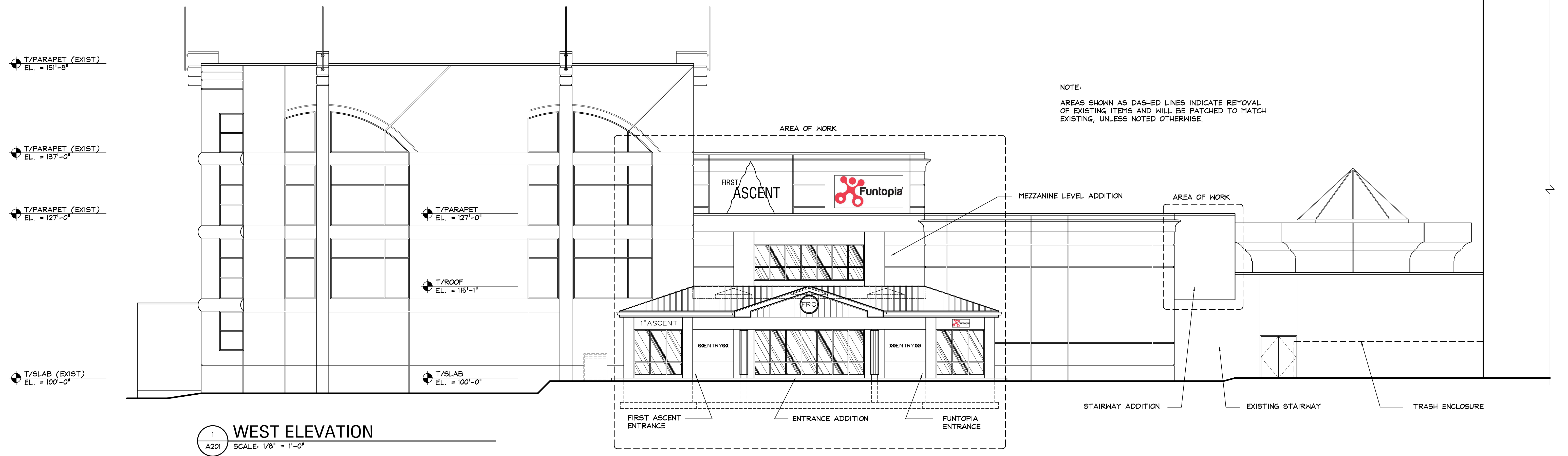
KEY PLAN



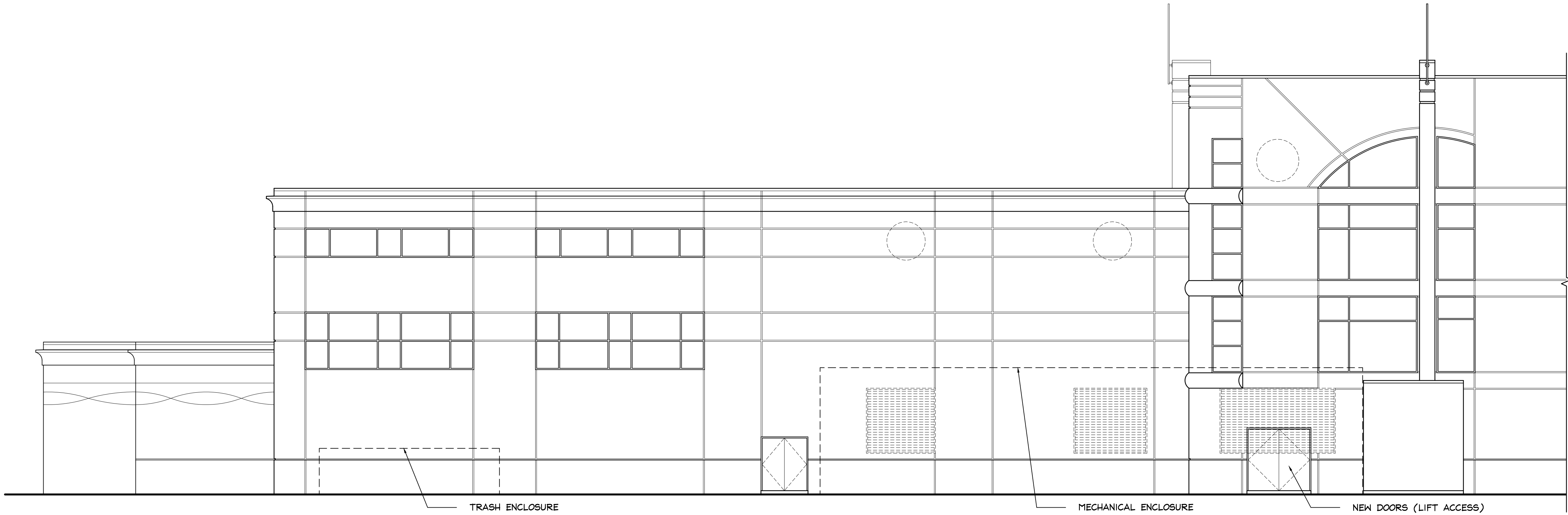
date	description
02/25/18	FOR SPECIAL USE PERMIT
04/05/18	FOR DESIGN COMMISSION
04/19/18	REVISED FOR SPECIAL USE PERMIT



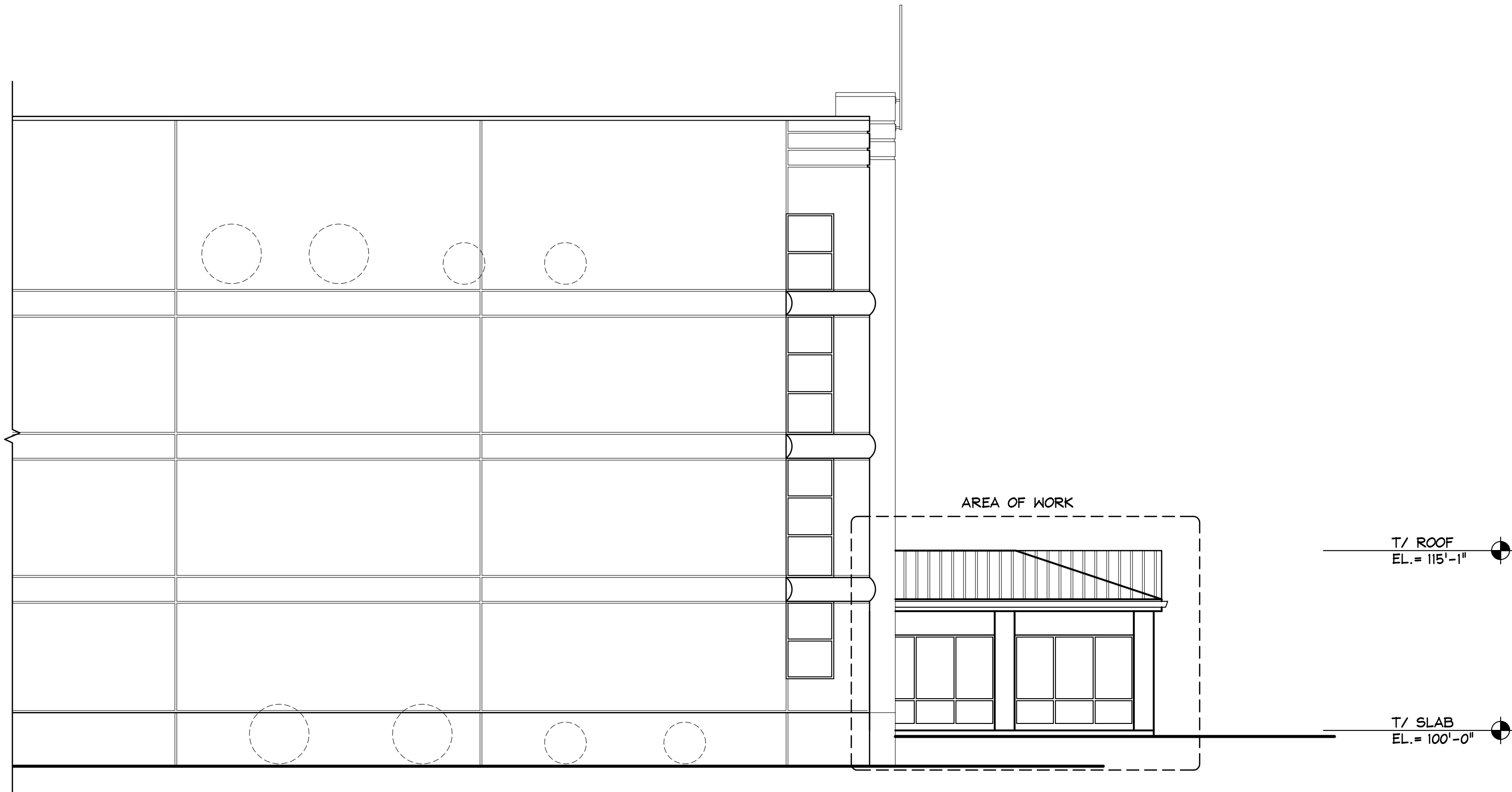
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04/19/18	REVISED FOR SPECIAL USE PERMIT



EAST ELEVATION

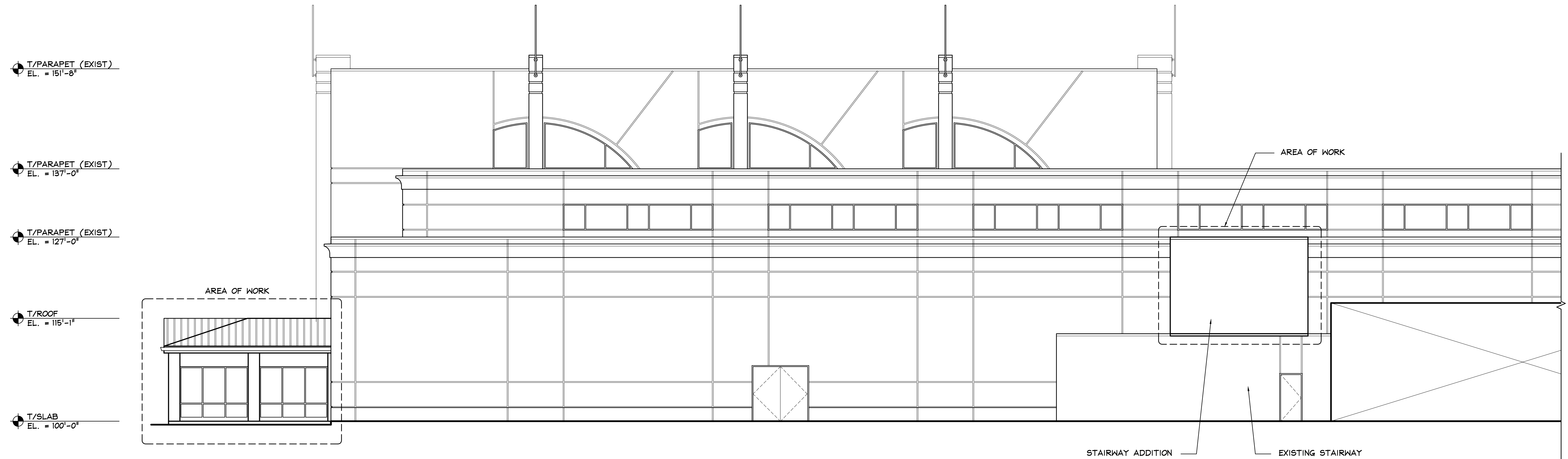


1 NORTH ELEVATION
A202 SCALE: 1/8" = 1'-0"

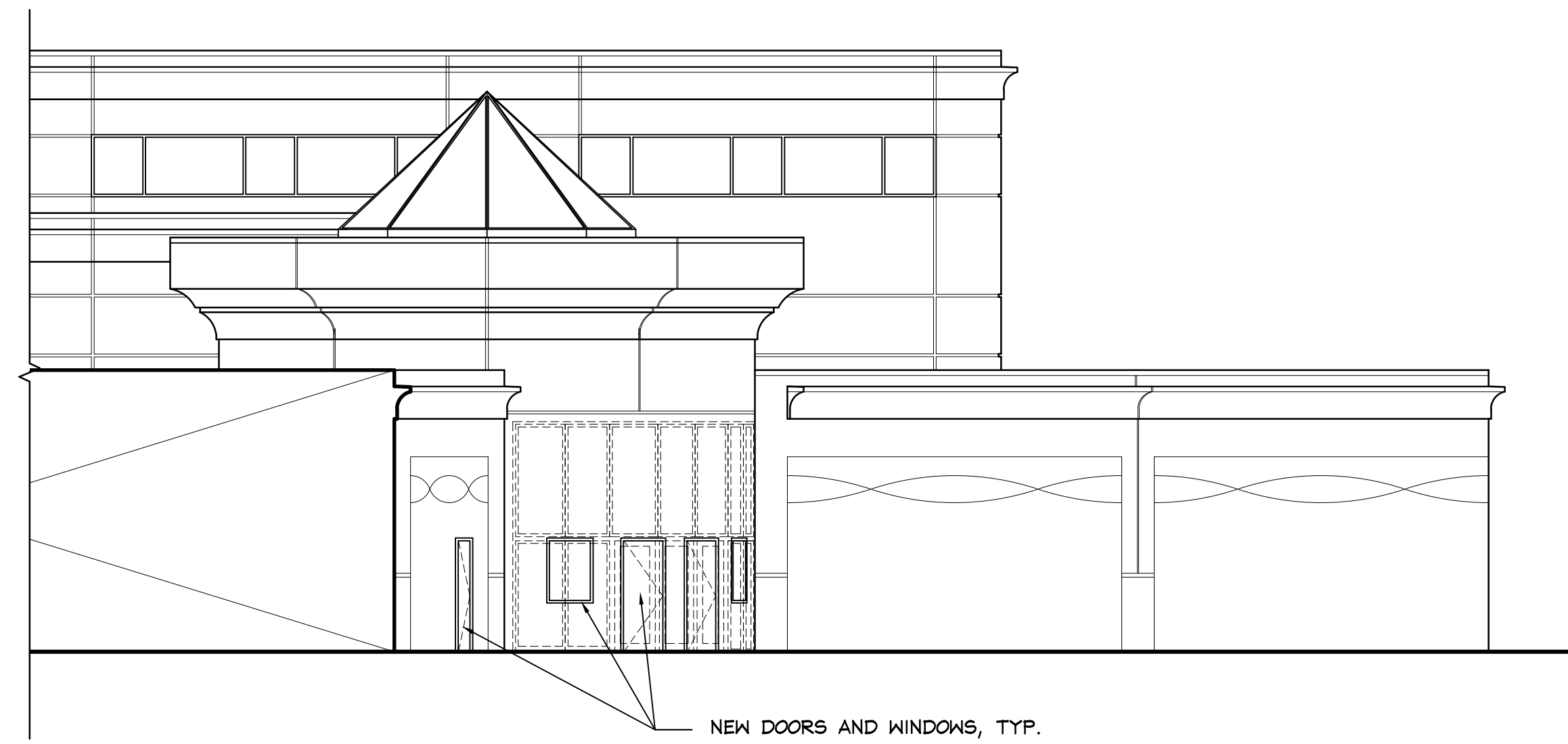


date	description
02/25/18	FOR SPECIAL USE PERMIT
04/05/18	FOR DESIGN COMMISSION
04/19/18	REVISED FOR SPECIAL USE PERMIT

date	description
02/25/18	FOR SPECIAL USE PERMIT
04/05/18	FOR DESIGN COMMISSION
04/19/18	REVISED FOR SPECIAL USE PERMIT



1
A203 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



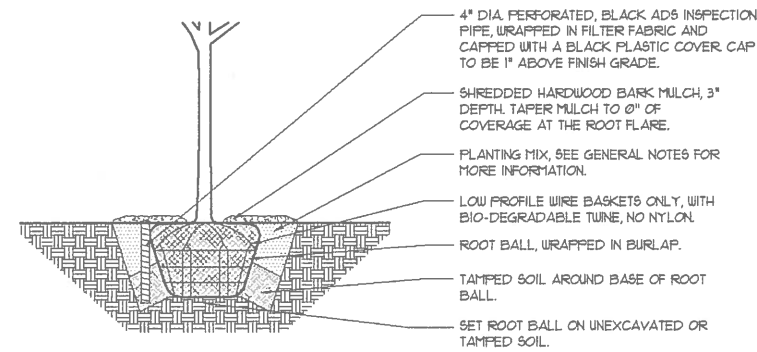


53 W. Jackson Blvd.
Suite 250
Chicago, IL 60604

-2.1

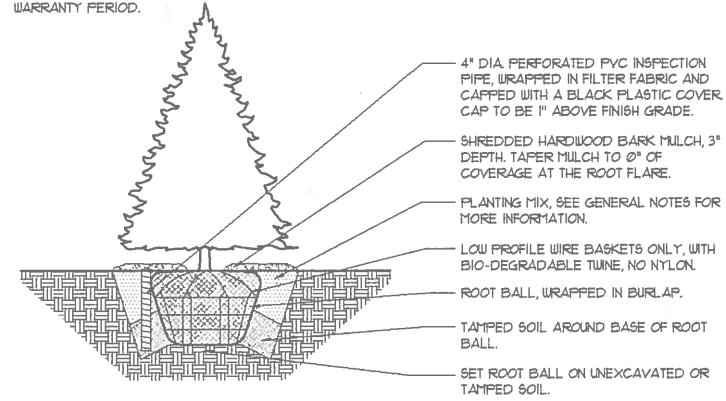
W. STONEGATE D.

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. TREE PIT WIDTH TO BE EXTENDED 12" AROUND THE ENTIRE ROOT BALL AS SHOWN IN THE DETAIL BELOW. TEST TREE PIT FOR DRAINAGE PRIOR TO INSTALLING TREE. PRUNE OFF ALL DEAD, BROKEN OR SCARRED BRANCHES, AND SHAPE PRUNE AS DIRECTED BY THE LANDSCAPE ARCHITECT. FOR TREES UP TO 4" CALIPER OR 12' HEIGHT, REMOVE APPROXIMATELY 5% -10% OF THE OVERALL BRANCHING. LOCATE ROOT FLARE IN ROOT BALL AND SET TREE HEIGHT SO THAT ROOT FLARE IS FLUSH WITH FINISH GRADE. WATER IN THE PLANTING MIX THOROUGHLY, WHILE KEEPING THE TREE PLUMB. STRAIGHTEN TREE IF SETTLING OCCURS. CONTRACTOR TO UN-TIE AND REMOVE TUNE FROM AROUND ROOT FLARE OF TREE AT THE END OF THE WARRANTY PERIOD.



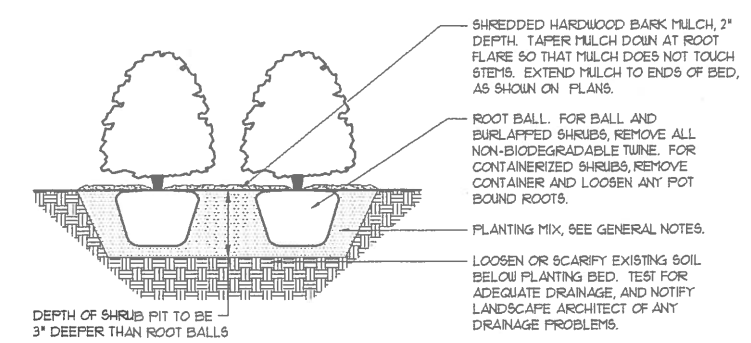
2 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. TREE PIT WIDTH TO BE EXTENDED 12" AROUND THE ENTIRE ROOT BALL AS SHOWN IN THE DETAIL BELOW. TEST TREE PIT FOR DRAINAGE PRIOR TO INSTALLING TREE. PRUNE OFF ALL DEAD, BROKEN OR SCARRED BRANCHES, AND REMOVE ANY DOUBLE LEADERS. LOCATE ROOT FLARE IN ROOT BALL AND SET TREE HEIGHT SO THAT ROOT FLARE IS FLUSH WITH FINISH GRADE. WATER IN THE PLANTING MIX THOROUGHLY, WHILE KEEPING THE TREE PLUMB. STRAIGHTEN TREE IF SETTLING OCCURS. CONTRACTOR TO UN-TIE AND REMOVE TUNE FROM AROUND THE ROOT FLARE AT THE END OF THE WARRANTY PERIOD.



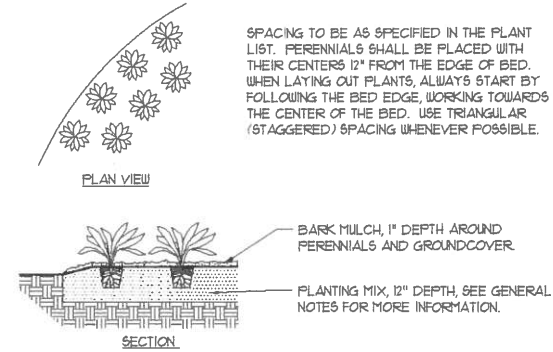
3 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO PLANTING. SHRUBS BEDS ARE TO BE EXCAVATED AS A SINGLE SHRUB PIT. EXTEND SHRUB PIT WIDTH TO EDGES OF PLANT BED AS SHOWN ON THE LANDSCAPE PLAN. LOCATE ROOT FLARE IN ROOT BALL AND SET SHRUB HEIGHT SO THAT ROOT FLARE IS FLUSH WITH FINISH GRADE. REMOVE TUNE FROM ROOT FLARE. BACKFILL AND WATER IN THE PLANTING MIX THOROUGHLY, WHILE KEEPING THE SHRUB PLUMB. STRAIGHTEN SHRUB IF SETTLING OCCURS. PRUNE OFF ALL DEAD, BROKEN OR SCARRED BRANCHES, AND SHAPE PRUNE AS DIRECTED BY THE LANDSCAPE ARCHITECT. MULCH LIMITS FOR SHRUBS SHALL EXTEND TO ALL OUTER EDGES OF PLANTING BEDS, SEE LANDSCAPE PLAN FOR BED LAYOUTS.



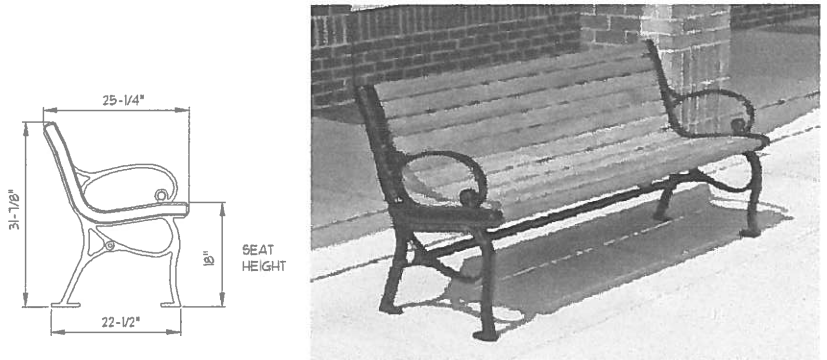
4 SHRUB PLANTING DETAIL
NOT TO SCALE

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. EXCAVATE ENTIRE PERENNIAL BED, AND BACKFILL WITH PLANTING MIX AS SPECIFIED. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED. MULCH LIMITS FOR PERENNIAL BEDS TO EXTEND TO ALL EDGES OF THE BEDS, SEE PLANS FOR BED LAYOUTS. SEE PLANT LIST FOR PLANT SPACING. GAPS BETWEEN PLANTS SHALL BE NO GREATER THAN THE SPECIFIED SPACING FOR THAT PARTICULAR PLANT.

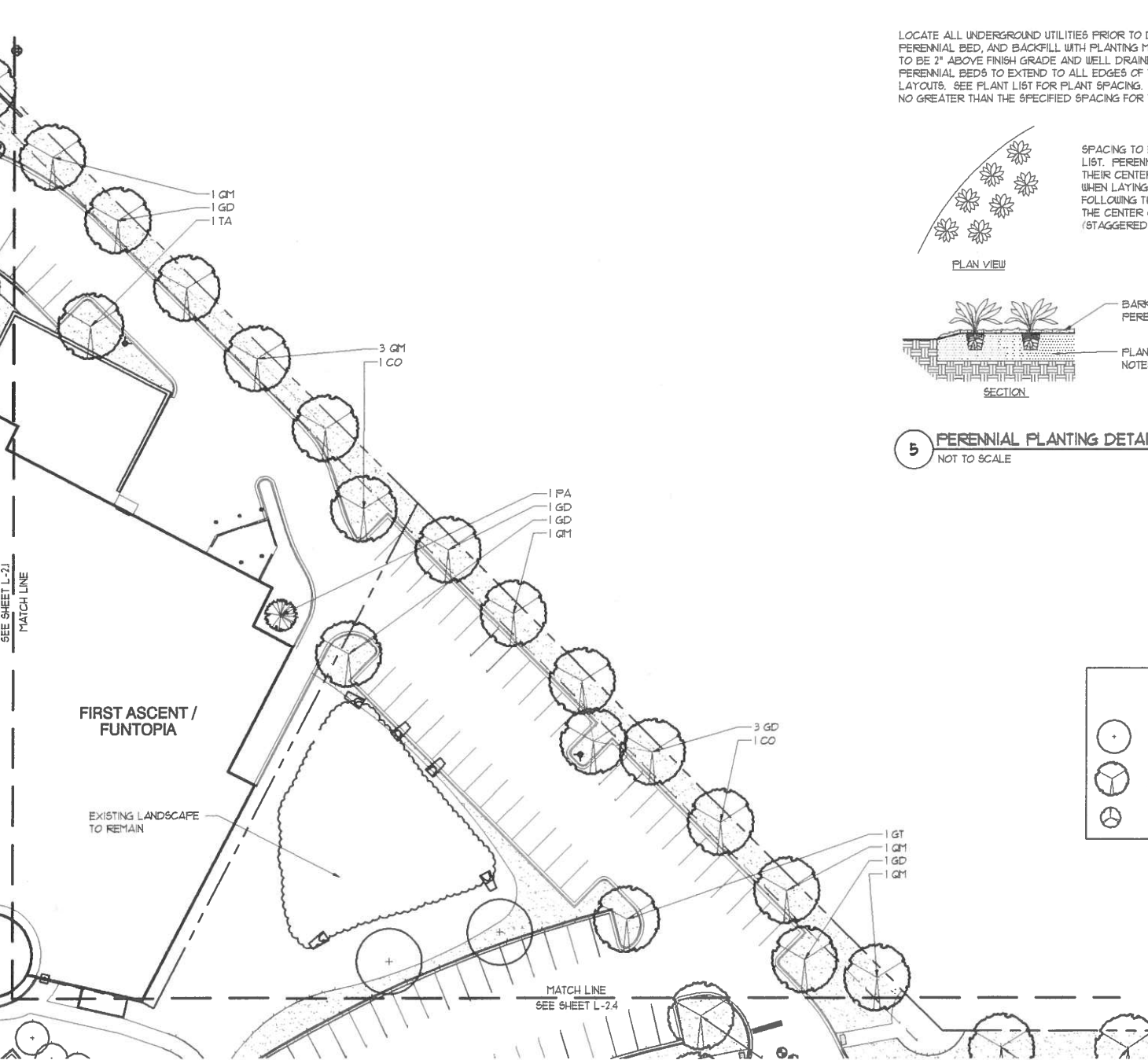


5 PERENNIAL PLANTING DETAIL
NOT TO SCALE

BENCHES TO HAVE POWDERCOATED STEEL FRAME WITH COMPOSITE TIMBER SEATING. ALL BENCHES TO BE 6' LENGTH AND HAVE ARMS. VICTOR STANLEY MODEL C-138 OR EQUAL. INSTALL BENCHES USING SURFACE MOUNTED, CORROSIVE RESISTANT BOLTS AND CAPS.



6 BENCHES
NOT TO SCALE



1 LANDSCAPE PLAN
1" = 30'-0"

LANDSCAPE KEY:

	EXISTING TREES TO REMAIN		PROPOSED EVERGREEN TREES
	PROPOSED SHADE TREES		PROPOSED SHRUBS AND PERENNIALS
	PROPOSED ORNAMENTAL TREES		PROPOSED SODDED LAWN



DANIEL WEINBACH & PARTNERS, LTD.

Landscape Architects

53 W. Jackson Blvd.
Suite 250
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312 427-2888
www.dwpd.com

Revisions

8.

7.

6.

5.

4.

3.

2.

1. ISSUED FOR PLANNING COMMISSION REVIEW 4/04/

Project

ARLINGTON DOWNS PUD REVISION

EUCLID AVE AND ROHLWING RD
ARLINGTON HEIGHTS, IL

Sheet Title

LANDSCAPE PLAN - NE

Date
4/07/18

Scale
1" = 30'-0"

Drawn By
FERGUSON

Approved

Project No.
DWP 18-120

Sheet No.

L-2.3



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&
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Revisions

8.
7.
6.
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4.
3.
2.

1. ISSUED FOR PLANNING
COMMISSION REVIEW 4/04/

Project

ARLINGTON
DOWNS
PUD REVISION

EUCLID AVE AND ROHLWING RD
ARLINGTON HEIGHTS, IL

Sheet Title

LANDSCAPE
PLAN - SE

Date
4/07/18

Project No.
DWP 18-120

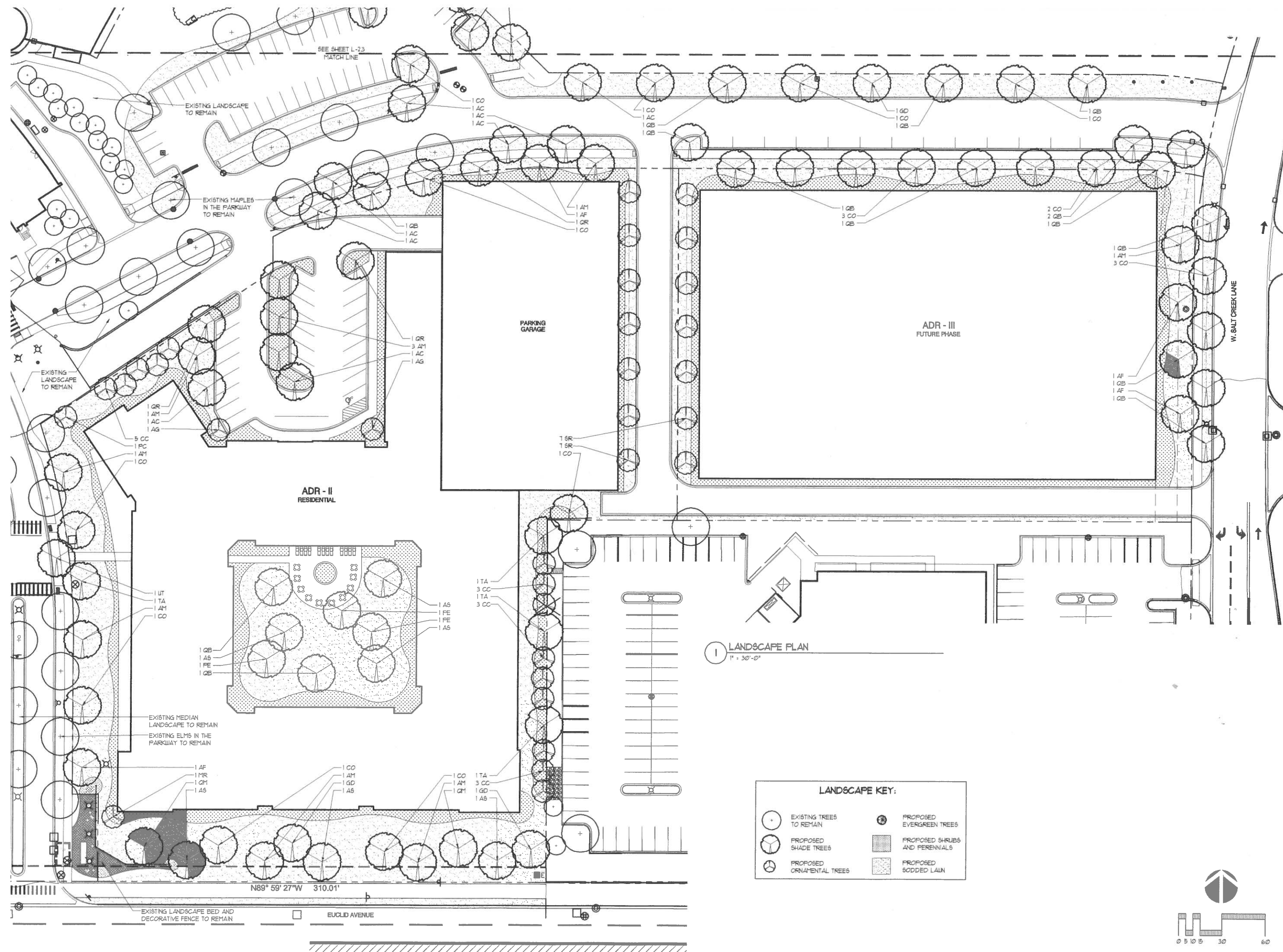
Scale
1" = 30'-0"

Sheet No.

Drawn By
FERGUSON

L-2.4

Approved





Memorandum

TO: David Gillespie
Gillespie Design Group

FROM: Stephen B. Corcoran, P.E., PTOE
Director of Traffic Engineering

DATE: April 18, 2018

RE: Family Recreation Center Special Use Permit
Parking Review
Arlington Downs (Lot 1A/2A)
Arlington Heights, Illinois

This memorandum summarizes a parking review of the Family Recreation Center (FRC) in the Arlington Downs mixed-use development in Arlington Heights, Illinois. A special use permit is required for the FRC which will contain a First Ascent climbing gym and a Funtopia children entertainment center.

LOT 1A/2A Development

The FRC is part of Lot 1A/2A of the overall Arlington Downs Planned Unit Development (PUD). It includes the FRC building, the ONE Arlington apartment tower, and the 25N Coworking office space within the tower. The parking requirements were updated for the revised land plan based on the Village of Arlington Heights's Zoning Code (see **Table 1**). The proposed parking plan meets the parking required by zoning.

Table 1
Lot 1A/ 2A
Arlington Heights Parking Requirements

Lot	Use	Size	Zoning Code	Required Spaces	Proposed Spaces
1A 2A	One Arlington	214 DU	1.45 spaces per DU ⁽¹⁾	310	352 (+3)
	Office (25N)	11,722 sq. ft.	1 space per 300 sq. ft.	39	
	First Ascent	31,127 sq. ft.	1 space per 250 sq. ft.	125	295 -(3)
	Funtopia	12,600 sq. ft.	1 space per 250 sq. ft.	50	
	Food/Beverage	409 persons	30% of Occupancy	123	
			Total	647	647

(1) Approved ratio from previous PUD.

Apartment Parking

The Village Code requirement is 2.0 parking spaces per dwelling unit. The previous PUD approvals supported a reduction in the parking requirement from 2.0 to 1.45 spaces per unit based on census data and parking surveys of other rental projects. It also required a follow up parking study when the ONE Arlington units were completed and occupied. A follow up parking study was completed in June of 2017 with its results summarized in a memo provided in the **Appendix**. The peak surveyed parking demand was 1.31 parking spaces per occupied unit at ONE Arlington. **Table 2** summarizes the parking requirements based on local and national surveys. The surveyed data exceeds the ITE parking demand and the US Census data for auto ownership at rental units in Arlington Heights, Illinois and slightly less than the EEA surveys.

Table 2
Apartment Parking Demand Summary

Source	Parking Ratio
Village Code	2.00
Urban Land Institute	1.65
ONE Arlington Approved	1.45
EEA 2011 Surveys	1.39
ONE Arlington Survey	1.31
Institute of Transportation Engineers	1.23
US Census Data	1.22

Office Parking

The code requirement of 39 spaces is appropriate for the office space in the apartment tower. When the parking surveys were conducted, the peak weekday parking demand between 9:00 AM and 5:00 PM was 158 vehicles at 2:00 PM for the combined office and apartment uses. This was significantly less than the peak apartment demand of 246 vehicles at Midnight (and no office users). The parking surveys showed 3 to 6 vehicles parking in the designated 25N parking lot at that time which are probably residential visitors. Adjusting for full residential occupancy, the 2:00 PM demand would be 173 vehicles and 280 vehicles at midnight. The daytime office parking demand is offset by the resident vehicles leaving the property.

In short, the current use of the ONE Arlington tower has an active shared parking situation and supports the need not to provide additional office parking spaces.

Family Recreation Center

The current proposal for the building is to dismantle its interior and redevelop the building into a Family Recreation Center (FRC) which will house a First Ascent climbing gym and a Funtopia family entertainment center. The total building area is 47,389 square feet. First Ascent will occupy 31,127 square feet of the building and the remaining 16,262 square feet for the Funtopia facility and food beverage area.

First Ascent Parking

First Ascent is an indoor climbing gym with fitness stations and yoga/ fitness classes. Their hours of operation are from 6:00 AM to 11:00 PM on weekdays and from 10:00 AM to 8:00 PM on weekends. First Ascent projects the expected daily attendance to be 500 visitors per day. This includes their patrons using the 70 seat on-site lounge. Climbers typically stay for two hours per visit and climb in pairs.

First Ascent provided hourly attendance data for the month of January, 2018 at their Avondale location. This data was used to determine the hourly parking variation on an average weekday and weekend day. The peak parking demand estimated to be 125 vehicles on a weekday and 150 vehicles on a weekend.

Funtopia Parking

Funtopia is a concept that combines sports and fun and offers activities for all ages, all under one roof. Some of their activities include Fun Walls, a Rope Course, an Ultra Realistic Caving System, a Giant Slide, and a 20 feet Free Fall. Party rooms and a common lounge area, are provided birthday parties, group events, team building programs and any kind of professional or social outings. Funtopia hours of operation are 10:00 AM to 8:00 PM Monday thru Thursday and 10:00 AM to 10:00 PM Friday thru Sunday. The peak parking demand was based on a maximum attendance of 200 children (1.5 children per vehicle) on a weekday per the operator or 133 vehicles. Saturday attendance is generally higher but has more drop-off. The peak parking demand conservatively estimated to be 150 vehicles on a weekday and 175 vehicles on a weekend to include parking overlap between parties.

Parking Provided

The total parking provided on Lot 1A/2A was based on the existing parking garage plan with 312 parking spaces and the proposed site surface parking plan of 356 parking spaces for a total of 668 parking spaces. **Table 3** below summarizes the parking inventory by sub area.

Table 3
Lot 1A/2A
Total Parking Supply Provided

Lot	Location	User	Regular Spaces	Accessible Spaces	Total Spaces
1A 2A	On-Street: On-Street	Visitors	21	3	24
	Surface: East Side	FRC/Office/Visitors	74	-	74
	Surface: West Side	FRC	231	6	237
	Parking Garage	Residents/Office	306	6	312
Totals			632	15	647

The underground parking garage is a gated parking facility with 312 parking spaces which requires a key card to enter. While the parking garage can accommodate the total projected demand for the apartment residents, the office employees, and their visitors, the visitors will need to have some surface parking available since they will not have a key card to enter the garage. EEA recommends that the 24 on-street spaces be designated for short term parking in front of the apartment tower (southwest) and approximately 16 spaces east of the FRC be designated for apartment/visitor parking. Overall, 352 parking spaces would be set aside for the ONE Arlington residential/office tower.

The remaining 60 spaces east of the FRC along with the 256 spaces to the west would be available for the First Ascent and Funtopia employees and patrons or a total of 316 spaces.

Shared Parking Analyses

The previous shared parking analysis for this portion of the Arlington Downs PUD was updated and shown in the attached **Appendix Tables 1 and 2**.

Appendix Table 1 shows the calculated and surveyed parking demand for the combined residential and office users. Calculated shared parking during the middle of the weekday generally overestimated the parking demand by 25-40%. Saturday calculated versus surveyed were similar with mostly small differences. Overall the peak demand can be accommodated within the parking garage and designated surface parking without spilling over into other parts of the Arlington Downs PUD.

Appendix Table 2 shows the similar calculation for the FRC combined First Ascent and Funtopia users throughout the weekday and weekend. The peak demand was 275 vehicles at 7:00 PM on an weekday and 285 vehicles at Noon on Saturday. The 295 spaces allocated for these uses are adequate to accommodate the projected demand.

Conclusion

The proposed Special Use Permit parking needs for the Family Recreation Center with a First Ascent climbing gym and a Funtopia entertainment facility along with the ONE Arlington residential/office tower can be accommodated within Lot 1A/2A's 647 parking spaces without relying on additional shared parking from other lots of the Arlington Downs PUD.

Appendix Table 1

ZONE 1A/2A ONE ARLINGTON Residential Apartments and 25N Office Space

Weekday	Residential				Office				Calculated Zone Total	Calculated vs Surveyed	Actual Surveyed Parking (100% Occ.) (Used)	Parking Provided Diff.	
	Visitor Parking		Resident Parking		Employee Parking		Visitor Parking						
	Size Units = Peak Demand %	214 0.15 veh.	Size Units = Peak Demand %	214 1.3 veh.	Size Units = Peak Demand %	11,722 3 veh.	Size Units = Peak Demand %	11,722 0.33 veh.					
6:00 AM	0%	0.0	100%	278.2	3%	1.1	0%	0.0	279.3	16%	241	352	110.6
7:00 AM	10%	3.2	90%	250.4	30%	10.5	1%	0.0	264.2	17%	225	352	127.0
8:00 AM	20%	6.4	85%	236.5	75%	26.4	20%	0.8	270.0	43%	189	352	163.2
9:00 AM	20%	6.4	80%	222.6	95%	33.4	60%	2.3	264.7	60%	166	352	186.3
10:00 AM	20%	6.4	75%	208.7	100%	35.2	100%	3.9	254.1	53%	166	352	186.3
11:00 AM	20%	6.4	70%	194.7	100%	35.2	45%	1.7	238.1	55%	154	352	198.4
Noon	20%	6.4	65%	180.8	90%	31.6	15%	0.6	219.5	42%	155	352	197.3
1:00 PM	20%	6.4	70%	194.7	90%	31.6	45%	1.7	234.6	49%	157	352	195.1
2:00 PM	20%	6.4	70%	194.7	100%	35.2	100%	3.9	240.2	39%	173	352	178.6
3:00 PM	20%	6.4	70%	194.7	100%	35.2	45%	1.7	238.1	42%	168	352	184.1
4:00 PM	20%	6.4	75%	208.7	90%	31.6	15%	0.6	247.3	56%	158	352	194.0
5:00 PM	40%	12.8	85%	236.5	50%	17.6	10%	0.4	267.3	49%	179	352	173.1
6:00 PM	60%	19.3	90%	250.4	25%	8.8	5%	0.2	278.6	44%	193	352	158.9
7:00 PM	100%	32.1	97%	269.9	10%	3.5	2%	0.1	305.5	55%	198	352	154.5
8:00 PM	100%	32.1	98%	272.6	7%	2.5	1%	0.0	307.2	48%	207	352	144.6
9:00 PM	100%	32.1	99%	275.4	3%	1.1	0%	0.0	308.6	35%	229	352	122.6
10:00 PM	100%	32.1	100%	278.2	1%	0.4	0%	0.0	310.7	23%	252	352	99.6
11:00 PM	80%	25.7	100%	278.2	0%	0.0	0%	0.0	303.9	19%	256	352	96.3
Midnight	50%	16.1	100%	278.2	0%	0.0	0%	0.0	294.3	9%	270	352	82.0
Zone 1A/2A													
Weekend	Residential				Office				Zone Total	Calculated vs Surveyed	Actual Surveyed Parking (100% Occ.) (Used)	Parking Provided Diff.	
	Visitor Parking Size Units = Peak Demand %	214 0.15 veh.	Resident Parking Size Units = Peak Demand %	214 1.3 veh.	Employees Parking Size Units= Peak Demand %	11,722 0.35 veh.	Visitor Parking Size Units= Peak Demand %	11,722 0.03 veh.					
	6:00 AM	0%	0.0	100%	278.2	0%	0.0	0%	0.0	278.2	4%	268	352
7:00 AM	20%	6.4	90%	250.4	20%	0.8	20%	0.1	257.7	0%	258	352	94.1
8:00 AM	20%	6.4	85%	236.5	60%	2.5	60%	0.2	245.6	1%	244	352	108.4
9:00 AM	20%	6.4	80%	222.6	80%	3.3	80%	0.3	232.5	3%	226	352	125.9
10:00 AM	20%	6.4	75%	208.7	90%	3.7	90%	0.3	219.1	6%	207	352	144.6
11:00 AM	20%	6.4	70%	194.7	100%	4.1	100%	0.4	205.6	4%	198	352	154.5
Noon	20%	6.4	65%	180.8	90%	3.7	90%	0.3	191.3	-7%	205	352	146.8
1:00 PM	20%	6.4	70%	194.7	80%	3.3	80%	0.3	204.7	4%	196	352	155.6
2:00 PM	20%	6.4	70%	194.7	60%	2.5	60%	0.2	203.8	6%	193	352	158.9
3:00 PM	20%	6.4	70%	194.7	40%	1.6	40%	0.1	202.9	7%	190	352	162.1
4:00 PM	20%	6.4	75%	208.7	20%	0.8	20%	0.1	216.0	8%	200	352	152.3
5:00 PM	40%	12.8	85%	236.5	10%	0.4	10%	0.0	249.8	25%	200	352	152.3
6:00 PM	60%	19.3	90%	250.4	5%	0.2	5%	0.0	269.9	30%	207	352	144.6
7:00 PM	100%	32.1	97%	269.9	0%	0.0	0%	0.0	302.0	42%	213	352	139.1
8:00 PM	100%	32.1	98%	272.6	0%	0.0	0%	0.0	304.7	31%	233	352	119.3
9:00 PM	100%	32.1	99%	275.4	0%	0.0	0%	0.0	307.5	21%	254	352	98.5
10:00 PM	100%	32.1	100%	278.2	0%	0.0	0%	0.0	310.3	17%	266	352	86.4
11:00 PM	80%	25.7	100%	278.2	0%	0.0	0%	0.0	303.9	12%	271	352	80.9
Midnight	50%	16.1	100%	278.2	0%	0.0	0%	0.0	294.3	5%	280	352	72.2

Apprndix Table 2

ZONE 1A/2A First Ascent and Funtopia

Weekday	First Ascent		Funtopia		Total	
	Size = Units = Peak Demand %	125.0 veh.	Size = Units = Peak Demand %	150.0 veh.	Parking Zone	Parking Provided Diff.
6:00 AM	(6AM - 11PM M-F) 20%	25.0	(M-Th 10 AM-8 PM and Friday to 10 PM) 0%	0.0	25.0	295
7:00 AM	25%	31.3	0%	0.0	31.3	295
8:00 AM	20%	25.0	0%	0.0	25.0	295
9:00 AM	25%	31.3	5%	7.5	38.8	295
10:00 AM	30%	37.5	30%	45.0	82.5	295
11:00 AM	35%	43.8	30%	45.0	88.8	295
Noon	40%	50.0	50%	75.0	125.0	295
1:00 PM	35%	43.8	50%	75.0	118.8	295
2:00 PM	35%	43.8	50%	75.0	118.8	295
3:00 PM	35%	43.8	60%	90.0	133.8	295
4:00 PM	55%	68.8	80%	120.0	188.8	295
5:00 PM	80%	100.0	100%	150.0	250.0	295
6:00 PM	95%	118.8	100%	150.0	268.8	295
7:00 PM	100%	125.0	100%	150.0	275.0	295
8:00 PM	65%	81.3	100%	150.0	231.3	295
9:00 PM	30%	37.5	75%	112.5	150.0	295
10:00 PM	7%	8.8	5%	7.5	16.3	295
11:00 PM	5%	6.3	0%	0.0	6.3	295
Midnight	0%	0.0	0%	0.0	0.0	295.0
Weekend	First Ascent		Customer Parking		Total	
	Size = Units = Peak Demand %	150.0 veh.	Size = Units = Peak Demand %	175.0 veh.	Parking Zone	Parking Provided Diff.
6:00 AM	(10 AM-8 PM Weekends) 0%	0.0	(10 AM-10 PM Fri.-Sun.) 0%	0.0	0.0	295
7:00 AM	0%	0.0	0%	0.0	0.0	295
8:00 AM	0%	0.0	0%	0.0	0.0	295
9:00 AM	5%	7.5	5%	8.8	16.3	295
10:00 AM	65%	97.5	25%	43.8	141.3	295
11:00 AM	100%	150.0	45%	78.8	228.8	295
Noon	85%	127.5	90%	157.5	285.0	295
1:00 PM	70%	105.0	100%	175.0	280.0	295
2:00 PM	70%	105.0	100%	175.0	280.0	295
3:00 PM	65%	97.5	100%	175.0	272.5	295
4:00 PM	55%	82.5	100%	175.0	257.5	295
5:00 PM	45%	67.5	100%	175.0	242.5	295
6:00 PM	35%	52.5	100%	175.0	227.5	295
7:00 PM	15%	22.5	100%	175.0	197.5	295
8:00 PM	5%	7.5	80%	140.0	147.5	295
9:00 PM	0%	0.0	70%	122.5	122.5	295
10:00 PM	0%	0.0	60%	105.0	105.0	295
11:00 PM	0%	0.0	5%	8.8	8.8	295
Midnight	0%	0.0	0%	0.0	0.0	295.0



Memorandum

TO: David Trandel
Springbank

Josh Wohlreich
Stoneleigh Companies LLC

FROM: Stephen B. Corcoran, P.E., PTOE
Director of Traffic Engineering

DATE: June 25, 2017
Revised April 16, 2018

RE: One Arlington Parking Surveys
Arlington Heights, Illinois

Eriksson Engineering Associates, Ltd. (EEA) conducted parking surveys at the ONE ARLINGTON apartment and office building to verify its parking usage characteristics. This report presents a summary of the parking surveys and compares them to the Village of Arlington Heights Zoning Code requirements and the shared parking analyses.

Parking Surveys

Parking counts were conducted from 6:00 AM to Midnight on Friday, June 16th and Saturday, June 17th at the ONE ARLINGTON site. Five parking areas were identified:

1. 25N Parking Lot – Includes the recently paved area west of the building for 25N Coworking Office parking. There are 47 newly paved space along with additional spaces on the older lot.
2. Front Parking Lot – Twenty six on-street parking spaces in front of the building including two temporary spaces in a future access drive stub.
3. Rear Parking Lot – Thirty two spaces in the surface lot east of the building.
4. Side Parking Lot – Older parking field southeast of the parking garage.
5. Parking Garage – 312 spaces in two-level parking garage.

Table 1 (attached) shows the number of vehicles parked on-site during the survey periods by location. ONE ARLINGTON had 195 occupied apartments out of 214 available units. The peak demand occurred a midnight on both days with Saturday having 255 vehicles on-site (1.308 vehicles per occupied unit). The parking ratio is ten percent less than the 1.45 vehicles per unit used in the previous parking studies. Adjusting for full occupancy, the peak demand would be 280 vehicles with 214 apartments.

Table 1
ONE ARLINGTON Parking Surveys

Surveys on Friday, June 16, 2017						
	Surface Lots				Garage	
Lot	25N	Front	Back	Side	Parking	Totals
Supply	47	26	32	0	312	420
Time						
6:00 AM	0	19	10	0	191	220
7:00 AM	0	20	10	0	175	205
8:00 AM	4	19	9	0	140	172
9:00 AM	10	23	10	0	108	151
10:00 AM	18	24	11	0	98	151
11:00 AM	20	22	13	0	85	140
Noon	19	23	13	0	86	141
1:00 PM	17	23	14	0	89	143
2:00 PM	20	24	17	0	97	158
3:00 PM	23	23	17	1	89	153
4:00 PM	17	21	13	0	93	144
5:00 PM	10	20	16	0	117	163
6:00 PM	5	22	17	0	132	176
7:00 PM	5	19	19	0	137	180
8:00 PM	3	18	20	1	147	189
9:00 PM	3	20	17	0	169	209
10:00 PM	3	24	20	0	183	230
11:00 PM	3	24	20	0	186	233
Midnight	4	25	20	0	197	246
Surveys on Saturday, June 17, 2017						
	Surface Lots				Garage	
Lot	25N	Front	Back	Side	Parking	Totals
6:00 AM	2	21	17	0	204	244
7:00 AM	2	20	16	0	197	235
8:00 AM	2	20	14	0	186	222
9:00 AM	3	19	12	0	172	206
10:00 AM	1	18	12	0	158	189
11:00 AM	3	22	14	0	141	180
Noon	7	22	16	0	142	187
1:00 PM	12	20	16	0	131	179
2:00 PM	7	18	17	0	134	176
3:00 PM	5	16	15	0	137	173
4:00 PM	8	19	15	0	140	182
5:00 PM	5	15	12	0	150	182
6:00 PM	4	16	12	0	157	189
7:00 PM	4	16	12	0	162	194
8:00 PM	4	19	20	0	169	212
9:00 PM	3	24	25	0	179	231
10:00 PM	4	24	23	0	191	242
11:00 PM	5	23	22	0	197	247
Midnight	6	23	21	0	205	255

Note: 195 occupied units at time of surveys

Zoning Requirements

The parking requirements were calculated for ONE ARLINGTON based on the Village of Arlington Heights Zoning Code (see **Table 2**) for the 214 apartments and 11,722 square feet of office space. The overall parking required is 512 spaces.

Table 2
Zoning Code Parking Requirements

Use	Size	Zoning Code Requirement	Required Parking
Apartments	214 units	2 spaces per dwelling unit	428
Office	11,722 sq. ft.	One parking space per 300 square feet	39
		Total Spaces Required	467

Based on the parking surveys, the actual parking demand at full occupancy is 280 vehicles or 60% of the code requirement. The primary reason is the lower than anticipated vehicle ownership of 1.308 vehicles per unit versus the code requirement of 2.0 vehicles per unit (about 150 space reduction). The remaining 39 space savings are from office demand during the middle of the day which is less than the number of resident parking spaces vacated during the day.

Shared Parking

Comparisons were also made to the shared parking methodology and the actual parking surveys. **Table 3** (attached) shows the original shared parking calculations and shows the difference between them and the full occupancy of ONE ARLINGTON. In general, the shared parking methodology over estimates the spaces needed particularly during the daytime on a weekday and during the evening weekend period.

Summary

The parking surveys of ONE ARLINGTON supports a lower parking ratio for apartments from the 2.0 spaces per unit zoning code requirement and 1.45 spaces per unit from original analysis to a 1.31 spaces per unit ratio.

The shared parking methodology overestimated the hourly parking demand for the Zone A development and supports an adjustment to the calculations when the study is updated for the new PUD.

TABLE 3 Comparison of Shared Parking Analysis with Parking Surveys

Weekday	Residential				Office				Shared Parking Total	Parking Surveys Adjusted for Full Occupancy	Difference Spaces %	
	Visitor Parking		Resident Parking		Employee Parking		Visitor Parking					Office Total Parking
	Size Units = Peak Demand %	214 0.15 veh. 32.1	Size Units = Peak Demand %	214 1.3 veh. 278.2	Size Units = Peak Demand %	11,722 3.5 veh. 41.0	Size Units = Peak Demand %	25,000 0.3 veh. 7.5				
6:00 AM	0%	0.0	100%	278.2	278.2	3%	1.2	0%	0.0	1.2	279.4	-38 -14%
7:00 AM	10%	3.2	90%	250.4	253.6	30%	12.3	1%	0.1	12.4	266.0	-41 -15%
8:00 AM	20%	6.4	85%	236.5	242.9	75%	30.8	20%	1.5	32.3	275.2	-86 -31%
9:00 AM	20%	6.4	80%	222.6	229.0	95%	39.0	60%	4.5	43.5	272.5	-107 -39%
10:00 AM	20%	6.4	75%	208.7	215.1	100%	41.0	100%	7.5	48.5	263.6	-98 -37%
11:00 AM	20%	6.4	70%	194.7	201.2	100%	41.0	45%	3.4	44.4	245.6	-92 -37%
Noon	20%	6.4	65%	180.8	187.3	90%	36.9	15%	1.1	38.0	225.3	-71 -31%
1:00 PM	20%	6.4	70%	194.7	201.2	90%	36.9	45%	3.4	40.3	241.5	-85 -35%
2:00 PM	20%	6.4	70%	194.7	201.2	100%	41.0	100%	7.5	48.5	249.7	-76 -31%
3:00 PM	20%	6.4	70%	194.7	201.2	100%	41.0	45%	3.4	44.4	245.6	-78 -32%
4:00 PM	20%	6.4	75%	208.7	215.1	90%	36.9	15%	1.1	38.0	253.1	-95 -38%
5:00 PM	40%	12.8	85%	236.5	249.3	50%	20.5	10%	0.8	21.3	270.6	-92 -34%
6:00 PM	60%	19.3	90%	250.4	269.6	25%	10.3	5%	0.4	10.6	280.3	-87 -31%
7:00 PM	100%	32.1	97%	269.9	302.0	10%	4.1	2%	0.2	4.3	306.2	-109 -35%
8:00 PM	100%	32.1	98%	272.6	304.7	7%	2.9	1%	0.1	2.9	307.7	-100 -33%
9:00 PM	100%	32.1	99%	275.4	307.5	3%	1.2	0%	0.0	1.2	308.7	-79 -26%
10:00 PM	100%	32.1	100%	278.2	310.3	1%	0.4	0%	0.0	0.4	310.7	-58 -19%
11:00 PM	80%	25.7	100%	278.2	303.9	0%	0.0	0%	0.0	0.0	303.9	-48 -16%
Midnight	50%	16.1	100%	278.2	294.3	0%	0.0	0%	0.0	0.0	294.3	-24 -8%
Zone A	ONE ARLINGTON Residential and Office Space											
Weekend	Residential				Office				Shared Parking Total	Parking Surveys Adjusted for Full Occupancy Actual	Difference Spaces %	
	Visitor Parking		Resident Parking		Employees Parking		Visitor Parking					Office Total Parking
	Size Units = Peak Demand %	214 0.15 veh. 32.1	Size Units = Peak Demand %	214 1.3 veh. 278.2	Size Units = Peak Demand %	11,722 0.35 veh. 4.1	Size Units = Peak Demand %	25,000 0.8 veh. 0.8				
6:00 AM	0%	0.0	100%	278.2	278.2	0%	0.0	0%	0.0	0.0	278.2	-10 -4%
7:00 AM	20%	6.4	90%	250.4	256.8	20%	0.8	20%	0.2	1.0	257.8	0 0%
8:00 AM	20%	6.4	85%	236.5	242.9	60%	2.5	60%	0.5	2.9	245.8	-2 -1%
9:00 AM	20%	6.4	80%	222.6	229.0	80%	3.3	80%	0.6	3.9	232.9	-7 -3%
10:00 AM	20%	6.4	75%	208.7	215.1	90%	3.7	90%	0.7	4.4	219.4	-12 -5%
11:00 AM	20%	6.4	70%	194.7	201.2	100%	4.1	100%	0.8	4.9	206.0	-8 -4%
Noon	20%	6.4	65%	180.8	187.3	90%	3.7	90%	0.7	4.4	191.6	14 7%
1:00 PM	20%	6.4	70%	194.7	201.2	80%	3.3	80%	0.6	3.9	205.0	-9 -4%
2:00 PM	20%	6.4	70%	194.7	201.2	60%	2.5	60%	0.5	2.9	204.1	-11 -5%
3:00 PM	20%	6.4	70%	194.7	201.2	40%	1.6	40%	0.3	1.9	203.1	-13 -7%
4:00 PM	20%	6.4	75%	208.7	215.1	20%	0.8	20%	0.2	1.0	216.0	-16 -8%
5:00 PM	40%	12.8	85%	236.5	249.3	10%	0.4	10%	0.1	0.5	249.8	-50 -20%
6:00 PM	60%	19.3	90%	250.4	269.6	5%	0.2	5%	0.0	0.2	269.9	-62 -23%
7:00 PM	100%	32.1	97%	269.9	302.0	0%	0.0	0%	0.0	0.0	302.0	-89 -29%
8:00 PM	100%	32.1	98%	272.6	304.7	0%	0.0	0%	0.0	0.0	304.7	-72 -24%
9:00 PM	100%	32.1	99%	275.4	307.5	0%	0.0	0%	0.0	0.0	307.5	-54 -18%
10:00 PM	100%	32.1	100%	278.2	310.3	0%	0.0	0%	0.0	0.0	310.3	-45 -14%
11:00 PM	80%	25.7	100%	278.2	303.9	0%	0.0	0%	0.0	0.0	303.9	-33 -11%
Midnight	50%	16.1	100%	278.2	294.3	0%	0.0	0%	0.0	0.0	294.3	-14 -5%



Memorandum

TO: David Gillespie
Gillespie Design Group

FROM: Stephen B. Corcoran, P.E., PTOE
Director of Traffic Engineering

DATE: March 8, 2018

RE: Family Recreation Center Special Use Permit
Traffic Impact Review
Arlington Downs
Arlington Heights, Illinois

This memorandum summarizes a traffic review of the Special Use Permit request for the Family Recreation Center (FRC) within the Arlington Downs mixed-use development in Arlington Heights, Illinois. A special use permit is required for the FRC which will contain a First Ascent climbing gym and a Funtopia family entertainment center.

The purpose of this study was to estimate the peak-hour traffic volumes of the FRC and compare them to the previously approved Family Entertainment Center (FEC) which contained a water park and family entertainment center accommodating up to 1,160 users.

Existing Permitted Use

The proposed location of the proposed FRC is the building behind the ONE Arlington apartment tower to the north. As part of the overall Arlington Downs Planned Unit Development (PUD), this building has been approved for a water park and family entertainment area with a maximum of 1,160 users in the building. Traffic studies conducted by EEA in 2014 and V3 Consultants in 2015 estimated the amount of traffic for the water park. These volumes are shown in **Table 1** and copies of the tables from those reports are included in the **Appendix** for reference.

Table 1
Arlington Downs FEC Trip Generation Estimates

Morning Peak			Evening Peak			Saturday Peak		
In	Out	Total	In	Out	Total	In	Out	Total
-	-	-	120	40	160	93	93	186

(1) Source: Eriksson Engineering (2014) and V3 (2015) Traffic Studies

Family Recreation Center

The current proposal for the building is to dismantle its interior and redevelop the building into a Family Recreation Center (FRC) which will house a First Ascent climbing gym and a Funtopia family entertainment center. The total building area is 58,509 square feet without the basement. First Ascent will occupy 31,127 square feet of the building, 16,262 square feet for the Funtopia facility, and 5,911 square feet food and beverage areas shared by the two users. The remaining 5,209 square feet is for shared corridors, stairways, and storage space.

First Ascent is an indoor climbing gym with fitness stations and yoga/ fitness classes. Their hours of operation are from 6:00 AM to 11:00 PM on weekdays and from 10:00 AM to 8:00 PM on weekends. The expected daily attendance is 500 visitors per day.

Funtopia is a concept that combines sports and fun and offers activities for all ages, all under one roof. Some of their activities include Fun Walls, a Rope Course, an Ultra Realistic Caving System, a Giant

Slide, and a 20 feet Free Fall. Party rooms and a common lounge area, are provided birthday parties, group events, team building programs and any kind of professional or social outings. Funtopia also offers a variety of programs that are aimed at providing socializing opportunities for our visitors. Funtopia hours of operation are 10:00 AM to 8:00 PM Monday thru Thursday and 10:00 AM to 10:00 PM Friday thru Sunday.

FRC Trip Generation

The traffic generated by the FRC was estimated from the Institute of Transportation Engineer's Trip Generation 10th Ed. Trip manual which contains trip generation surveys of similar uses. Food and beverage space was equally split between the two uses. The resulting site traffic volumes are shown in **Table 2**.

Table 2
FRC Trip Generation Estimates

Use	Size (sq. ft.)	Morning Peak			Evening Peak			Saturday Peak		
		In	Out	Total	In	Out	Total	In	Out	Total
First Ascent	34,082	15 ⁽¹⁾	33	48	32	24	56	44	44	88
Funtopia	19,218	-	-	-	35 ⁽²⁾	35	70	60	60	120
Corridors/Storage	5,209	-	-	-	-	-	-	-	-	-
Totals	58,509	15	33	48	67	59	126	104	104	208

(1) ITE LUC 434 – Rock Climbing Gym

(2) ITE LUC 435 – Multi-Purpose Recreation Facility

Comparison of the FEC and FRC Traffic Volumes

The change in projected traffic volumes are shown below in **Table 3**.

Table 3
Comparison of FEC and FRC Traffic Volumes

Use	Morning Peak			Evening Peak			Saturday Peak		
	In	Out	Total	In	Out	Total	In	Out	Total
FEC	-	-	-	120	40	160	93	93	186
FRC	15	33	48	67	59	126	104	104	208
Change	+15	+33	+48	-53	+19	-34	+11	+11	+22

During the morning peak hours of traffic, the new FRC will generate more traffic due to the climbing gym being open when the water park would have been closed. The additional traffic of 48 vehicles per hour would add roughly 10 to 20 cars an hour to any of the Arlington Down access points and would not materially impact their operations. Please note that the morning peak-hour is not the critical traffic time at the Arlington Downs PUD with the retail and restaurant components generating minimal traffic at that time of day. In the evening peak-hour the expected traffic volumes is less (-34 vph). On Saturdays, the volume of traffic generated FRC is 12% higher but would not have a negative impact on overall traffic volumes.

The proposed reuse of the approved FEC water park and entertainment center to the proposed FRC will have minimal impact on the traffic conditions that have been previously anticipated and not adversely impact the overall Arlington Downs PUD.

APPENDIX

- EEA 2014 Report Trip Generation Table
- V3 2016 Report Trip Generation Table

Table 1
Revised Weekday Trip Generation Estimates

Land Use	ITE LUC	Size	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Apartments	222	657 units	50	150	200	140	85	225
Hotel	312	161 rooms	55	40	95	60	40	100
Meeting Rooms	-	300 persons (4,600 sq. ft.)	40	10	50	10	40	50
Fitness Club	492	17,350 sq. ft.	12	12	24	36	24	60
Water Park	-	1,160 users	-	-	-	120	40	160
Retail	820	58,400 sq. ft.	67	51	118	230	230	460
Bank	912	4,700 sq. ft.	30	30	60	60	60	120
Childcare	565	88 children (6,600 sq. ft.)	35	35	70	35	35	70
Quality Restaurant	931	16,000 sq. ft.	-	-	-	80	40	120
Family Restaurant	932	10,000 sq. ft.	57	57	114	57	57	114
Subtotals	117,650 sq. ft. commercial space		346	385	731	828	651	1,479
Public Transportation ⁽¹⁾			-	-15	-15	-15	-	-15
Internal Interaction ⁽²⁾			-30	-30	-60	-45	-45	-90
Reduction for removal of 14,500 sq. ft. office building ⁽³⁾			-20	-3	-23	-3	-19	-22
Net Trip Generation at Site Drives			296	337	633	765	587	1352
Net Trip Generation (May Report)			332	364	696	783	602	1385
Net Difference			-36	-27	-63 (-10%)	-18	-15	-33 (-2%)

(1) 10% of peak direction residential traffic based on US Census data

(2) 7% AM and 6% PM reduction interaction between uses

(3) ITE Land Use Code 710 – General Office

Table 2
Revised Saturday Trip Generation Estimates

Land Use	ITE LUC	Size	Saturday Peak Hour		
			In	Out	Total
Apartments	222	657 units	140	105	245
Hotel	312	161 rooms	67	51	118
Meeting Rooms	-	300 persons (4,600 sq. ft.)	15	15	30
Fitness Club	492	17,350 sq. ft.	30	30	60
Water Park		1,160 users	93	93	186
Retail	820	58,400 sq. ft.	315	315	630
Bank	912	4,700 sq. ft.	60	60	120
Childcare	565	88 children (6,600 sq. ft.)	-	-	-
Quality Restaurant	931	16,000 sq. ft.	86	86	172
Family Restaurant	932	10,000 sq. ft.	74	74	148
Subtotal	117,650 sq. ft. commercial space		880	829	1,709
Internal Interaction			-45	-45	-90
Reduction for removal of 14,500 sq. ft. office building			-3	-3	-6
Net Trip Generation			832	781	1,613
Trips Generation (May Report)			860	795	1,655
Net Difference			-28	-14	-42 (-2%)



I. INTRODUCTION

V3 Companies has been retained by ChiArc to conduct a traffic impact study for the Arlington Downs mixed-use development located at Euclid Avenue and Rohlwing Road in Arlington Heights, Illinois. The development is located west of the Arlington International Racecourse and is bounded by Euclid Avenue to the south, Rohlwing Road to the west, and Salt Creek Lane to the north and east. A location map is included as Figure 1.

The site, which has been undergoing redevelopment for several years, currently consists of a 214-unit high-rise apartment building that recently opened and is partially occupied. A 55,000 square foot indoor water park is attached to the apartment building but is currently no in operation. A 161-room hotel with a conference space has been approved and will be under construction soon. The proposed plan for the remaining portions of the site include re-opening the indoor water with an attached family entertainment center, a second residential tower with 442 units, and a mix of retail, restaurant, and medical office land uses. Table 1 provides a summary of the proposed land use plan for Arlington Downs. A conceptual site plan is included in Figure 2.

Table 1: Proposed Land Use Plan

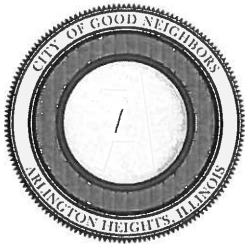
LAND USE	SIZE
Apartment	656 units
Hotel	161 rooms
Day Care Center	90 students
Office (Medical)	21,600 sq. ft.
Shopping Center	21,065 sq. ft.
Hair Salon	1,610 sq. ft.
High-Turnover (Sit-Down) Restaurant	20,085 sq. ft.
Fast-Food Restaurant without Drive-Through Window	3,770 sq. ft.
Fast-Food Restaurant with Drive-Through Window	2,670 sq. ft.
Special Use - Water Park and Family Entertainment	1,160 occ.

The purpose of this traffic study is to evaluate the potential traffic impacts of Arlington Downs, which is expected to be fully built out by 2017. Traffic estimates are projected to 2022, which is five years beyond the projected build-out year of the project. The study area includes the following intersections:



Table 2: Total Trip Generation

LUC	LAND USE	SIZE	AM			PM			SAT		
			In	Out	Total	In	Out	Total	In	Out	Total
220	Apartment	656 units	67	267	334	264	143	407	171	170	341
	Less Internal Capture:		-18	-18	-36	-24	-24	-48	-17	-17	-34
	Less Pass-By:		-	-	-	-	-	-	-	-	-
310	Hotel	161 rooms	45	33	78	40	41	81	51	50	101
	Less Internal Capture:		-4	-4	-8	-4	-4	-8	-5	-5	-10
	Less Pass-By:		-	-	-	-	-	-	-	-	-
565	Day Care Center	90 students	38	34	72	34	39	73	0	0	0
	Less Internal Capture:		-	-	-	-	-	-	-	-	-
	Less Pass-By:		-	-	-	-	-	-	-	-	-
720	Office (Medical)	21,600 sq. ft.	41	11	52	22	56	78	45	33	78
	Less Internal Capture:		-	-	-	-	-	-	-	-	-
	Less Pass-By:		-	-	-	-	-	-	-	-	-
820	Shopping Center	21,065 sq. ft.	11	8	19	37	41	78	53	48	101
	Less Internal Capture:		-4	-4	-8	-12	-12	-24	-20	-20	-40
	Less Pass-By:		-	-	-	-9	-9	-18	-8	-8	-16
918	Hair Salon	1,610 sq. ft.	2	0	2	0	2	2	3	5	8
	Less Internal Capture:		-	-	-	-	-	-	-	-	-
	Less Pass-By:		-	-	-	-	-	-	-	-	-
932	High-Turnover (Sit-Down) Restaurant	20,085 sq. ft.	102	84	186	99	68	167	77	68	145
	Less Internal Capture:		-11	-11	-22	-19	-19	-38	-19	-19	-38
	Less Pass-By:		-	-	-	-28	-28	-56	-	-	-
933	Fast-Food Restaurant without Drive-Through Window	3,770 sq. ft.	60	57	117	44	40	84	78	74	152
	Less Internal Capture:		-7	-7	-14	-9	-9	-18	-19	-19	-38
	Less Pass-By:		-	-	-	-	-	-	-	-	-
934	Fast-Food Restaurant with Drive-Through Window	2,670 sq. ft.	70	47	117	36	34	70	72	74	146
	Less Internal Capture:		-6	-6	-12	-8	-8	-16	-19	-19	-38
	Less Pass-By:		-26	-26	-52	-14	-14	-28	-	-	-
	Special Use - Water Park and Family Entertainment	1,160 occ.	0	0	0	120	40	160	93	93	186
	Less Internal Capture:		-	-	-	-20	-20	-40	-34	-34	-68
	Less Pass-By:		-	-	-	-	-	-	-	-	-
Total Trip Generation:			436	541	977	696	504	1200	643	615	1258
Less Internal Capture:			-50	-50	-100	-96	-96	-192	-133	-133	-266
Total External Trips			386	491	877	600	408	1008	510	482	992
Less Pass-By:			-26	-26	-52	-51	-51	-102	-8	-8	-16
Total New Traffic Generated on Network:			360	465	825	549	357	906	502	474	976



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

RECEIVED

MAR 19 2018

Interoffice Memorandum

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

To: Sam Hubbard, Development Planner, Planning and Community Development
From: Deb Pierce, Plan Reviewer, Building & Life Safety Department
Subject: 3400 W Euclid Ave – SUP for Amusement/Arcade and Restaurant
PC#: 18-006 – Round 1
Date: March 16, 2018

General Comments:

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

1. All currently adopted codes and Village amendments shall apply.
2. Utility rooms shall not be used for storage of any kind.
3. Provide an occupant load calculation for the entire building broken out by room/area.
4. Provide minimum required width of egress and compare to the provided width of egress.
5. Each room or space that is an assembly occupancy shall have to occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space.
6. Panic hardware shall be provided on required exit doors leading to the exterior of the building.
7. The service disconnecting means shall be within 5 feet of the point of entrance of the service conductors. An exterior service disconnect is not permitted.
8. If the electrical service is over 1,200 amps, the electrical room would be required to have a one hour fire rating or shall be rated equal to the designed structure, whichever is greater, and require two exits on opposite ends of the room, with panic hardware rated equal to the room.
9. The electrical room shall be properly identified.

10. It is assumed that the elevator shown on the plans is existing. If this is a new element in the building - The elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher in its horizontal, open position, provided the cab size shall be not less than 60 inches by 85 inches, to accommodate an ambulance stretcher in its horizontal, open position; and shall be identified by the International Symbol for emergency medical services (Star of Life). The Symbol shall be not less than 3 inches high and shall be placed inside on both sides of the hoist-way door frame.



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

Fire Safety Division



Date: 3/14/2018

P.C. Number: 18-006

Project Name: SUP for Amusement/Arcade and Restaurant

Project Location: 3400 W. Euclid

Planning Department Contact: Sam Hubbard, Planning and Community Development

General Comments:

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

1. All currently adopted codes shall be followed.
2. Specific information regarding the fire suppression system and fire alarm system would be required focusing on the relationship of these systems with the existing building and the existing building next to this occupancy.
3. Fire department connections shall be fully visible and located at the main front entrance of the building and within a maximum travel distance of 100 feet to the nearest fire hydrant.
4. A complete NFPA compliant fire suppression system is required. Supervised indicating control valves shall be provided at the point of connection to the riser on each floor.
5. An approved water supply capable of supplying the required fire flow for fire protection shall be provided.
6. Fire protection equipment and service rooms shall be identified in an approved manner.
7. Approved access shall be provided and maintained for all fire protection equipment to permit immediate safe operation and maintenance of such equipment.
8. Buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building.
9. A fully functional fire alarm shall be installed per NFPA 72. The alarm annunciator panel shall be located at the front entrance.
10. Shop drawings for fire alarm systems shall be submitted for review and approval prior to system installation.
11. Visible alarm notification appliances shall be provided in public areas and common areas. A visible exterior weatherproof alarm notification device shall be located within closest proximity to the front main entrance of the building or tenant space.

12. A zoning indicator panel and the associated controls, or, fire alarm control panel shall be located within the closest proximity to the front main entrance.
13. A key box (Knox Box) shall be provided and contain keys to gain necessary access as required by the fire code official.
14. Indicate the maneuvering capability of the Fire Department Tower Truck to confirm that the truck can negotiate the turns on pavement avoiding any dead-ends and identify any overhead wires that may be within the airspace of the truck set-up.
15. Fire department connections shall be installed in accordance with the NFPA standard applicable to the system design. The location of fire department connections shall be approved.
16. Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved a visible Location.
17. Signs shall be posted on both sides of an approach of any fire lane stating NO PARKING – FIRE LANE”. Signs shall have arrows indicating the area of parking restriction.
18. Fire lane signs shall be white with red three-inch letters. The dimensions of the sign shall be 12 inches horizontally and 18 inches vertically. These signs shall be installed so that the top of the sign is no less than 6 feet nor more than 6 feet above grade.
19. Emergency evacuation drills complying with the provisions of the Fire Code shall be conducted at least annually in the occupancies listed (as below) or when required by the *fire code official*. Drills shall be designed in cooperation with the local authorities. Records shall be maintained of required emergency evacuation drills.
20. Employees shall receive training in the contents of fire safety and evacuation plans and their duties as part of new employee orientation and at least annually thereafter. Records shall be kept and made available to the *fire code official* upon request.
21. Employees shall be trained in fire prevention, evacuation and fire safety in accordance with Sections 406.3.1 through 406.3.4 of the Fire Code.
22. Employees shall be familiarized with the fire alarm and evacuation signals, their assigned duties in the event of an alarm or emergency, evacuation routes, areas of refuge, exterior assembly areas and procedures for evacuation.

Date 03/14/18

Reviewed By: 
Fire Safety Supervisor

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: March 30, 2018
Subject: 3400 W Euclid Ave, P.C. #18-006 Round 1



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

- a. Until utility plans have been submitted, VAHPW has no comments.

VAHPW has no further comments at this time.

C: File

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DEVELOPMENT DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>18-006</u>	P.I.N.# <u>02-26-201-030 + 02-25-100-036</u>
Petitioner: <u>Gillespie Design Group</u>	Location: <u>3400 W. Euclid Avenue</u>
<u>5307 Business Parkway, Suite 101</u>	Rezoning: <u> </u> Current: <u> </u> Proposed: <u> </u>
<u>Ringwood, IL 60072</u>	Subdivision: <u> </u>
Owner: <u>Arlington Devco WPH, LLC</u>	# of Lots: <u> </u> Current: <u> </u> Proposed: <u> </u>
<u>2920 W. Stonegate Blvd., Suite 2128</u>	PUD: <u> </u> For: <u> </u>
<u>Arlington Heights, IL 60005</u>	Special Use: <u>X</u> For: <u>Amusement / Food Service</u>
Contact Person: <u>David Gillespie</u>	Land Use Variation: <u> </u> For: <u> </u>
Address: <u> </u>	Land Use: <u> </u> Current: <u> </u>
Phone #: <u>815-653-7100</u>	Proposed: <u> </u>
Fax #: <u>815-653-7700</u>	Site Gross Area: <u>3.9968 acres</u>
E-Mail: <u>dgillespie@gillespiedesigngroup.com</u>	# of Units Total: <u> </u>
	1BR: <u> </u> 2BR: <u> </u> 3BR: <u> </u> 4BR: <u> </u>

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

1. PUBLIC IMPROVEMENTS

REQUIRED: YES NO COMMENTS

a. Underground Utilities

Water XSanitary Sewer XStorm Sewer X

b. Surface Improvement

Pavement XCurb & Gutter XSidewalks XStreet Lighting X

c. Easements

Utility & Drainage XAccess X

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC b. IDOT c. ARMY CORP d. IEPA e. CCHD 3. R.O.W. DEDICATIONS? 4. SITE PLAN ACCEPTABLE? 5. PRELIMINARY PLAT ACCEPTABLE? 6. TRAFFIC STUDY ACCEPTABLE? 7. STORM WATER DETENTION REQUIRED? 8. CONTRIBUTION ORDINANCE EXISTING? 9. FLOOD PLAIN OR FLOODWAY EXISTING? 10. WETLAND EXISTING?

YES NO COMMENTS

 X N/A N/A X X X X X

GENERAL COMMENTS ATTACHED

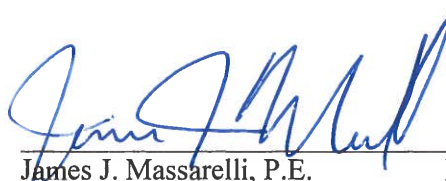
PLANS PREPARED BY: GILLESPIE DESIGN GROUPDATE OF PLANS: 2-28-18

James F. Munk 3/26/18
 Director Date

PLAN COMMISSION PC #18-006
Funtopia at Arlington Downs
3400 W. Euclid Ave.
SUP for Amusement/Arcade and Restaurant
Round 1

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. When on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.
13. The summary of the available parking stall counts between the site plans, and the total counts mentioned in the Traffic Report need to be corrected. The stall count on the site plan totals 671 spaces, but the tally on Table 3 indicates 668.
14. Table 1 indicates that Funtopia has 12,600 sf. But the text on page two states that 16,262 sf. will be devoted to this part of the facility. The calculation for the required parking stalls based upon the 250 sf/space is 65 stalls and not the 117 shown. So the required spaces for these new uses would be 313 without any reduction. This table should provide one column for the parking demand on the weekdays and one column for the weekend values.
15. Table 3 for total parking supply indicates the underground parking garage count is 312, but Table 1 in the parking surveys in the revised memo in the appendix indicates 315 available.
16. Based upon the evaluation of the suggested proposed number of spaces gained by repaving the parking area west of the repurposed waterpark, the discussion about revising the approved parking rate of 1.45 spaces per dwelling unit, down to the suggested rate of 1.31 spaces per dwelling unit is not supported or agreed to at this time.
17. After making these adjustments to the tables and summary for required parking, the following values should be the basis of supply, $(315+24+75+256=671)$, verses code required demand, $(214 \times 1.45=310; 11,722\text{sf} \times 1/300\text{sf}=39; 31,127 \times 1/250\text{sf}=125; 16,262 \times 1/250\text{sf}=65; 409 \times 30\%=123$ totaling 662 stalls). The conclusions reached would then result in reductions to the variations being sought for required parking. The major reduction being allowed for the reduction to for the 214 existing residential dwelling units for code required parking stays as is at 310 required parking stalls based upon agreed parking rate reduction from 2 spaces per dwelling unit to the 1.45 spaces per dwelling unit permitted in the last P.U.D. approval.

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DEVELOPMENT DEPARTMENT


James J. Massarelli, P.E. 3/24/18
Director of Engineering Date



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 18-006

Project Name

Funtopia at Arlington Downs

Project Location

3400 W. Euclid Ave.

Planning Department Contact Sam Hubbard

General Comments

Round 1

1) Building is to be sprinkled per code.

2) The Fire Department Connection shall be located at the main front entrance of the building, be fully visible and accessible, and located within 100 feet of the nearest fire hydrant.

3) A Knox Box containing keys to access all areas of the building and the different businesses shall be mounted at the main front entrance of the building. Depending on addressing and different entrances additional Know Boxes may be needed. As of now the plans appear to have a shared entrance for both businesses and will be using one address.

4) A fully operational annunciator panel or alarm panel shall be located at the main front entrance of the building.

5) The Fire Department requests an auto-diagram.

6) Please review section 503 of the 2009 International Fire Code to ensure all Fire Apparatus roads will comply.

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

Date March 20, 2018

Reviewed By: _____

LT. Mark Aleckson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Funtopia
3400 W. Euclid Ave.
PC#18-006

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MAR 23 2018

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**
03/22/2017

Round 1 Review Comments

1. Character of use:

The character of use is consistent with the area.

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights Code. Special attention should be given to those outside common areas, entrances/exits and parking lot. Special attention should be given to illuminating the parking garage, areas around the building- to include entries/exits. These areas should be illuminated specifically during hours of darkness for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing vehicle burglaries, theft, trespassing, vandalism, and other criminal activity.

3. Present traffic problems?

There are no traffic problems at this location.

4. Traffic accidents at particular location?

This is not a problem area in relation to traffic accidents.

5. Traffic problems that may be created by the development.

This development should not create any traffic problems.

6. General comments:

- Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations and havens for illegal activities- theft, trespassing, vandalism, underage drinking, drug use, etc.

- Operating procedures addressing locker room thefts and parking lot vehicle burglaries should be included. Requiring patrons to secure their items in a locked locker or encouraging them through education to keep valuable items inside their vehicle out of plain view will help prevent these common crimes. There should be signage to encourage users to lock their vehicles and storage lockers and video surveillance located at the entrance/exits to the facility and entrance/exits to the locker rooms to deter theft and help identify potential offenders.

- Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

- The addition of Trespass signage is recommended. Consider posting no trespassing / loitering/ no unauthorized use signage. The Arlington Heights Police Dept. has and utilizes trespass warning forms under qualifying circumstances when requested by property management.

- As stated in the plans, access to the facilities should be to paid guests only to reduce incidents of theft trespassing and vandalism.

#202

Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:

 #557
Supervisor's Signature

Arlington Heights Police Department

Emergency Information Card

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

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

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

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

Print Form (To Mail)

By Fax: (847) 368-5970 - Attention: Police Administration

In Person: Dropped off at the Arlington Heights Police Department's front desk for forwarding to Police Administration.

Name (Firm or Residence)

Address/City

Telephone Number

Date Information Obtained

IN CASE OF EMERGENCY PLEASE CALL:

Contact #1

Name

Address/City

Telephone Number

Cell Number

Contact #2

Name

Address/City

Telephone Number

Cell Number

Alarm System

☐ No

☐ Yes

Phone number:

Alarm Company Name

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>18-006</u>	P.I.N.# <u>02-26-201-030 + 02-25-100-036</u>
Petitioner: <u>Gillespie Design Group</u>	Location: <u>3400 W. Euclid Avenue</u>
<u>5307 Business Parkway, Suite 101</u>	Rezoning: <u> </u> Current: <u> </u> Proposed: <u> </u>
<u>Ringwood, IL 60072</u>	Subdivision: <u> </u>
Owner: <u>Arlington Devco WPH, LLC</u>	# of Lots: <u> </u> Current: <u> </u> Proposed: <u> </u>
<u>2920 W. Stonegate Blvd., Suite 2128</u>	PUD: <u> </u> For: <u> </u>
<u>Arlington Heights, IL 60005</u>	Special Use: <u>X</u> For: <u>Amusement / Food Service</u>
Contact Person: <u>David Gillespie</u>	Land Use Variation: <u> </u> For: <u> </u>
Address: <u> </u>	Land Use: <u> </u> Current: <u> </u>
Phone #: <u>815-653-7100</u>	Proposed: <u> </u>
Fax #: <u>815-653-7700</u>	Site Gross Area: <u>3.9968 acres</u>
E-Mail: <u>dgillespie@gillespiedesigngroup.com</u>	# of Units Total: <u> </u>
	1BR: <u> </u> 2BR: <u> </u> 3BR: <u> </u> 4BR: <u> </u>

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

1. GENERAL COMMENTS:

- Building permit plans must comply with the attached Food Service Plan Review Requirements.

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MAR 26 2018
 PLANNING & COMMUNITY
 DEVELOPMENT DEPARTMENT

Sean Freres, LEHP 3/22/18
 Environmental Health Officer Date

James McCalister 3/22/18
 Director Date



Village of Arlington Heights
Health & Human Services Department
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005
(847) 368-5760

Food Service Plan Review Requirements

The Village of Arlington Heights has adopted the Illinois Department of Public Health Food Service Sanitation Code. Copies may be obtained by visiting www.idph.state.il.us or calling 630/293-6800.

For a complete plan review, drawings to scale must be submitted containing the information noted below. This list, while not necessarily complete, highlights areas of concern and common reasons for plan rejection.

- 1. Floor Plan for Operation.** Designation of various areas (service areas, food preparation, dry storage, numbers and locations of seats, restrooms, break areas, etc).
 - 2. General Layout.** Location of equipment fixtures (cross-reference to an equipment schedule) including distances above the floor, between other pieces of equipment, whether on legs or casters, etc.
 - 3. Food Service Equipment.** All equipment must be commercial and listed with NSF or equivalent in both construction and installation. Used equipment must be inspected for approval prior to installation. Equipment schedules must contain manufacturer and model numbers for each piece of food service equipment. Equipment spec sheets are required for all new equipment.
 - 4. Plumbing fixtures.** Location and type must be shown in overhead and schematic design. Include provisions for drainage from condensate for refrigerators and freezers, ice machines, soda or water stations, steam tables, etc. The location of all floor drains and sinks must also be shown. All 3 compartment sinks, dish machines, prep sinks, ice machines, steam tables, and condensate lines must have an air-gap (open-site drain) on the waste line. All hub drains, floor sinks, and floor drains must be located on the toe-edge of, or adjacent to, the equipment to facilitate cleaning. Facilities cooking or performing food prep must have a grease trap. Newly constructed facilities having cooking that produces grease or vapors, or where 3 compartment sinks or food prep sinks are located in two or more areas are required to have an exterior grease trap. Dish machines and garbage grinders may not drain through the grease trap. All ice machines must be air cooled.
 - 5. Sinks.** Sinks that are mandatory to be installed include:
 - three compartment sink with integral drain boards
 - mop/utility sink
 - hand sink in preparation areas (including bars) and dish areas (more than one may be required)
 - food prep sink (depending on type of operation)
- Hot and cold running water are required at all sinks. The water must be tempered by means of a mixing valve. A metering faucet must provide at least 10 seconds of running water.
- 6. Ventilation Requirements.** Adequate ventilation must be provided throughout the facility to remove excessive heat, steam, vapors, smoke, fumes, and noxious odors. Submit specifics on ventilation hoods for Fire Code review.
 - 7. Floors, Walls, and Ceilings.** The surfaces in all food preparation, dishwashing rooms, and toilet rooms must be smooth, light colored, non-porous, and easily cleanable. Ceiling tiles may not contain fissures, and must be vinyl coated above food prep areas. Cove base must be provided at all floor/wall junctures. Grouting for all floor tiles must be sealed to be non-porous. Non-slip finishes may only be installed in traffic areas, not under equipment.
 - 8. Lighting.** Artificial light sources must be installed to provide at least 20 footcandles of light in all food prep areas, dish areas, and wash rooms. All walk-in refrigeration/freezer units, dry storage areas, dining rooms during cleaning, and other areas must be provided with at least 10 footcandles of light. All light fixtures over, near, or within food preparation, display, or service areas, and dish areas, must be shielded to prevent broken glass from falling onto food. This includes heat lamps.
 - 9. Dry Storage Areas.** A minimum of 25% of the food preparation area must be set aside for dry storage. Provide calculations showing how the dry storage requirement is met. Show dimensions and numbers of tiers for each shelving unit. All shelving must be at least 6 inches above the floor, and 18 inches below the ceiling. Remember that carry-out operations require more storage space for disposable containers.

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 18-006
 Petitioner: Gillespie Design Group
5307 Business Parkway, Suite 101
Ringwood, IL 60072
 Owner: Arlington Devco WPH, LLC
2920 W. Stonegate Blvd., Suite 2128
Arlington Heights, IL 60005
 Contact Person: David Gillespie
 Address: _____
 Phone #: 815-653-7100
 Fax #: 815-653-7700
 E-Mail: dgillespie@gillespiedesigngroup.com

P.I.N.# 02-26-201-030 + 02-25-100-036
 Location: 3400 W. Euclid Avenue
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: X For: Amusement / Food Service
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: 3.9968 acres
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

YES NO

1. X _____ COMPLIES WITH COMPREHENSIVE PLAN?
2. X _____ COMPLIES WITH THOROUGHFARE PLAN?
3. X _____ VARIATIONS NEEDED FROM ZONING REGULATIONS?
 (See below.)
4. _____ X _____ VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?
 (See below.)
5. _____ X _____ SUBDIVISION REQUIRED?
6. _____ X _____ SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?
 (See below.)

Comments:

SEE ATTACHED COMMENTS.



3/27/18
 Date

Planning & Community Development Dept. Review

March 26, 2018



REVIEW ROUND 1

Project: Funtopia at Arlington Downs – 3400 W. Euclid Ave.

Case Number: PC 18-006

General:

7. The following approvals are needed:
 - **Amendment to PUD Ordinances 12-006, 12-037, 12-039, 14-025, and 15-059 to allow for modifications to the previously approved Arlington Downs site plans.**
 - **Special Use Permit to allow a Large Amusement/Arcade.**
 - **Special Use Permit to allow a restaurant.**
8. The following variations have been identified:
 - **A Variation to Section 11.4, Schedule of Parking Requirements, may be required in order to reduce the required amount of off-site parking spaces. This will be determined once further details have been provided.**
9. If a Variation is required, please provide a written justification for the required variation to reduce the parking requirements, which addresses each of the hardship criteria outlined below:
 - **That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.**
 - **The plight of the owner is due to unique circumstances.**
 - **The variation, if granted, will not alter the essential character of the locality.**
10. Please outline how many full time and part time employees are expected at each business (First Ascent, Funtopia, food operator), and how many employees will be onsite at peak shift for each business..
11. The Palatine Township Assessor's office has been provided with information on the proposed development and has compiled a list of all PIN #'s of property within 250' of the subject property. The list has been obtained and provided to the Village and is currently under review. Please note that when the mailing is sent out, it must go to the **taxpayer of record of each PIN**, and not to the actual property address of the PIN.
12. A Design Commission application is required for this project. Please provide an application as soon as possible and note that the Design Commission review must be completed prior to your tentative appearance before the Plan Commission on May 9th.
13. Please ensure all plans/document to be revised as part of the Round 1 review comments include a revision date.

Floor Plans:

14. Please assign room numbers to each room and provide the square footage of each room/space. Please include a separate table on the floor plans that outlines the occupancy calculation for each room and the total square footage of each floor.

15. Please draw a dashed line around the area within the First Ascent entrance that will be used for retail sales. Please provide the square footage of this area.
16. What will the rear southeast doorways be used for (adjacent to the Snack Service 1 area)? Will these be exit only doors or will entry be allowed at these doors as well?
17. How will rooms "Snack Service 1" and "Snack Service 2" function? Are these sit-down eating areas? If so, please provide the square footage of these spaces.
18. Will all food service be ordered from the snack counter, or is food served from the Snack Service areas too?
19. How will the "lounge" be used? Could food service customers sit in this area to eat? Please provide a square footage calculation for the seating area here.

Site Plan:

20. The First Ascent website references a parking garage that will be built adjacent to this building. Are there plans for a parking garage to be built within the Arlington Downs PUD?
21. What will the large exterior enclosure area be used for (located on the north side of the building adjacent to the trash/loading area)?
22. Are the proposed parking areas to be built to the east and west of the building intended to be permanent, or will these areas be temporary until the site is developed as per the approved PUD?
23. Please provide plans showing how these proposed parking rows and parking spaces will integrate with the adjacent areas of the development. The site plan should be revised to include the geometry of adjacent areas with relation to proposed drive aisle and parking rows.
24. Please indicate the existing foundation size (sq. ft.) and proposed building addition foundation size (sq. ft.) on the site plan.
25. Due to the proposed changes to the parking orientation, a landscape plan will be required. Please note that the proposed configuration of the west side parking area does not leave adequate space for landscaping to the north and along the south. Please see the comment from the landscape reviewer Derek Mach.
26. Will there be any exterior generators, transformers, or utility equipment proposed? Will all rooftop mechanical units be screened?

Traffic/Parking:

27. Please note that the last approval for Arlington Downs showed a secondary parking lot proposed to the west of the western parking lot for the waterpark redevelopment. This secondary parking lot was meant for overflow between the hotel that was to be constructed to the north, and the redeveloped waterpark. The developer has proposed this area for future development with residential uses, which will eliminate its ability to provide 147 overflow parking spaces for the waterpark re-use. If based on actual demand for First Ascent/Funtopia, this secondary parking lot is determined as necessary, it may prevent it from being developed with residential uses.
28. Please explain how the data for Appendix 2 in the parking study (which was labeled as Appendix 1) relative to the occupancy times for First Ascent and Funtopia was determined? Were existing sites visited to substantiate the peak usage? How were the percentages for space utilization at the different times determined? Were they based on observation?
29. Please confirm if employees of 25N are currently allowed to park within the underground parking garage for One Arlington. Is 25N aware that their employees are supposed to be parking within the underground parking

garage, as assumed by the parking study? The developer must confirm that employee parking for 25N will be allowed within the One Arlington underground garage.

30. The Village has recently adopted a bicycle parking ordinance, which requires all properties to install bicycle parking spaces on the site. The subject property will require the installation of a certain amount of bicycle racks/spaces as a result of these new code requirements. The final number of spaces required will be determined once information on the other uses and spaces within the building have been provided.
31. The estimated peak parking demand for each use is based on estimates provided by the proposed businesses. Were any observations conducted at existing facilities operated by each proposed business to confirm their estimates?
32. Future parking demand was forecasted based on the estimates from each business outlining their peak parking demand. How do ITE parking rates (LUC 434 and LUC 435) compare to the estimates from each business?

Prepared by: 

Funtopia at Arlington Downs
3400 W. Euclid
PC 18-006
March 26, 2018

Landscape Comments

- 1) Please provide a landscape plan. The landscape plan must take into consideration the modified site plan. Landscaping must be provided along the south end between the sidewalk and the parking area. In addition, landscaping must be provided on the north end of the parking area. Also, landscaping must be provided between the parking area and the new drive aisle on the west side. Per Chapter 28, four inch caliper trees are required at the ends of all parking rows. Please refer to the previously approved landscape plan. The proposed landscaping must be comparable to the previously approved plan.



April 19, 2018

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

RE: Application for Special Use: Responses to VAH comments
FAMILY RECREATION CENTER
3400 W. Euclid Avenue
Arlington Downs Planned Development
Arlington Heights, IL 60005

Dear Mr. Hubbard,

Please accept this letter stating our responses to the Village of Arlington Heights comments for the Special Use application that has been submitted for the above referenced FAMILY RECREATION CENTER (FRC) at Arlington Downs Planned Development. The responses to follow will be referenced by department and number as requested.

BUILDING & LIFE SAFETY DEPARTMENT

1. All currently adopted codes and village amendments shall be followed and shall be listed on the construction documents when submitted for permit review.
2. A note shall be added to the construction documents when submitted for permit review.
3. Drawings have been revised - occupant load calculations have been provided.
4. Required and provided egress widths shall be added to the construction documents when submitted for permit review.
5. A note shall be added to the construction documents when submitted for permit review.
6. All required hardware shall be added to the construction documents when submitted for permit review.
7. A note shall be added to the construction documents when submitted for permit review.
8. The existing electrical room shall be verified for compliance with code requirements and any necessary changes shall be added to the construction documents when submitted for permit review.

9. Room designations shall be added to the construction documents when submitted for permit review.
10. The elevator – a new element – shall be sized and designated accordingly and noted on the construction documents when submitted for permit review.

FIRE SAFETY DIVISION

1. All currently adopted codes shall be followed and will be listed on the construction documents when submitted for permit review.
2. The existing fire suppression system shall be verified for compliance with code requirements and any necessary changes shall be added to the construction documents when submitted for permit review.
3. Fire department connections shall meet code requirements and shall be noted on the construction documents when submitted for permit review.
4. Fire suppression system shall meet code requirements and shall be noted on the construction documents when submitted for permit review.
5. Water supply shall meet code requirements and shall be noted on the construction documents when submitted for permit review.
6. Equipment and rooms shall be identified to meet code requirements on the construction documents when submitted for permit review.
7. Fire protection equipment access shall be provided to meet code requirements.
8. Radio coverage shall be provided to meet code requirements.
9. Fire alarms code requirements shall be noted on the construction documents when submitted for permit review.
10. Shop drawings shall be submitted for approval as required.
11. Alarm notification appliances shall be provided to meet code requirements and shall be noted on the construction documents when submitted for permit review.
12. Zoning indicator panel shall be located to meet code requirements and shall be noted on the construction documents when submitted for permit review.
13. A key box shall be provided to meet code requirements and shall be noted on the construction documents when submitted for permit review.
14. Truck maneuverability shall be indicated and overhead wire locations shall be provided to meet code requirements.
15. Fire department connections shall be designed to meet code requirements and shall be noted on the construction documents when submitted for permit review.
16. Fire department connections shall be designed to meet code requirements and shall be noted on the construction documents when submitted for permit review.
17. Signs shall be posted at fire lanes to meet code requirements and shall be noted on the construction documents when submitted for permit review.
18. Signs shall meet code requirements for lettering, size and installation details.
19. Compliance with the fire code with regard to emergency evacuation drills shall be the responsibility of the building owner and/or operator.

20. Compliance with the fire code with regard to employee training of evacuation plans shall be the responsibility of the building owner and/or operator.
21. Compliance with the fire code with regard to employee training in fire prevention and safety shall be the responsibility of the building owner and/or operator.
22. Employee training for emergency and evacuation procedures and duties shall be the responsibility of the building owner and/or operator.

PUBLIC WORKS DEPARTMENT

- a. We acknowledge that Public Works has no comments at this time.

ENGINEERING DEPARTMENT

1. We acknowledge.
2. We acknowledge.
3. We acknowledge.
4. We acknowledge.
5. We acknowledge.
6. We acknowledge.
7. We acknowledge.
8. We acknowledge.
9. We acknowledge.
10. We acknowledge.
11. We acknowledge.
12. On-site lighting shall meet code requirements and required photometric diagrams shall be provided on the construction documents when submitted for permit review.
13. See Eriksson Engineering memo dated 4/18/2018 for response.
14. See Eriksson Engineering memo dated 4/18/2018 for response.
15. See Eriksson Engineering memo dated 4/18/2018 for response.
16. See Eriksson Engineering memo dated 4/18/2018 for response.
17. See Eriksson Engineering memo dated 4/18/2018 for response.

FIRE DEPARTMENT

1. Building shall meet all fire sprinkler code requirements.
2. Fire department connections shall be designed to meet code requirements and shall be noted on the construction documents when submitted for permit review.
3. A key box shall be provided to meet code requirements and shall be noted on the construction documents when submitted for permit review.

4. An annunciator panel or alarm panel shall be provided to meet code requirements and shall be noted on the construction documents when submitted for permit review.
5. An auto-diagram shall be provided on the construction documents when submitted for permit review.
6. All fire apparatus roads will meet code requirements and shall be noted on the construction documents when submitted for permit review.

POLICE DEPARTMENT

1. We acknowledge.
2. Exterior lighting shall meet all requirements and shall be noted on the construction documents when submitted for permit review.
3. We acknowledge.
4. We acknowledge.
5. We acknowledge.
6. Landscaping plan will be designed and planted accordingly. Recommendations over locker room thefts and vehicle burglaries will be forwarded to building owner and/or operator and tenants. Emergency contact card will be forwarded to building owner to be filled out. Recommendations of use of no trespassing/loitering signs will be forwarded to building owner and/or operator and tenants.

HEALTH SERVICES DEPARTMENT

1. All areas associated with food service will be identified on the construction documents when submitted for permit review.
2. All equipment fixtures shall be cross referenced to a schedule and all necessary mounting heights, clearance distances and relevant information shall be noted on the construction documents when submitted for permit review.
3. All equipment shall meet code requirements and be noted on the construction documents when submitted for permit review.
4. All plumbing shall meet code requirements and be noted on the construction documents when submitted for permit review.
5. All required sinks shall be provided and installed to meet code requirements and shall be noted on the construction documents when submitted for permit review.
6. Ventilation equipment shall meet code requirements and be noted on the construction documents when submitted for permit review.
7. All room finishes shall meet code requirements and be noted on the construction documents when submitted for permit review.
8. All lighting shall meet code requirements and be noted on the construction documents when submitted for permit review.

9. All storage areas shall meet code requirements and be noted on the construction documents when submitted for permit review.

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

1. We acknowledge.
2. We acknowledge.
3. We acknowledge.
4. We acknowledge.
5. We acknowledge.
6. We acknowledge.
7. We acknowledge.
8. We acknowledge.
9. We acknowledge, and will provide if deemed necessary.
10. Estimated employee counts for peak shift are as follows: First Ascent 10-15 employees, Funtopia 15-25 employees, and Food/Beverage 3-5 employees.
11. We acknowledge.
12. We acknowledge.
13. All revised plans/documents show a revision date.
14. Square footage and occupancy calculations have been included in a table and added to the floor plans.
15. Retail area of First Ascent has been defined and square footage noted.
16. These doors are intended to be exit doors.
17. These areas are intended to be for pre-arranged group use for food service by First Ascent patrons. Square footage of areas shall be provided on floor plans.
18. Food service at the snack counter is available to patrons of either tenant. The snack service areas are for pre-arranged group service by First Ascent patrons.
19. The lounge will be used as a seating area for those patrons who purchased food at the snack counter and offers another location to get drinks.
20. There will not be a parking garage associated with this project.
21. The enclosure is currently for mechanical units. These will be removed and a storage shed will be installed for use by First Ascent.
22. These parking areas are intended to be permanent.
23. The Arlington Downs site plan has been included in the submittal to show the relationship of our site to the entire site.
24. Existing building area and addition area have been shown on the site plan.
25. Preliminary landscape plans have been provided.
26. Any new mechanical/electrical equipment shall be located on rooftops and shall be screened where necessary.
27. See Eriksson Engineering memo dated 4/18/2018 for response.
28. See Eriksson Engineering memo dated 4/18/2018 for response.

- 29. See Eriksson Engineering memo dated 4/18/2018 for response.
- 30. See Eriksson Engineering memo dated 4/18/2018 for response.
- 31. See Eriksson Engineering memo dated 4/18/2018 for response.
- 32. See Eriksson Engineering memo dated 4/18/2018 for response.

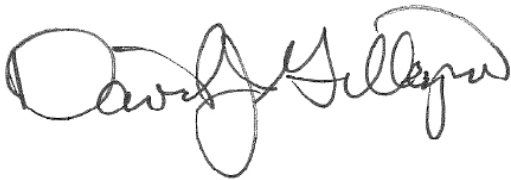
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT-LANDSCAPING

- 1. Preliminary landscape plans have been provided. Final landscaping plans shall be designed to meet the code requirements and shall be noted on the construction documents when submitted for permit review.

We trust these responses will satisfy the requirements of the Village of Arlington Heights for this step in the application process. Please advise if you have any questions.

Sincerely,

GILLESPIE DESIGN GROUP

A handwritten signature in black ink, appearing to read "David J. Gillespie".

David J. Gillespie
Architect

Cc: David M. Trandel, Chairman and Chief Executive Officer
Springbank Real Estate Group

R.L. Skeet Walker, Vice President Property Management
Springbank Real Estate Group



Memorandum

TO: David Gillespie
Gillespie Design Group

FROM: Stephen B. Corcoran, P.E., PTOE
Director of Traffic Engineering

DATE: April 18, 2018

RE: Family Recreation Center Special Use Permit
Traffic Impact Review
Arlington Downs
Arlington Heights, Illinois

This memorandum summarizes the responses to the Village of Arlington Heights Round 1 review comments for the Special Use Permit request for the Family Recreation Center (FRC) within the Arlington Downs mixed-use development in Arlington Heights, Illinois.

ENGINEERING COMMENTS

13. The summary of the available parking stall counts between the site plans, and the total counts mentioned in the Traffic Report need to be corrected. The stall count on the site plan totals 671 spaces, but the tally on Table 3 indicates 668. **Response: Exhibits updated to 647 parking spaces.**

14. Table 1 indicates that Funtopia has 12,600 sf. But the text on page two states that 16,262 sf. will be devoted to this part of the facility. The calculation for the required parking stalls based upon the 250 sf/space is 65 stalls and not the 117 shown. So the required spaces for these new uses would be 313 without any reduction. This table should provide one column for the parking demand on the weekdays and one column for the weekend values. **Response: For the purpose of the Village Code calculations, the food and beverage area that serves both uses was separated from the First Ascent and Funtopia building areas. The food and beverage square footage was added to Funtopia. Table 1 is based on the Village code which does not differentiate for day of the week. Table 1 has been corrected.**

15. Table 3 for total parking supply indicates the underground parking garage count is 312, but Table 1 in the parking surveys in the revised memo in the appendix indicates 315 available. **Response: The 312 number is correct. Prior memo was incorrect and has been revised.**

16. Based upon the evaluation of the suggested proposed number of spaces gained by repaving the parking area west of the repurposed waterpark, the discussion about revising the approved parking rate of 1.45 spaces per dwelling unit, down to the suggested rate of 1.31 spaces per dwelling unit is not supported or agreed to at this time. **Response: Analysis updated with the 1.45 ratio. That increases the peak demand for the combined residential/office demand to 311 versus 280 or 31 more spaces which still can be accommodated in the parking garage and surface spaces (352 spaces).**

17. After making these adjustments to the tables and summary for required parking, the following values should be the basis of supply, $(315+24+75+256=671)$, versus code required demand, $(214 \times 1.45=310; 11,722\text{sf} \times 1/300\text{sf}=39; 31,127 \times 1/250\text{sf}=125; 16,262 \times 1/250\text{sf}=65; 409 \times 30\%=123$ totaling 662 stalls). The conclusions reached would then result in reductions to the variations being sought for required parking. The major reduction being allowed for the reduction to for the 214 existing residential dwelling units for code required parking stays as is at 310 required parking stalls based upon agreed parking rate reduction from 2 spaces per dwelling unit to the 1.45 spaces per dwelling unit permitted in the last P.U.D. approval. **Response: The revised report has the updated supply of 647 spaces $(312+24+74+237)$. The 12,600 square feet is for the Funtopia without the food and beverage area (3,662 square feet). The revised calculation is $(214 \times 1.45=310; 11,722\text{sf} \times 1/300\text{sf}=39; 31,127 \times 1/250\text{sf}=125; 12,600 \times 1/250\text{sf}=50; 409 \times 30\%=123$ totaling 647 required stalls). The proposed parking supply of 647 meets the zoning code requirement.**

Traffic/Parking:

27. Please note that the last approval for Arlington Downs showed a secondary parking lot proposed to the west of the western parking lot for the waterpark redevelopment. This secondary parking lot was meant for overflow between the hotel that was to be constructed to the north, and the redeveloped waterpark. The developer has proposed this area for future development with residential uses, which will eliminate its ability to provide 147 overflow parking spaces for the waterpark re-use. If based on actual demand for First Ascent/Funtopia, this secondary parking lot is determined as necessary, it may prevent it from being developed with residential uses. **Response: So noted but study shows the overflow will not be needed.**

28. Please explain how the data for Appendix 2 in the parking study (which was labeled as Appendix 1) relative to the occupancy times for First Ascent and Funtopia was determined? Were existing sites visited to substantiate the peak usage? How were the percentages for space utilization at the different times determined? Were they based on observation? **Response: First Ascent provided occupancy data for the month of January (2018) which, like other fitness related centers, is their peak month of the year from their Avondale location. EEA then adjusted the parking demand higher based on their projection of 500 visitors per day. First Ascent has four locations in the City of Chicago which shares their parking with other users and their patrons also walk, bike, or use public transportation. Parking surveys would under estimate their parking needs. Funtopia has a location in Glenview, Illinois within the Glen Town Center with a shared on-street and parking garage with other users. They do not have a separate parking area. The parking usage was based on their peak demand/occupancy from the owner.**

29. Please confirm if employees of 25N are currently allowed to park within the underground parking garage for One Arlington. Is 25N aware that their employees are supposed to be parking within the underground parking garage, as assumed by the parking study? The developer must confirm that employee parking for 25N will be allowed within the One Arlington underground garage. **Response: The employees of 25N are not currently parking in the parking garage. They will be allowed to in the future.**

30. The Village has recently adopted a bicycle parking ordinance, which requires all properties to install bicycle parking spaces on the site. The subject property will require the installation of a certain amount of bicycle racks/spaces as a result of these new code requirements. The final number of spaces required will be determined once information on the other uses and spaces within the building have been provided. **Response: Bicycle parking will be provided and coordinated with staff.**

31. The estimated peak parking demand for each use is based on estimates provided by the proposed businesses. Were any observations conducted at existing facilities operated by each proposed business to confirm their estimates? **Response: See response to Comments 28.**

32. Future parking demand was forecasted based on the estimates from each business outlining their peak parking demand. How do ITE parking rates (LUC 434 and LUC 435) compare to the estimates from each business? **Response: The ITE parking generation data does not have information for ITE LUC 434 Rock Climbing Gym. For LUC 435 (Multipurpose Recreational Facility), the parking data was for one facility with peak parking ratios on a weekday demand of 6.33 vehicles per 1,000 square feet and a weekend ratio of 10.67 vehicles per 1,000 square feet. The resulting demand for the Funtopia would be 103 and 174 parking spaces.**



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

Fire Safety Division

Date: 4/23/2018

P.C. Number: 18-010 Round 2

Project Name: Proposed Land Use

Project Location: 3400 N. Euclid Ave.

Planning Department Contact: Sam Hubbard, Planning and Community Development

General Comments:

No additional comments at this time.

RECEIVED
APR 24 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Date 04-23-18

Reviewed By:

Fire Safety Supervisor



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 18-006

Project Name

Funtopia at Arlington Downs (Round 2)

Project Location

3400 W. Euclid Ave.

Planning Department Contact Sam Hubbard

General Comments

- 1) The Fire Department Connection shall be located at the main front entrance of the building, be fully visible and accessible, and located within 100 feet of the nearest fire hydrant. Could you please specify exactly where the location will be. From what I see in the plans it appears the main front entrance would be on the West side of the building. The current Fire Department Connection is located on the East side of the building. The Fire Department connection shall be labeled with what areas it covers.
- 2) A Knox Box containing keys to the building and the different businesses shall be mounted at the main front entrance of the building (West side of Building). Depending on addressing and different entrances additional Know Boxes may be needed. As of now the plans appear to have a shared entrance for both businesses and will be using one address. Could you please be more specific as to the location and if additional Knox Boxes will be needed. Could you please specify your intentions for the current Knox Box on the East side of the building.
- 3) A fully operational annunciator panel or alarm panel shall be located at the main front entrance of the building(West entrance area). Could you please be more specific as to the location.
- 4) The Fire Department requests an auto-turn diagram. Could you please be more specific on the widths of the driveway and parking areas for fire apparatus and where any overhead utilities will be located. Please review section 503 of the 2009 International Fire Code to ensure all Fire Apparatus roads will comply.

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

Date April 27, 2018

Reviewed By: _____

LT. Mark Aleckson

Arlington Heights Fire Department



**Village of Arlington Heights
Health & Human Services Department**

Memorandum

To: Sam Hubbard, Development Planner

From: Sean Freres, Environmental Health Officer

A handwritten signature in black ink, appearing to be "SF", is written over the name "Sean Freres".

Date: April 24, 2018

Re: PC# 18-006. Funtopia at Arlington Downs, 3400 W. Euclid Ave. Round 2

-
- No comments from Health & Human Services at this time.

RECEIVED
APR 24 2018
**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

Planning & Community Development Dept. Review

April 27, 2018



REVIEW ROUND 2

Project: Funtopia at Arlington Downs – 3400 W. Euclid Ave.

Case Number: PC 18-006

General:

7. The responses to comments #1-#15, #17-#18, #20, #22, #26, #28, and #31-#32 are acceptable.
8. The response to comment #16 is noted. Please clarify if these doors will be exit **only**?
9. The response to comment #19 is noted. Please clarify that no alcohol will be served within the lounge.
10. The response to comment #21 is noted. Please acknowledge that any shed will need to be approved via a separate building permit.
11. The response to comment #25 is noted. Please acknowledge that landscaping shall be installed per the approved amendment to the Arlington Downs PUD that is currently under review by the Planning Department.
12. The response to comment #27 is noted. A condition of approval will be added to clarify that any future development proposed on Lot 2B will need to include a parking survey of Lot 2A to ensure that there is suitable parking for the First Ascent/Funtopia.
13. The response to comment #29 is noted. The parking study is predicated on the fact that this garage will be open to employees of 25N and that they will utilize this parking lot. Please be aware that the developer may need to take steps to ensure that this is happening.
14. The response to comment #29 is not acceptable. Eleven bicycle parking spaces must be incorporated within the First Ascent/Funtopia development site. A condition of approval requiring such will be included.

Prepared by:

Sam L. [Signature]



May 2, 2018

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

RE: Application for Special Use: Responses to VAH comments – round 2
FAMILY RECREATION CENTER
3400 W. Euclid Avenue
Arlington Downs Planned Development
Arlington Heights, IL 60005

Dear Mr. Hubbard,

Please accept this letter stating our responses to the Village of Arlington Heights comments for the Special Use application that has been submitted for the above referenced FAMILY RECREATION CENTER (FRC) at Arlington Downs Planned Development. The responses to follow will be referenced by department and number as requested.

BUILDING & LIFE SAFETY DEPARTMENT

1. No comments/responses at this time.

FIRE SAFETY DIVISION

1. No comments/responses at this time.

PUBLIC WORKS DEPARTMENT

No comments/responses at this time.

ENGINEERING DEPARTMENT

1. No comments/responses at this time.

FIRE DEPARTMENT

1. A fire department connection location has been indicated on the floor plan. See attached sketch.
2. A knox box location has been indicated on the floor plan. See attached sketch.
3. An annunciator panel location has been indicated on the floor plan. See attached sketch.
4. This comment has been directed to the civil engineer for verification of compliance with the fire code. We acknowledge that final site design of driveways and parking areas to be used by fire apparatus will need to comply with Section 503 of the 2009 International Fire Code and that any overhead utilities will need to be located.

POLICE DEPARTMENT

1. No comments/responses at this time.

HEALTH & HUMAN SERVICES DEPARTMENT

1. No comments/responses at this time.

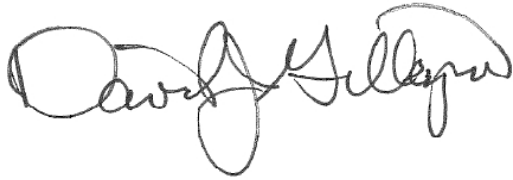
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7. We acknowledge.
8. These doors will be for emergency exiting – employees may possibly use them as an entrance if they park on the east side of the building but they will not be used a public entrance.
9. No alcohol will be served within the lounge.
10. We acknowledge that any storage shed to be built on the property will need to be approved under a separate building permit.
11. The landscaping for the project will be installed per the approved Arlington Downs PUD amendment.
12. We acknowledge and agree that any future development of Lot 2B should include a parking survey of Lot 2A to ensure adequate parking for First Ascent/ Funtopia.
13. We acknowledge and agree that the developer may need to ensure that employees of 25N are able to use the parking garage as proposed by the parking study.
14. A proposed location for a bicycle rack had been indicated on the revised site plan on sheet A001 dated 04-19-2018 submitted with the round 1 responses. The area will be sized to accommodate a minimum of 11 bicycles.

We trust these responses will satisfy the requirements of the Village of Arlington Heights for this step in the application process. Please advise if you have any questions.

Sincerely,

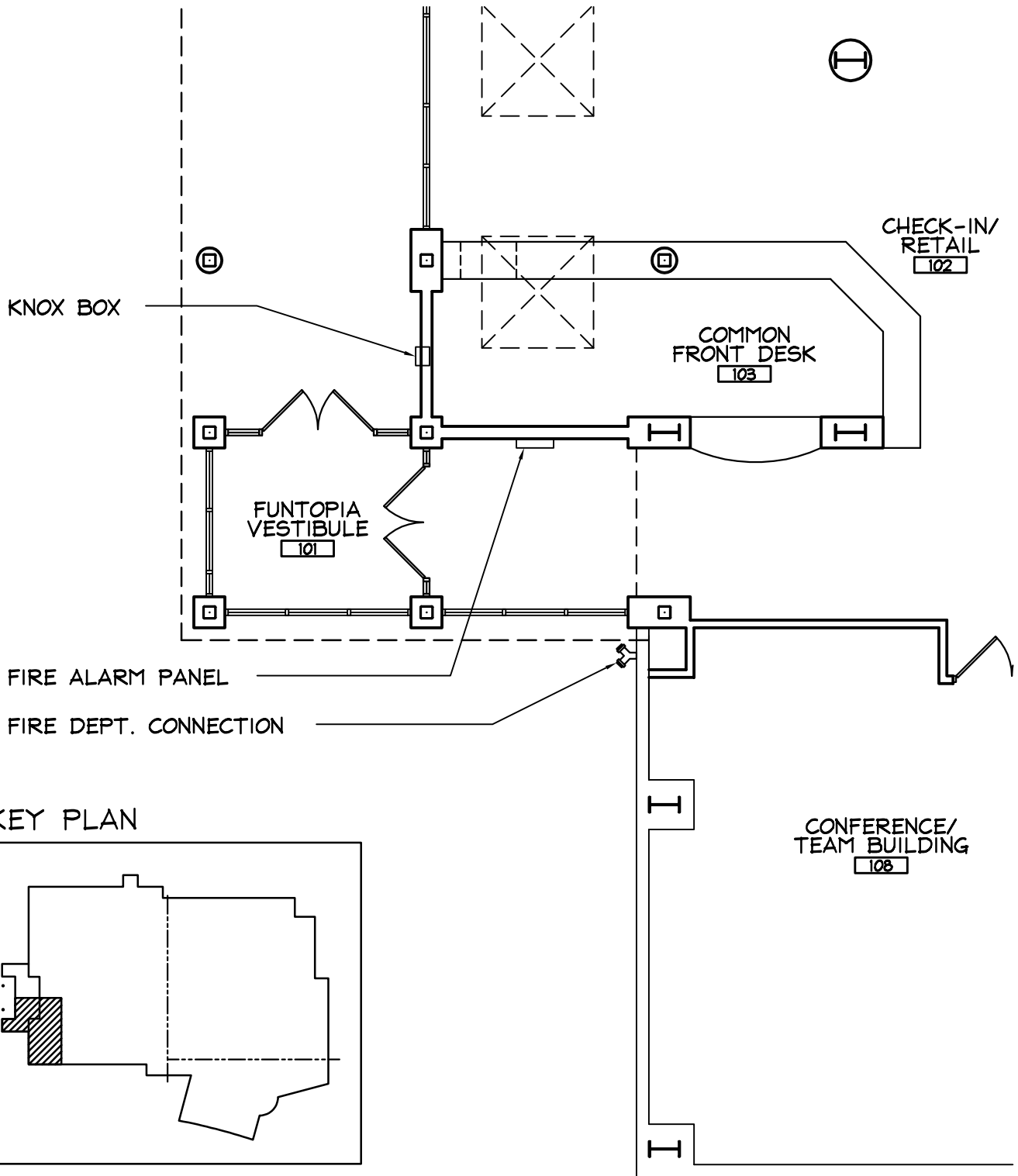
GILLESPIE DESIGN GROUP

A handwritten signature in black ink, appearing to read "David J. Gillespie".

David J. Gillespie
Architect

Cc: David M. Trandel, Chairman and Chief Executive Officer
Springbank Real Estate Group

R.L. Skeet Walker, Vice President Property Management
Springbank Real Estate Group



KEY PLAN



PARTIAL FIRST FLOOR PLAN

1
SK-01

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

BUILDING RENOVATION

FAMILY RECREATION CENTER

3400 W. EUCLID AVENUE
ARLINGTON HEIGHTS, IL

**GILLESPIE
DESIGN
GROUP**

5307 Business Parkway, 101
Ringwood, Illinois 60072
815.653.7100 phone
815.653.7700 fax
www.gillespiedesigngroup.com

date

05-02-2018

project number

17-042

drawing name

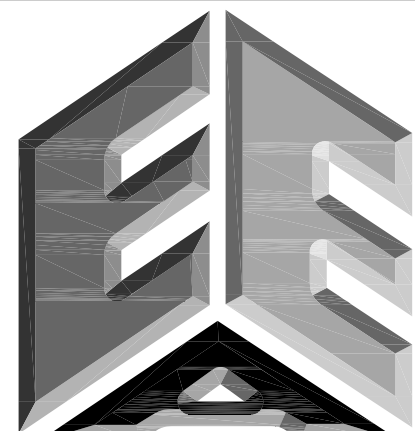
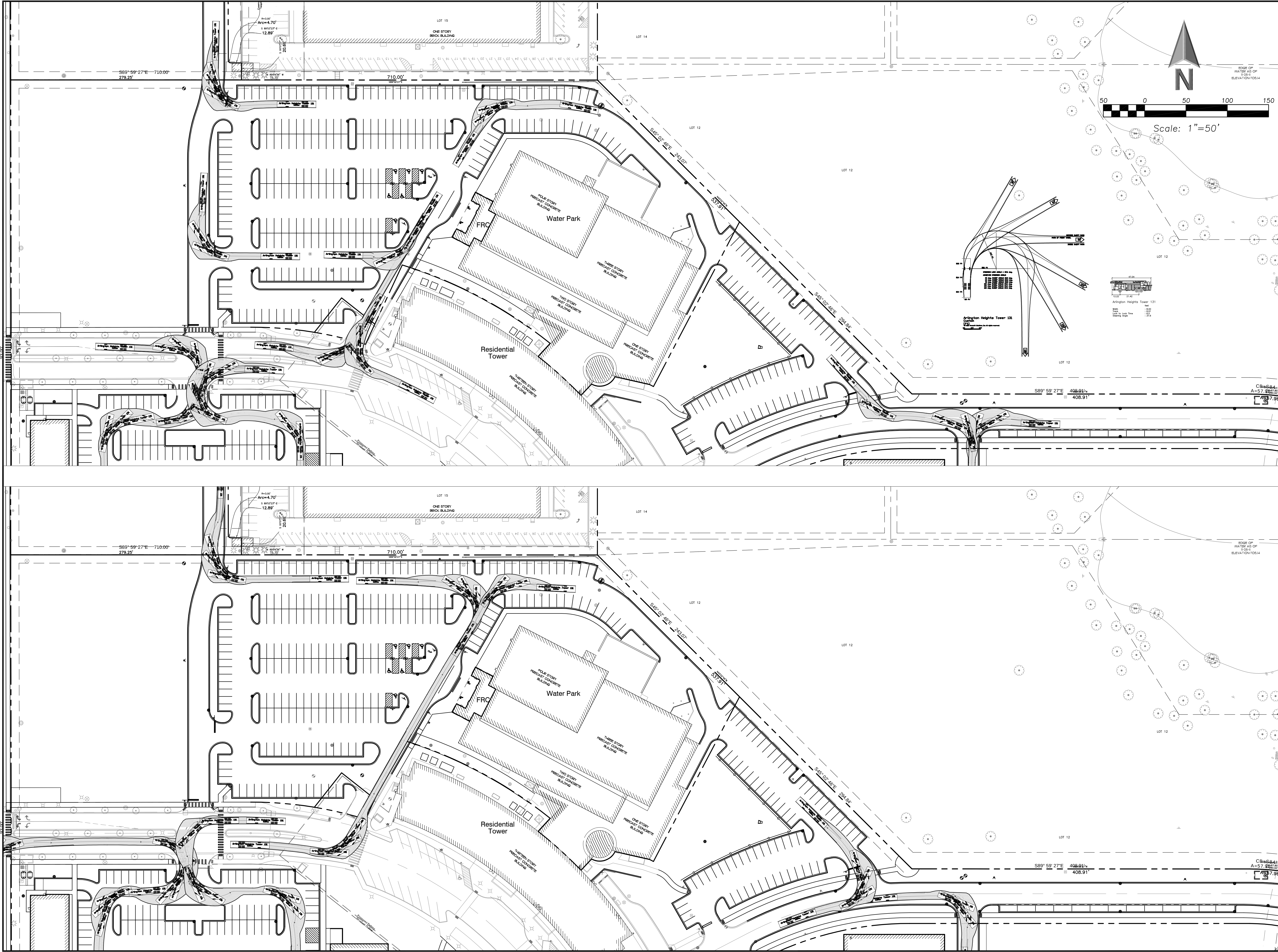
PARTIAL FLOOR PLAN

drawing number

SK-01

SHEET 1 OF 1

EEA - P:\Pot\Arlington Downs\06 West Site - OKW\Drawings\Arlington Downs Master Site Plan ADRII Shit.dwg
Plotted: 5/03/18 @ 9:35am By: pdmmr



**ERIKSSON
ENGINEERING
ASSOCIATES, LTD.**

145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2019

ARLINGTON DOWNS PHASE 2 CONSTRUCTION

3400 W Euclid Avenue
Arlington Heights, Illinois

Reserved for Seal:

Expiration Date: 11/19

No.	Date	Description
	04/04/18	Issued For PUD Amendment

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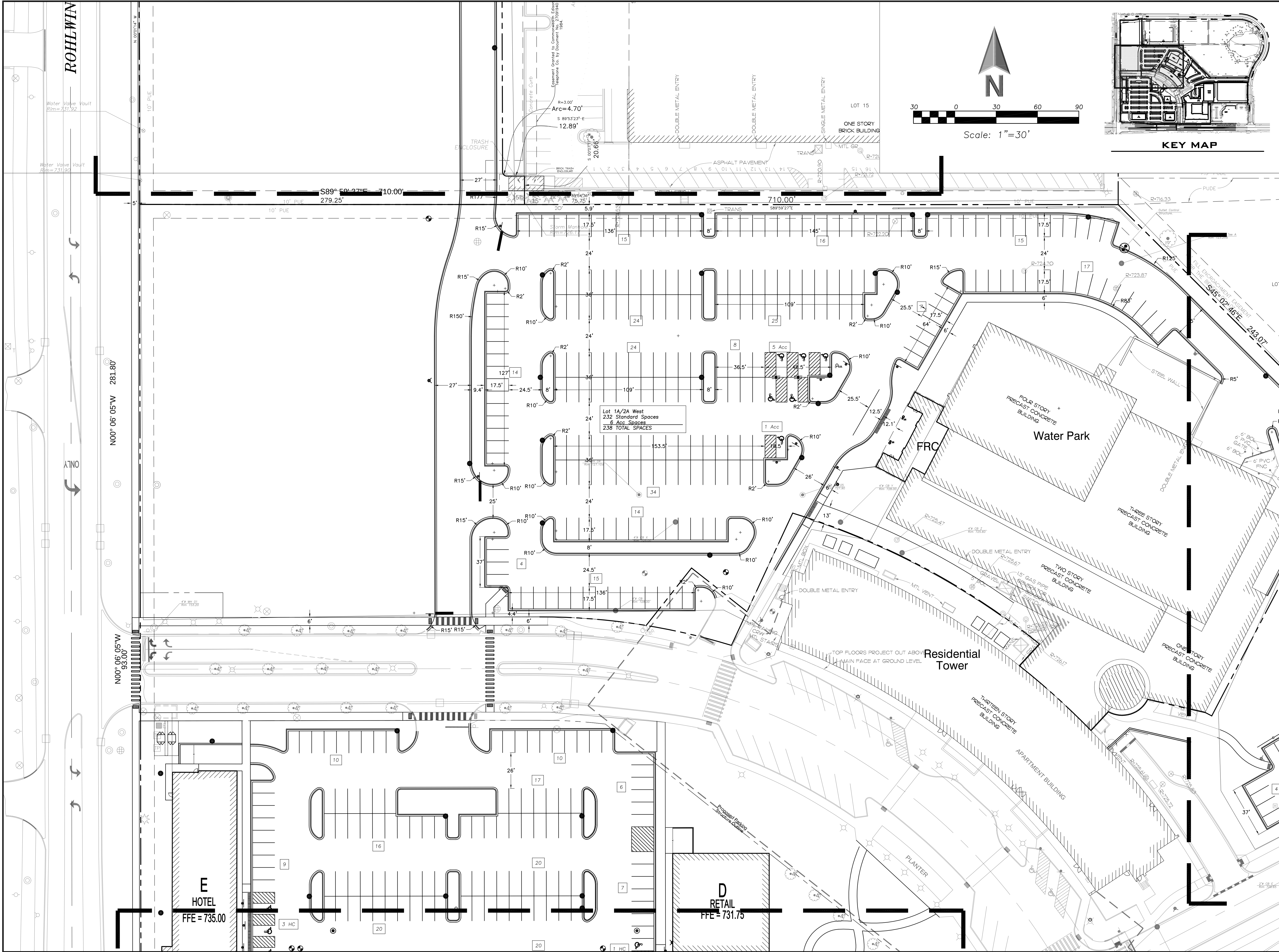
Design By:	PD	Date:	04/04/18
Approved By:	TH	Project No.	

Sheet Title:

**AUTOTURN EXHIBIT
FIRE TRUCK**

Sheet No:

CX.01



**145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2019**

ARLINGTON DOWNS
PHASE 2 CONSTRUCTION
3400 W Euclid Avenue
Arlington Heights, Illinois

Reserved for Seal:

Expiration Date: 11/19

No.	Date	Description
	04/04/18	Issued For PUD Amendment

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Design By: <i>PD</i>	Date: <i>04/04/18</i>
Approved By: <i>TJ</i>	Project No.

Sheet Title:

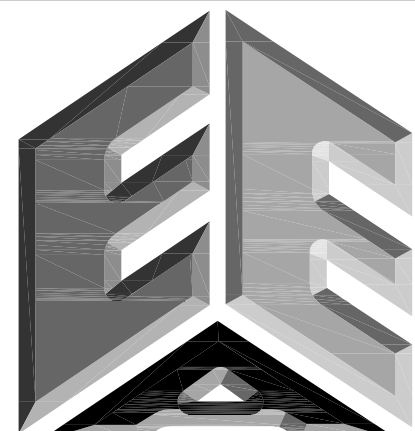
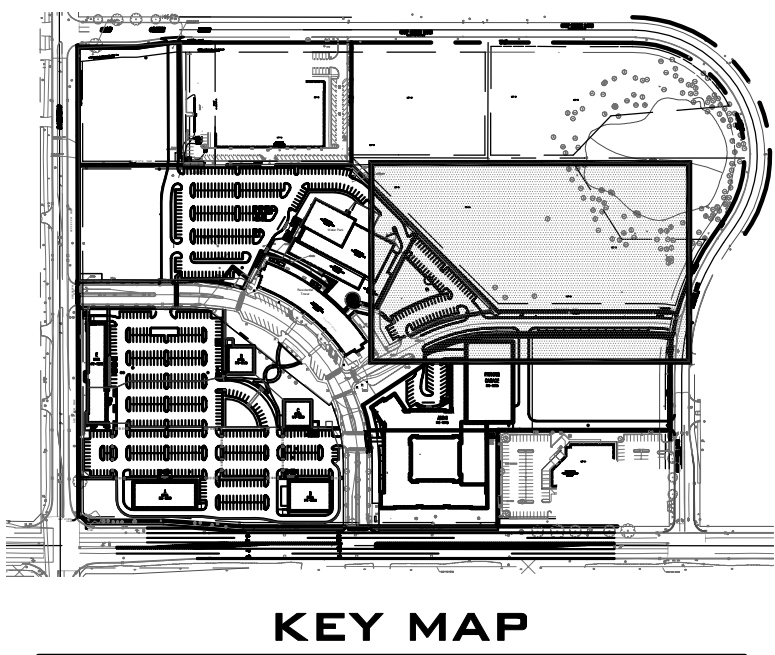
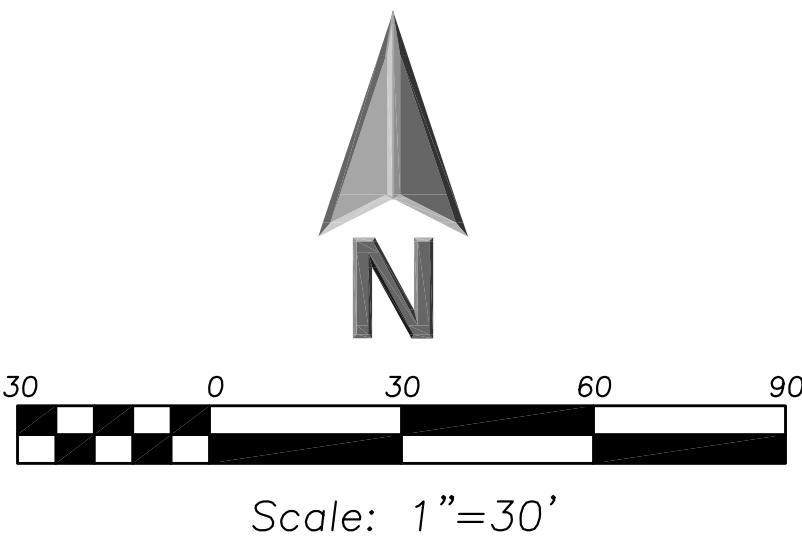
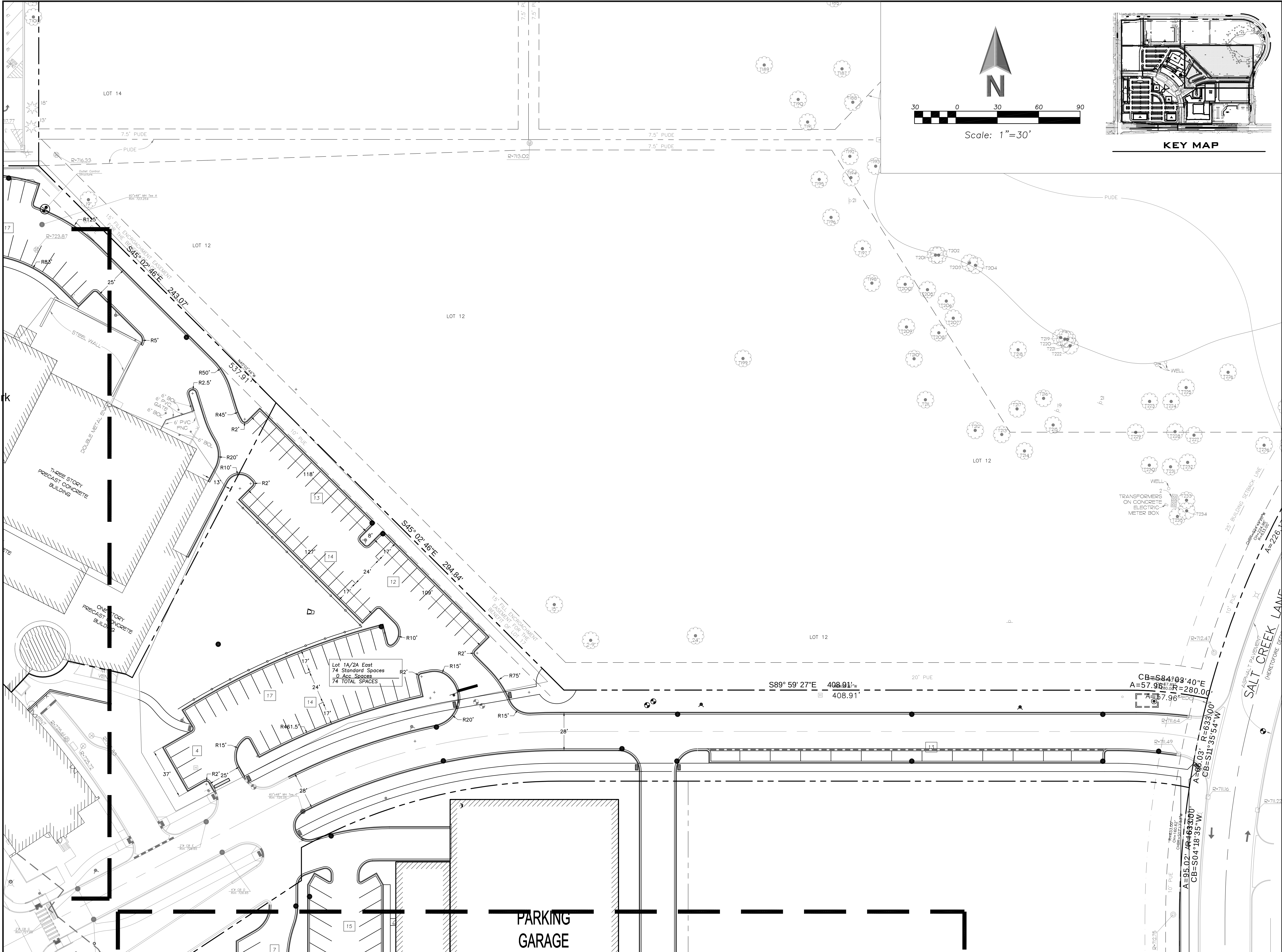
**SITE GEOMETRY
PLAN**

WEST

Sheet No:

C-2.02

EEA - P:\Pat\Arlington Downs\06 West Site - OKW\Drawings\Arlington Downs Master Site Plan AdRII Shrt.dwg
Plotted: 5/03/18 @ 9:49am By: pdmmer



**ERIKSSON
ENGINEERING
ASSOCIATES, LTD.**

145 COMMERCE DRIVE, SUITE A
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PHONE (847) 223-4804
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EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2019

ARLINGTON DOWNS PHASE 2 CONSTRUCTION

3400 W Euclid Avenue
Arlington Heights, Illinois

Reserved for Seal:

Expiration Date: 11/19

No.	Date	Description
04/04/18	Issued For PUD Amendment	

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Design By: PD	Date: 04/04/18
Approved By: TH	Project No.

Sheet Title:
**SITE GEOMETRY
PLAN
EAST**

Sheet No:
C-2.03

PLAN COMMISSION PROJECT TIMELINE

Project Name: Funtopia at Arlington Downs

PC Number: 18-006

Location: 3400 W. Euclid Ave.

Requested Action:

1. Amendment to PUD Ordinance Numbers 12-006, 12-037, 12-039, 14-025, and 15-049 to allow modifications to the approved development plan for Arlington Downs.
2. Special Use Permit for an "Amusement Facility, Large" (Funtopia).
3. Special Use Permit for a restaurant.

	Date	# of Business Days
Petitioner Provides Plans needed for CPRC	03/09/18	-
Conceptual Plan Review Meeting (CPRC)	03/28/18	13
PC Application Submittal Date	03/09/18	-
1 st Round Department Comments	03/27/18	12
Petitioner's Response – 1 st Round	04/20/18	18
2 nd Round Department Comments	04/27/18	5
Petitioner's Response – 2 nd Round	05/03/18	4
PC Hearing	05/09/18	43 days from application date
Village Board	05/21/18	8
Anticipated Village Board Ord. Adoption	06/04/18	9



Item: Hearts Place - 120-122 E. Boeger Dr. - PC#17-014

Department: Planning & Community Development

Background

On April 2, 2018, the Village Board approved Ordinance #18-007 authorizing an amendment to the previously granted Ordinance (#17-028) which authorized Planned Unit Development and Preliminary Plat of Subdivision approval to consolidate the subject property into one lot.

Recommendation

A public hearing was held by the Plan Commission on May 9, 2018 where Commissioner Jensen moved and Commissioner Cherwin seconded:

A motion to recommend to the Village Board of Trustees, approval of PC#17-014, the Final Plat of Subdivision to consolidate the property at 120-122 E. Boeger Drive into one lot.

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

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Staff Memo	Memorandum
PC Minutes 5-9-18 DRAFT	Minutes
Final Plat	Exhibits



Memorandum

To: Chairman Ennes and Members of the Plan Commission
CC: Randy Recklaus, Village Manager
All Department Heads
From: Sam Hubbard, Development Planner
Date: 5/3/2018
Re: PC #17-014: Hearts Place PUD Amendment

On April 2, 2018, the Village Board approved Ordinance #18-007 authorizing and amendment to the previously granted Ordinance (#17-028) which authorized Preliminary Plat of Subdivision approval to consolidate the subject property into one lot. The petitioner has completed the Final Plat document and obtained all of the necessary signatures to proceed with final approval. All conditions of approval as outlined in Ordinance #17-023 and #18-007 shall continue to apply.

Recommendation: Staff recommends that the Plan Commission recommend [approval](#) of the Final Plat of Subdivision.

If you should require any additional information, please let me know.

PLAN

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

COMMISSION

RE: HEARTS PLACE - 120-122 EAST BOEGER DRIVE - PC#17-014
FINAL PLAT OF SUBDIVISION

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
Illinois on the 9th day of May, 2018 at the hour of 8:02 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

SAM HUBBARD, Community Development Planner

CHAIRMAN ENNES: We have one last item on the agenda. That is in regard to the final plat of subdivision for PC#17-014, for Hearts Place. Sam, do you have any report on this? Was everything completed?

MR. HUBBARD: Not too much to report. We did review the plat of subdivision. It is in substantial compliance with the originally approved preliminary plat of subdivision to consolidate the lots. There were some last minute negotiations and details we had to work out for some easements on the property, the Petitioner -- through those easements. The vote this evening is simply for the final plat of subdivision and whether or not it matches the preliminary plat of subdivision. The remaining aspects of this project were deliberated on before the Plan Commission and ultimately approved by the Village Board. So, again the item before you this evening is just whether or not the plat is in substantial compliance with the original one.

CHAIRMAN ENNES: So, this consolidated the two lots into one?

MR. HUBBARD: Correct.

CHAIRMAN ENNES: And then adjusted, there was an easement down the middle of Lot 1?

MR. HUBBARD: That was, yes, vacated and then --

CHAIRMAN ENNES: So, that's been moved around?

MR. HUBBARD: Yes.

CHAIRMAN ENNES: So it's buildable, okay. Can we have a motion to accept the final plat?

COMMISSIONER JENSEN: I'll make a motion.

A motion to recommend to the Village Board of Trustees approval of PC#17-014, the Final Plat of Subdivision to consolidate the property at 120-122 East Boeger Drive into one lot.

COMMISSIONER CHERWIN: I'll second.

CHAIRMAN ENNES: And we have a second. Roll call vote.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Chairman Ennes.

CHAIRMAN ENNES: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

CHAIRMAN ENNES: So, we will be signing that this evening. If I can ask, oh, the secretary isn't here. Can I ask Commissioner Dawson, can she sign?

COMMISSIONER DAWSON: No, I'm not the secretary. No, he has to --

CHAIRMAN ENNES: We could have a substitute.

COMMISSIONER DAWSON: No, she'll just come in and sign. I used to do it all the time as secretary. He just contacts her and asks her, makes other arrangements for her to sign.

CHAIRMAN ENNES: Okay, that's the last item on the agenda. Is there any other business that's not on the agenda?

MR. HUBBARD: No other business not on the agenda. I think we have -- who knows if we have anything yet on the agenda for the next Plan Commission meeting.

CHAIRMAN ENNES: 23rd?

MR. HUBBARD: Unless something comes before us. In fact, actually we do, we have the breweries. The brewery text amendment I believe will come before you.

CHAIRMAN ENNES: But that's a public meeting, not a hearing, right?

MR. HUBBARD: I think it will be a public hearing.

CHAIRMAN ENNES: It will be? Okay. So, we could take a motion to adjourn.

COMMISSIONER DROST: I'll make that motion.

COMMISSIONER GREEN: Second.

CHAIRMAN ENNES: All in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: Anybody opposed who want to stay here longer?

(No response.)

CHAIRMAN ENNES: Good night.

(Whereupon, the meeting on the above-mentioned petition was adjourned at 8:06 p.m.)



Item: Resolution - License Agreement for Outdoor Eating Area -
Passero Restaurant

Department: Planning/Legal

Passero, located at 5 W. Campbell Street, has submitted an application for outdoor dining on the public sidewalk along Campbell Street. The Village Code permits the use of public sidewalks for outdoor eating cafes subject to certain criteria, including the entering into a License Agreement with the Village for the use of the public property. In the event that alcoholic beverages are to be served on the public sidewalk, the Village's application requires review at a Committee-of-the-Whole meeting and subsequent approval by the Village Board. Passero has executed the License Agreement and that Agreement is on the agenda for the May 21st Village Board meeting.

Passero's proposal for use of the public sidewalk is consistent with the Village's requirements for a barrier that consists of planters/fencing with openings that allow for a shared walkway for pedestrians, restaurants, patrons, and restaurant servers. The proposed outdoor dining area will be located along the back-of-curb, in a configuration congruent with conceptual plans for outdoor dining areas presented to the Village Board on May 12th, 2014. This configuration allows for outdoor seating to be accommodated where street fixtures or parkway trees would otherwise make outdoor seating infeasible, while maintaining five feet of unobstructed sidewalk. Passero is proposing planters along Campbell Street as well as along the sidewalk to delineate their outdoor eating area. Although Day Go Dogs and Za Restaurant did not serve alcohol, on August 3, 2015 a license agreement was approved by the Village Board for a similar seating configuration at 5 W. Campbell Street.

Recommendation

It is recommended that the Village Board approve the attached Resolution Approving a License Agreement with Passero LLC for use a portion of the public sidewalk for an outdoor eating area at 5 W Campbell St.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

Type

License Agreement for Outdoor Eating
Area-Passero

Resolution

Passero License Agreement

Agreement

**A RESOLUTION APPROVING A
LICENSE AGREEMENT WITH PASSERO LLC**

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

SECTION ONE: That a license agreement by and between the Village of Arlington Heights and Passero LLC, allowing Passero, a restaurant located at 5 W Campbell St, to utilize the public sidewalk adjacent to 5 W Campbell St seasonally as an outdoor eating area through October 31, 2021, a true and correct copy of which is attached hereto, be and the same is hereby approved.

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

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

AYES:

NAYS:

PASSED AND APPROVED this 21st day of May, 2018.

Village President

ATTEST:

Village Clerk

LICENSE AGREEMENT

THIS LICENSE AGREEMENT ("Agreement") entered into between the Village of Arlington Heights, a municipal corporation of the County of Cook, State of Illinois ("Village") and Passero LLC, ("Licensee"); and

WHEREAS, the Village is the owner of right-of-way on Campbell Street ("Site") located directly adjacent to 5 W Campbell St in the Village of Arlington Heights; and

WHEREAS, Licensee is the owner of Passero, a restaurant located at 5 W Campbell St, in the Village of Arlington Heights; and

WHEREAS, the Licensee's restaurant is located directly adjacent to the Site; and

WHEREAS, Licensee has requested permission from the Village to use the Site solely for the purposes described herein,

NOW THEREFORE, in consideration of ten dollars and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, and the mutual covenants contained herein, the Parties agree as follows:

1. The Village grants the Licensee a license to use the Site for an outdoor eating area, as set forth on Exhibit A, which is attached and made a part of this Agreement. The Licensee understands and agrees that the Site is on public-right-of-way and, as such, may be utilized by individuals not utilizing the Licensee's facility.

2. Recognizing that the use of the Site is seasonal, the term of this Agreement shall be for the period commencing on the date set forth above and terminating October 31, 2021, with the understanding that in each year of this Agreement the outdoor eating area shall not begin until April 1 of that year. While this is a three year agreement, the ability to have an outdoor eating area in each of the years is dependent upon Licensee's receipt of an annual permit from the Village and providing valid proof of insurance.

Each year, as part of the permit review process, the Village, in its sole discretion, will determine upon receipt and review of appropriate documentation and prior history whether a subsequent permit will be granted. If the Village determines that a permit will not be granted for another year, it will notify the Licensee in writing of the termination of this License Agreement.

3. The Licensee will obtain any required permits and licenses and pay all required fees.

4. The Licensee acknowledges that it has physically inspected the Site completely and thoroughly and accepts possession in an "as-is, where-is" condition.

5. The Licensee agrees to keep the Site in a safe, clean, and hazard-free condition throughout its possession. It is expressly understood that the Licensee will be placing planters, tables and chairs on the Site and that these will not be attached in any way to the Site. During hours when the Licensee is not open for business, the Site shall be kept in an aesthetic orderly manner and the tables and chairs shall not be stacked.

The Licensee further understands that the Village assumes no responsibility whatsoever for any injury or damage that may occur in any way from any of the items or furnishings the Licensee places on the Site, regardless of whether the damage or injury occurs on the Site or elsewhere.

6. The Licensee agrees that the Village shall have no liability whatsoever with respect to the Site throughout the term of this Agreement. Licensee shall be responsible for all loss or damage to the Site and to any persons or property therein, regardless of cause, excluding any loss or damage arising out of the negligence or willful misconduct of the Village and its agents and employees.

7. The Licensee will and does hereby agree to defend, indemnify, save and hold harmless the Village of and from all claims, loss damage, injury, causes and actions, suits of whatever nature for personal injury, including death resulting therefrom, and property damage arising out of, resulting from, or in connection with the use or operation, including without limitation, making of improvements, if any, of the Site, or any acts in connection with such use or operation, whether by the Licensee, or a contractor, if any contracting with Licensee, or any invitee, guest, workman, agent or employee of the Licensee. The Licensee further agrees to defend, indemnify, save and hold harmless the Village of and from all claims, loss damage, injury, causes and actions, suits of whatever nature that may occur in any way from any of the furnishings the Licensee places on the Site, regardless of whether the damage or injury occurs on the Site or elsewhere.

8. A default shall occur if the Licensee fails to pay any sum of money (whether the license fee or any other amount due to the Village) when due, if the Licensee's liquor license is revoked by the Village, or if the Licensee fails to comply with any other provision of this Agreement or the Village Code and such failure continues for 30 days after the date of written notice from the Village to the Licensee specifying the nature of the default.

Upon or after any default, this Agreement is terminated without any further notice. The Licensee may re-enter the Site and remove all property from the Site at the Licensee's sole expense.

9. Upon the expiration of the Term or the early termination of this Agreement for any reason, the Village may, in addition to any other rights granted herein, re-enter the Site and remove all property from the Site, storing such property at the Licensee's sole expense.

10. The Licensee agrees that it will, at its expense, obtain insurance to cover its liability hereunder, with the following minimum amounts:

Commercial General Liability:	
Bodily Injury and Property Damage	\$1,000,000 per occurrence
Combined	\$2,000,000 aggregate
Personal Injury Liability	BFGL aggregate
Worker's Compensation	Statutory (\$100,000)
Employer's Liability	\$500,000
Umbrella Excess Liability:	
Special coverage shall be \$1,000,000 over primary insurance	

All underlying coverage needs to be included in the Umbrella or Excess Liability policy. Any exclusions or exceptions must be noted on the certificate of insurance.

The Licensee agrees that it will name the Village as Additional Insured in the general liability policies of insurance required herein (which may include a combination of underlying and umbrella coverage) with respect to the Site and the use, operation, and possession thereof and that it will provide to the Village the appropriate insurance policy endorsement evidencing compliance.

12. The Licensee agrees to use and operate the Site in complete compliance with all local codes, ordinances, and governmental rules and regulations. The Licensee specifically understands that all outdoor activity on the Site must be concluded no later than 11:00 p.m. The Licensee further understands that it is the responsibility of the Licensee to ensure that no one leaves the Site with any alcoholic beverages. The Licensee also agrees to take any action necessary should the Village notify the Licensee of complaints of excessive noise emanating from the Licensee's use of the Site.

13. The Village, at all times during the Term, shall have the right to enter the Site at any reasonable time to inspect the Site.

14. The Village shall not, by reason of this Agreement or any of its provisions, in any way become the landlord of the Licensee, or in any way become a partner of or joint venture with the Licensee in the conduct of its business.

15. The Licensee acknowledges that this Agreement is not a lease and that it has no rights under the Illinois Forcible Entry and Detainer Law.

16. This Agreement shall be construed in accordance with the laws of the State of Illinois.

17. All notices required under this Agreement shall be deemed sufficiently given or served if delivered personally or if sent by receipted delivery to:

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

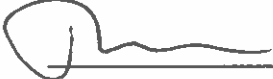
Passero
Scott Peota
5 W Campbell St
Arlington Heights, IL 60005

19. If any term, covenant, or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement or the application of such term, covenant, or provision to persons or circumstances other than those to which it is held invalid or unenforceable shall not be affected, and each term, covenant, and condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized officers this ____ day of _____, 2018.

Passero LLC

Village of Arlington Heights



Title

Date

Attest:



Rward.agreements.License Agreement - Passero 2018

Title

Date

Attest:

CAMPBELL ST.

