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 16, 2022
7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

IV. APPROVAL OF MINUTES

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 05/15/2022

VI. RECOGNITIONS AND PRESENTATIONS

A. Memorial Day Presentation
B. Points Signs Presentation

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 16, 2022

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

X. CONSENT AGENDA

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

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

CONSENT APPROVAL OF BIDS

A. Downtown Brick Paver Purchase - Award

B. Police Special Purpose Vehicle

C. Aerial Truck Purchase - Public Works

CONSENT LEGAL

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

B. An Ordinance Prohibiting Parking
(Grove Street)

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

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

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

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

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

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

XVII. ADJOURNMENT

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

Village Board
5/16/2022

Item: Warrant Register 05/15/2022

Department: Village Clerk

ATTACHMENTS:

Description	Type
Warrant Register 05/15/2022	Warrant Register

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER FOR

CHECK DATE: 5-15-2022

Fund	Fund Description	Total Transaction Amount
101	General Fund	$324,976.85
215	CDBG Fund	$128,216.00
227	Foreign Fire Ins Tax Fund	$1,804.14
231	Criminal Investigation Fd	$9,291.00
235	Municipal Parkg Opr Fund	$5,819.23
264	TIF V	$202,510.00
301	Debt Service Fund	$1,072,550.00
401	Capital Projects Fund	$454,753.31
426	Storm Water Control Fund	$1,732.50
505	Water and Sewer Fund	$1,386,170.19
511	Solid Waste Fund SWANCC	$135,193.00
515	Arts,Entert & Events Fund	$20,674.70
605	Health Insurance Fund	$320,911.99
621	Fleet Operations Fund	$24,202.81
625	Technology Fund	$17,709.35
711	Fire Pension Fund	$106.00
715	Guaranty Deposits Fund	$200.00
721	Escrow Deposits Fund	$1,000.00
TOTAL ALL FUNDS		**$4,107,821.07**

WARRANT REGISTER - GM0002

Department: 0

Division: 0

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234264	721-0000-221.10-08	AL HINTT & SONS TRUCKING	WATER METER REIMBURSEMENT	$1,000.00	$1,000.00
234306	715-0000-220.93-00	DIANA NYS	BOND REFUND	$200.00	$200.00
234375	101-0000-140.50-00	ODP BUSINESS SOLUTIONS	PAPER, OFFICE, MAILROOM	$550.75	$550.75
901855	101-0000-210.94-00	EMPLOYEE BENEFITS CORP	FSA DEPENDENT CARE 2022	$1,346.10	$5,691.95
			FSA MEDICAL 2022	$4,345.85	
901857	101-0000-210.94-00	EMPLOYEE BENEFITS CORP	FSA DEPENDENT CARE 2022	$288.45	$7,095.11
			FSA MEDICAL 2022	$6,806.66	
				Division 0 Total	$14,537.81
				Department 0 Total	$14,537.81

WARRANT REGISTER - GM0002

Department: 1 Board of Trustees

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234371	101-0101-501.22-02	NORTHWEST MUNICIPAL CONFERENCE	MEMBERSHIP DUES	$25,528.00	$25,528.00
901858	101-0101-501.22-05	CITIBANK	POSTAGE REPLENISHMENT	$1.59	$1.59
				Division 1 Total	$25,529.59
				Department 1 Total	$25,529.59

WARRANT REGISTER - GM0002

Department: 2 Integrated Services

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234327	101-0201-502.22-03	HARRIS TRUST & SAVINGS BANK	TICKETLEAP MEET CHICAG	$39.00	$39.00
234375	101-0201-502.30-05	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES, GENERAL	$92.04	$129.94
			OFFICE SUPPLIES, GENERAL	$37.90	
234419	101-0201-502.21-65	VERIZON WIRELESS	ACCT 88534852600001	$160.86	$160.86
901858	101-0201-502.22-05	CITIBANK	POSTAGE REPLENISHMENT	$5.67	$5.67
				Division 1 Total	$335.47
				Department 2 Total	$335.47

WARRANT REGISTER - GM0002

Department: 3 Human Resources

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234319	605-0301-552.20-05	GOVHR USA LLC	PROFESSIONAL SERVICES	$4,000.00	$4,000.00
234327	101-0301-503.22-01	HARRIS TRUST & SAVINGS BANK	WORKPLACE DIVERSITY LL	$200.00	$899.00
			SHRM HR JOBS	$299.00	
			WORKPLACE DIVERSITY LL	$200.00	
			WORKPLACE DIVERSITY LL	$200.00	
234369	605-0301-552.20-50	NORTHWEST COMMUNITY HOSPITAL	SERVICE HEALTH TESTING	$1,515.00	$7,244.00
			SERVICE HEALTH TESTING	$2,065.00	
			SERVICE HEALTH TESTING	$3,376.00	
			SERVICE HEALTH TESTING	$288.00	
234414	101-0301-503.21-65	VERIZON WIRELESS	ACCT 28544404900001	$116.71	$116.71
901856	605-0301-552.20-60	HMO ILLINOIS	HMO BILLING MAY 2022	$309,667.99	$309,667.99
901858	101-0301-503.22-05	CITIBANK	POSTAGE REPLENISHMENT	$9.59	$9.59
				Division 1 Total	$321,937.29
				Department 3 Total	$321,937.29

WARRANT REGISTER - GM0002

Department: 4 Legal Department

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
802189	101-0401-503.21-65	E RECORDING PARTNERS	WEEKLY RECORDING FEES	$98.00	$98.00
				Division 1 Total	$98.00
				Department 4 Total	$98.00

WARRANT REGISTER - GM0002

Department: 5 Finance

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234289	101-0501-503.22-15	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$184.02	$184.02
234303	101-0501-503.22-01	PADDOCK PUBLICATIONS	ADVERTISING	$52.65	$157.95
			ADVERTISING	$105.30	
234327	101-0501-503.21-65	HARRIS TRUST & SAVINGS BANK	APPLE.COM/BILL	$0.99	$0.99
234341	101-0501-503.20-05	KELLY SERVICES	TEMP HELP - RECEPTIONIST	$1,345.88	$2,602.03
			TEMP HELP - RECEPTIONIST	$1,256.15	
234375	101-0501-503.30-05	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES, GENERAL	$81.98	$658.74
			OFFICE SUPPLIES, GENERAL	$172.72	
			OFFICE SUPPLIES, GENERAL	$14.18	
			OFFICE SUPPLIES, GENERAL	$259.35	
			OFFICE SUPPLIES, GENERAL	$130.51	
234400	101-0501-503.22-10	SUMMIT PRINT SOLUTIONS	SERVICE PRINTING	$2,340.00	$2,340.00
234413	101-0501-503.21-65	VERIZON WIRELESS	ACCT 38508581800001	$49.42	$49.42
901858	101-0501-503.22-05	CITIBANK	POSTAGE REPLENISHMENT	$529.66	$529.66
	505-0501-503.22-05	CITIBANK	POSTAGE REPLENISHMENT	$1,157.29	$1,157.29
				Division 1 Total	$7,680.10
				Department 5 Total	$7,680.10

WARRANT REGISTER - GM0002

Department: 6 Information Technology

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234268	625-0601-572.50-10	AMAZON.COM	OFFICE SUPPLIES	$638.49	$638.49
234327	625-0601-572.50-10	HARRIS TRUST & SAVINGS BANK	IDU INSIGHT PUBLIC SEC	$3,037.80	$3,037.80
234382	625-0601-572.50-10	PLANTE MORAN LLC	SERVICE PROFESSIONAL	$11,475.00	$11,475.00
234412	625-0601-553.21-65	VERIZON WIRELESS	ACCT 78036610800001	$504.79	$504.79
234415	625-0601-553.21-65	VERIZON WIRELESS	ACCT 98726153700001	$648.52	$648.52
234416	625-0601-553.21-65	VERIZON WIRELESS	ACCT 68500580500001	$1,404.75	$1,404.75
				Division 1 Total	$17,709.35
				Department 6 Total	$17,709.35

WARRANT REGISTER - GM0002

Department: 10 Boards & Commissions

Division: 13

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
901858	101-1013-502.22-05	CITIBANK	POSTAGE REPLENISHMENT	$84.27	$84.27
				Division 13 Total	$84.27

Division: 18

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234394	101-1018-502.40-55	STATE GRAPHICS	SERVICE PRINTING	$609.00	$609.00
				Division 18 Total	$609.00
				Department 10 Total	$693.27

WARRANT REGISTER - GM0002

Department: 20 Special Events

Division: 5

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234327	515-2005-525.50-55	HARRIS TRUST & SAVINGS BANK	DMI DELL K-12/GOVT	$3,807.54	$9,861.48
			DMI DELL K-12/GOVT	$6,053.94	
				Division 5 Total	$9,861.48
				Department 20 Total	$9,861.48

WARRANT REGISTER - GM0002

Department: 30 Police Department

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234282	101-3001-511.30-35	RODOLFO AVALOS	REIMBURSEMENT	$274.35	$274.35
234283	101-3001-511.30-35	AXON ENTERPRISE INC	CLOTHING & APPAREL	$219.10	$219.10
	101-3001-511.33-25	AXON ENTERPRISE INC	POLICE EQUIPMENT & SUPPLY	$505.44	$1,444.44
			POLICE EQUIPMENT & SUPPLY	$939.00	
234299	101-3001-511.21-65	COMPASSION FUNERAL SERVICES INC	SERVICE MISCELLANEOUS	$249.00	$1,087.75
			SERVICE MISCELLANEOUS	$303.75	
			SERVICE MISCELLANEOUS	$535.00	
234304	401-3001-572.50-15	DANIEL DEFENSE INC.	POLICE EQUIPMENT & SUPPLY	$3,828.00	$3,828.00
234327	101-3001-511.22-02	HARRIS TRUST & SAVINGS BANK	IACP	$75.00	$75.00
	101-3001-511.22-03	HARRIS TRUST & SAVINGS BANK	IPMBA	($375.00)	$695.00
			IPMBA	$675.00	
			TRIPLE I SOLUTIONS	$395.00	
	101-3001-511.30-05	HARRIS TRUST & SAVINGS BANK	WALMART.COM AA	$268.00	$583.88
			AMZN MKTP US 1O6A975V1	$293.99	
			AMZN MKTP US 1O9C82N70	$21.89	
	101-3001-511.33-25	HARRIS TRUST & SAVINGS BANK	ANIMAL CARE EQUIPMENT	$287.94	$2,622.85
			BELL SPORTS	$912.00	
			WWW.BROWNELLSINC.COM	$68.67	
			IN ARROWHEAD SCIENTIF	$1,354.24	
234332	101-3001-511.22-02	IL DIVISION IAI	DUES	$75.00	$75.00
	101-3001-511.22-03	IL DIVISION IAI	TRAVEL & TRAINING	$450.00	$450.00
234339	101-3001-511.30-35	JG UNIFORMS	CLOTHING & APPAREL	$753.65	$877.75
			CLOTHING & APPAREL	$124.10	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234339	235-3001-532.30-35	JG UNIFORMS	CLOTHING & APPAREL	$880.00	$1,760.00
			CLOTHING & APPAREL	$880.00	
234365	101-3001-511.22-03	NE MULTI REGIONAL TRAINING INC	TRAINING MEMBERSHIP FEE	$10,260.00	$10,260.00
234368	101-3001-511.21-65	NORTHERN IL POLICE ALARM SYSTEM	SERVICE PROFESSIONAL	$72.00	$98.80
			SERVICE PROFESSIONAL	$26.80	
234372	101-3001-511.22-03	NORTHWESTERN UNIVERSITY	TRAVEL & TRAINING	$3,400.00	$3,400.00
234374	101-3001-511.21-65	OCCAM VIDEO SOLUTIONS	SOFTWARE RENEWAL	$995.00	$995.00
234375	101-3001-511.30-05	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES, GENERAL	$77.45	$77.45
234381	101-3001-511.33-25	PETTY CASH/POLICE	MEETING SUPPLIES	$26.97	$145.97
			MEETING SUPPLIES	$119.00	
234390	101-3001-511.33-25	SHERWIN ACE HARDWARE	POLICE EQUIPMENT & SUPPLY	$17.98	$17.98
234400	101-3001-511.22-10	SUMMIT PRINT SOLUTIONS	SERVICE PRINTING	$50.00	$50.00
234409	401-3001-572.50-15	ULTRA STROBE COMMUNICATIONS INC	POLICE EQUIPMENT & SUPPLY	$13,155.20	$13,155.20
234424	101-3001-511.21-65	VERIZON WIRELESS	ACCT 68682493000001	$2,038.83	$2,038.83
234425	235-3001-532.33-05	VERIZON WIRELESS	ACCT 54209747800003	$35.01	$35.01
901858	101-3001-511.22-05	CITIBANK	POSTAGE REPLENISHMENT	$1,236.96	$1,236.96
				Division 1 Total	$45,504.32

Division: 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234345	231-3003-511.40-11	LEADSONLINE LLC	LEADS ONLINE RENEWAL	$9,291.00	$9,291.00
				Division 3 Total	$9,291.00
				Department 30 Total	$54,795.32

WARRANT REGISTER - GM0002

Department: 35 Fire

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234263	101-3501-512.31-85	AIR ONE EQUIPMENT	FIRE EQUIPMENT & SUPPLY	$428.00	$428.00
234289	101-3501-512.22-15	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$18.20	$18.20
234292	101-3501-512.32-80	CLARION EVENTS INC	FIRE EQUIPMENT & SUPPLY	$461.20	$461.20
234313	401-3501-572.50-15	FIRESERVICE MANAGEMENT	FIRE EQUIPMENT & SUPPLY	$605.00	$605.00
234316	101-3501-512.30-35	GALLS LLC	CLOTHING & APPAREL	$155.00	$548.08
			CLOTHING & APPAREL	$113.08	
			CLOTHING & APPAREL	$185.00	
			CLOTHING & APPAREL	$95.00	
234317	401-3501-572.50-15	GEAR WASH	FIRE EQUIPMENT & SUPPLY	$2,615.20	$2,615.20
234320	101-3501-512.21-65	GOVTEMPSUSA LLC	SERVICE PROFESSIONAL	$7,560.00	$9,352.00
			SERVICE PROFESSIONAL	$1,792.00	
234326	101-3501-512.22-03	HARPER COLLEGE CORP SERVICES	TRAVEL & TRAINING	$1,553.50	$1,553.50
234327	101-3501-512.21-02	HARRIS TRUST & SAVINGS BANK	HON ANALYTICS INC.	$2,124.36	$2,124.36
	101-3501-512.21-11	HARRIS TRUST & SAVINGS BANK	AMERICAN MATTRESS 81	$559.00	$559.00
	101-3501-512.22-02	HARRIS TRUST & SAVINGS BANK	IL DPT PUB HEALTH EMS	$41.00	$82.00
			IL DPT PUB HEALTH EMS	$41.00	
	101-3501-512.22-03	HARRIS TRUST & SAVINGS BANK	PAR-A-DICE HOTEL	($112.00)	$112.00
			PAR-A-DICE HOTEL	$112.00	
			PAR-A-DICE HOTEL	$112.00	
	101-3501-512.30-35	HARRIS TRUST & SAVINGS BANK	IRA GREEN INC	$28.86	$153.26
			WAL-MART #1404	$124.40	
	101-3501-512.31-85	HARRIS TRUST & SAVINGS BANK	WWW COSTCO COM	($42.49)	$84.98
			WWW COSTCO COM	$127.47	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234327	101-3501-512.33-05	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US 160K24T41	$36.52	$36.52
	101-3501-512.33-50	HARRIS TRUST & SAVINGS BANK	IN THE SMITHWORKS COM	$158.51	$158.51
234331	101-3501-512.30-05	HP INC.	OFFICE SUPPLIES	$543.76	$543.76
234333	101-3501-512.22-03	ILLINOIS FIRE CHIEFS ASSOCIATION	TRAVEL & TRAINING	$160.00	$160.00
234342	101-3501-512.21-65	KRONOS INCORPORATED	SERVICE DATA PROCESSING	$5,494.61	$5,494.61
234352	101-3501-512.22-03	RICK MANTHY	TRAVEL & TRAINING	$105.00	$105.00
234364	101-3501-512.22-02	NATL FIRE PROTECTION ASSOC	DUES	$175.00	$175.00
234370	101-3501-512.21-11	NORTHWEST ELECTRICAL SUPPLY CO	ELECTRICAL SUPPLIES	$169.90	$211.90
			ELECTRICAL SUPPLIES	$42.00	
234375	101-3501-512.30-05	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES, GENERAL	$64.32	$251.62
			OFFICE SUPPLIES, GENERAL	$10.36	
			OFFICE SUPPLIES, GENERAL	$176.94	
234380	101-3501-512.33-50	PENNCARE	MEDICAL SUPPLIES	$120.78	$120.78
234386	101-3501-512.22-03	ROMEOVILLE FIRE DEPARTMENT	TRAVEL & TRAINING	$800.00	$800.00
234420	101-3501-512.21-65	VERIZON WIRELESS	ACCT 44205897800001	$918.79	$918.79
234428	101-3501-512.30-35	VISION MARKETING	CLOTHING & APPAREL	$105.25	$105.25
901858	101-3501-512.22-05	CITIBANK	POSTAGE REPLENISHMENT	$6.53	$6.53
				Division 1 Total	$27,785.05
				Department 35 Total	$27,785.05

WARRANT REGISTER - GM0002

Department: 37 Foreign Fire Insurance

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234327	227-3701-512.22-03	HARRIS TRUST & SAVINGS BANK	CROWNE PLAZA UNION STA	$1,804.14	$1,804.14
				Division 1 Total	$1,804.14
				Department 37 Total	$1,804.14

WARRANT REGISTER - GM0002

Department: 40 Planning

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234303	101-4001-521.22-01	PADDOCK PUBLICATIONS	ADVERTISING	$423.90	$423.90
234334	101-4001-521.30-05	IMAGING ESSENTIALS, INC.	OFFICE SUPPLIES	$251.10	$251.10
234346	101-4001-521.21-65	LEGRAND REPORTING & VIDEO SERVICES	TRANSCRIPTS	$311.00	$797.00
			TRANSCRIPTS	$234.50	
			TRANSCRIPTS	$251.50	
234375	101-4001-521.30-05	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$152.22	$344.10
			OFFICE SUPPLIES	$191.88	
234397	101-4001-521.40-41	SUBURBAN FAMILY MAGAZINE	ADVERTISING	$675.00	$675.00
234406	264-4001-571.50-25	TOWN & COUNTRY CHICAGO ASSOCIATES	TAX REIMBURSEMENT	$202,510.00	$202,510.00
234417	101-4001-521.21-65	VERIZON WIRELESS	ACCT 38042002700001	$100.89	$100.89
901858	101-4001-521.22-05	CITIBANK	POSTAGE REPLENISHMENT	$63.84	$63.84
				Division 1 Total	$205,165.83
				Department 40 Total	$205,165.83

WARRANT REGISTER - GM0002

Department: 41 Community Devl Block Grnt

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234287	215-4101-522.41-76	BUILDERS PAVING LLC	SERVICE CONSTRUCTION	$128,216.00	$128,216.00
				Division 1 Total	$128,216.00
				Department 41 Total	$128,216.00

WARRANT REGISTER - GM0002

Department: 45 Building

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234310	101-4501-523.22-10	FASTSIGNS	OFFICE SUPPLIES	$25.00	$25.00
234323	101-4501-523.20-35	GRIVAS KRAUSE ASSOCIATES LTD	PLAN REVIEW	$540.00	$3,510.00
			PLAN REVIEW	$540.00	
			PLAN REVIEW	$1,350.00	
			PLAN REVIEW	$1,080.00	
234336	101-4501-523.30-05	INSIGHT PUBLIC SECTOR	OFFICE SUPPLIES & EQUIPMENT	$682.66	$682.66
234390	101-4501-523.30-05	SHERWIN ACE HARDWARE	OFFICE SUPPLIES	$4.99	$4.99
234400	101-4501-523.22-10	SUMMIT PRINT SOLUTIONS	SERVICE PRINTING	$55.00	$55.00
234404	101-4501-523.21-65	THOMPSON ELEVATOR INSPECTION	SERVICE BLDG MAINT	$35.00	$35.00
234421	101-4501-523.21-65	VERIZON WIRELESS	ACCT 54209747800001	$510.34	$510.34
234422	101-4501-523.21-65	VERIZON WIRELESS	ACCT 54209747800002	$240.09	$240.09
901858	101-4501-523.22-05	CITIBANK	POSTAGE REPLENISHMENT	$531.58	$531.58
				Division 1 Total	$5,594.66
				Department 45 Total	$5,594.66

WARRANT REGISTER - GM0002

Department: 70 Health

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234273	101-7001-541.41-16	ARLINGTON HTS PARK DISTRICT	CDBG	$2,594.94	$2,594.94
234311	101-7001-541.22-05	FEDERAL EXPRESS	EQUIPMENT, NON OFFICE	$19.62	$19.62
234327	101-7001-541.22-03	HARRIS TRUST & SAVINGS BANK	UIC PARKING SERVICES	$13.00	$43.00
			UIC PARKING SERVICES	$15.00	
			UIC PARKING SERVICES	$15.00	
	101-7001-541.30-05	HARRIS TRUST & SAVINGS BANK	ECOLAB INC MF	$137.45	$137.45
	101-7001-541.33-10	HARRIS TRUST & SAVINGS BANK	TROPICAL SMOOTHIS CAFE	$139.97	$139.97
	101-7001-541.40-53	HARRIS TRUST & SAVINGS BANK	EXPEDIA 72275518248222	$175.16	$309.56
			EXPEDIA 72277294253076	$63.84	
			EXPEDIA 72277937982670	$70.56	
234396	101-7001-541.20-25	STEPHANIE GUREWITZ LCSW CYT	COUNSELING SERVICES	$540.00	$540.00
234418	101-7001-541.21-65	VERIZON WIRELESS	ACCT 88556712200001	$314.42	$314.42
901858	101-7001-541.22-05	CITIBANK	POSTAGE REPLENISHMENT	$20.34	$20.34
				Division 1 Total	$4,119.30

Division: 7

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234289	101-7007-541.22-15	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$32.77	$32.77
234325	101-7007-541.21-65	HARPER COLLEGE	PROGRAM INSTRUCTIONAL FEE	$200.00	$200.00
234327	101-7007-541.21-65	HARRIS TRUST & SAVINGS BANK	WWW.VOLGISTICS.COM	$61.00	$61.00
	101-7007-541.31-65	HARRIS TRUST & SAVINGS BANK	JAVIERS SABOR MEXICANO	$162.00	$1,568.49
			4IMPRINT, INC	$324.43	
			AMAZON.COM 1A3MH9DW0 A	$32.97	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234327	101-7007-541.31-65	HARRIS TRUST & SAVINGS BANK	DD/BR #339870 Q35	$59.97	$1,568.49
			PANERA BREAD #600969 O	$783.10	
			TORTORICES PIZZA	$206.02	
234353	101-7007-541.31-65	MARC BLESOFF	PROGRAM INSTRUCTIONAL FEE	$250.00	$250.00
901858	101-7007-541.22-05	CITIBANK	POSTAGE REPLENISHMENT	$291.32	$291.32
				Division 7 Total	$2,403.58
				Department 70 Total	$6,522.88

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Department: 71 Public Works

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234258	101-7101-531.31-55	ACTIVE ELECTRICAL SUPPLY CO	ELECTRICAL SUPPLIES	$1,458.00	$1,458.00
	101-7101-531.31-75	ACTIVE ELECTRICAL SUPPLY CO	ELECTRICAL SUPPLIES	$687.50	$687.50
234259	101-7101-531.31-55	ACTIVE LOCK AND KEY LTD	SERVICE BLDG MAINT	$167.48	$167.48
234260	101-7101-531.31-55	ADDISON BUILDING MATERIAL CO	BLDG MAINT SUPPLIES	$90.70	$90.70
234262	101-7101-531.21-02	AFFILIATED CUSTOMER SERVICE INC	SERVICE BLDG MAINT	$7,712.00	$7,712.00
234266	401-7101-571.50-30	ALLIANCE CONTRACTORS, INC.	SERVICE CONSTRUCTION	$20,277.35	$20,277.35
	401-7101-571.50-45	ALLIANCE CONTRACTORS, INC.	SERVICE CONSTRUCTION	$4,749.90	$4,749.90
234267	101-7101-531.21-11	ALPHA BUILDING MAINTENANCE SRVS	SERVICE BLDG MAINT	$3,583.33	$3,583.33
234269	101-7101-531.21-11	AMERICAN DOOR & DOCK	SERVICE BLDG MAINT	$995.00	$995.00
234271	101-7101-531.31-85	ANDERSON LOCK	BLDG MAINT SUPPLIES	$101.20	$101.20
234275	101-7101-531.31-90	ARROW ROAD CONSTRUCTION CO	STREET/SIDEWALK SUPPLIES	$884.79	$29,180.79
			STREET/SIDEWALK SUPPLIES	$1,424.25	
			STREET/SIDEWALK SUPPLIES	$7,609.14	
			STREET/SIDEWALK SUPPLIES	$1,235.25	
			STREET/SIDEWALK SUPPLIES	$6,595.02	
			STREET/SIDEWALK SUPPLIES	$11,432.34	
234276	101-7101-531.22-70	AT & T	217S667106106	$1,977.17	$1,977.17
234277	101-7101-531.22-70	AT & T	ACCT 8310010146347	$899.96	$899.96
234278	101-7101-531.22-70	AT & T	ACCT 8310010134261	$1,114.51	$1,114.51
234279	101-7101-531.22-70	AT & T	ACCT 84725331203952	$1,181.40	$1,181.40
234280	101-7101-531.22-70	AT & T LONG DISTANCE	ACCT 2147713	$3.51	$3.51
234284	101-7101-531.20-05	BAXTER & WOODMAN	SERVICE CONSULTING	$13,872.87	$13,872.87
	401-7101-571.50-30	BAXTER & WOODMAN	SERVICE CONSULTING	$1,274.00	$15,635.90

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234284	401-7101-571.50-30	BAXTER & WOODMAN	SERVICE CONSULTING	$14,361.90	$15,635.90
	426-7101-571.50-25	BAXTER & WOODMAN	SERVICE CONSULTING	$1,732.50	$1,732.50
234285	101-7101-531.30-35	BRAND IT ON APPAREL CO	CLOTHING & APPAREL	$1,199.75	$1,436.12
			CLOTHING & APPAREL	$236.37	
234287	401-7101-571.50-30	BUILDERS PAVING LLC	SERVICE CONSTRUCTION	$386,115.52	$386,115.52
234293	101-7101-531.22-70	COMCAST CABLE	TV	$31.56	$31.56
234295	101-7101-531.22-70	COMCAST CABLE	TV	$42.08	$42.08
234297	101-7101-531.31-55	COMMERCIAL SPECIALTIES INC	BLDG MAINT SUPPLY	$770.00	$770.00
234300	101-7101-531.21-02	COMPLETE CLEANING CO INC	SERVICE BLDG MAINT	$5,211.07	$5,211.07
234301	101-7101-531.21-11	CRYSTAL MAINTENANCE & MGMT SRVS	SERVICE BLDG MAINT	$10,025.00	$10,025.00
234302	101-7101-531.21-11	DAHME MECHANICAL INDUSTRIES	SERVICE BLDG MAINT	$725.00	$725.00
234307	101-7101-531.21-11	DOOR SYSTEMS ASSA ABLOY	SERVICE BLDG MAINT	$340.00	$340.00
234309	101-7101-531.20-05	ENGINEERING RESOURCE ASSOCIATES	SERVICE PROFESSIONAL	$966.25	$966.25
234312	101-7101-531.31-45	FERGUSON FACILITIES SUPPLY HP#3400	JANITORIAL SUPPLIES	$3,983.20	$4,979.00
			JANITORIAL SUPPLIES	$995.80	
234314	101-7101-531.21-55	FLECKS LANDSCAPING	SERVICE MISCELLANEOUS	$4,616.00	$4,616.00
234315	101-7101-531.21-02	FOUNTAIN TECHNOLOGIES LTD	EQUIPMENT MAINTENANCE	$876.00	$3,646.00
			EQUIPMENT MAINTENANCE	$2,770.00	
234321	101-7101-531.31-85	GRAINGER W W INC	HARDWARE SUPPLIES	$140.34	$140.34
234322	101-7101-531.31-75	GRAYBAR ELECTRIC COMPANY	STREET SUPPLIES	$1,334.45	$1,231.80
			STREET SUPPLIES	($102.65)	
234328	101-7101-531.21-02	HAYES MECHANICAL	FIRE 1 FILTER REPLACE	$533.16	$12,265.74
			FIRE 2 APRIL MAINT	$473.08	
			PW APRIL MAINT	$917.43	
			VILL HALL APRIL MAINT	$863.04	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234328	101-7101-531.21-02	HAYES MECHANICAL	SEN CENTER APRIL MAINT	$549.01	$12,265.74
			FIRE 1 APRIL MAINT	$296.58	
			FIRE 2 HVAC REPAIR	$3,441.00	
			PW HVAC REPAIRS	$1,937.44	
			PW HVAC REPAIR	$3,255.00	
234330	101-7101-531.21-55	HENDRICKSEN ROBERT W COMPANY	SERVICE TREES	$12,760.75	$31,259.82
			SERVICE TREES	$12,094.34	
			SERVICE TREES	$6,404.73	
234335	101-7101-531.20-05	INFRASTRUCTURE MGMT SERVICES	SERVICE CONSULTING	$7,170.20	$7,170.20
234336	101-7101-531.31-65	INSIGHT PUBLIC SECTOR	SOFTWARE	$1,565.23	$1,565.23
234338	101-7101-531.31-40	JCK CONTRACTORS	AGRICULTURAL SUPPLIES	$1,125.00	$1,125.00
234340	101-7101-531.21-02	JOHNSON CONTROLS SECURITY SOLUTIONS	EQUIPMENT MAINTENANCE	$1,162.16	$1,162.16
234343	401-7101-571.50-30	CODI LARSON	DW RESIDENT REIMBURSE	$1,701.25	$1,701.25
234349	101-7101-531.31-40	LOWES COMMERCIAL SERVICES	AGRICULTURAL SUPPLIES	$111.13	$140.57
			AGRICULTURAL SUPPLIES	$29.44	
	101-7101-531.31-55	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	$84.20	$84.20
	101-7101-531.31-65	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	$136.32	$156.26
			HARDWARE SUPPLIES	$19.94	
	101-7101-531.31-90	LOWES COMMERCIAL SERVICES	STREET/SIDEWALK SUPPLIES	$156.12	$199.29
			STREET/SIDEWALK SUPPLIES	$43.17	
234350	101-7101-531.31-40	LURVEY LANDSCAPE SUPPLY	ALFRESCO SUPPLIES	$55.00	$55.00
234356	401-7101-571.50-20	MECOR INC	ELECTRICAL SUPPLIES	$902.90	$902.90
234359	101-7101-531.21-02	MID AMERICAN ELEVATOR CO INC	SERVICE BLDG MAINT	$783.00	$783.00
234360	101-7101-531.20-05	MIOVISION TECHNOLOGIES	PROFESSIONAL SERVICES	$3,838.54	$3,838.54
234362	101-7101-531.31-65	MULTIPLE CONCRETE ACCESSORIES	ALFRESCO SUPPLIES	$252.60	$252.60

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234366	401-7101-571.50-30	NEENAH FOUNDRY COMPANY	FORESTRY EQUIPMENT & SUPPLY	$2,500.24	$2,500.24
234367	101-7101-531.21-50	NICOR	ACCT 01701843946	$3,640.56	$3,640.56
234370	101-7101-531.31-55	NORTHWEST ELECTRICAL SUPPLY CO	VEH MAINTENANCE SUPPLY	$37.36	$37.36
234375	101-7101-531.30-05	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES, GENERAL	$6.08	$602.25
			OFFICE SUPPLIES, GENERAL	$596.17	
234376	401-7101-571.50-30	RICHARD OLIVAREZ	SW RESIDENT REIMBURSE	$625.00	$625.00
234378	101-7101-531.22-70	PACIFIC TELEMANAGEMENT SERVICES	PAY PHONES DEC 2021	$150.00	$600.00
			PAY PHONES MARCH 2022	$150.00	
			PAY PHONES APRIL 2022	$150.00	
			PAY PHONES MAY 2022	$150.00	
234383	101-7101-531.22-70	PRECISE MRM LLC	MONTHLY DATA PLAN	$513.00	$513.00
234384	401-7101-571.50-30	RUSSELL PUETZ	SIDEWALK REIMBURSEMENT	$1,333.50	$1,333.50
234385	101-7101-531.20-05	RITTER GIS	PROFESSIONAL SERVICES	$993.12	$993.12
234387	101-7101-531.21-36	ROUTE 12 RENTAL CO INC	PROPANE	$54.92	$109.84
			PROPANE	$54.92	
234390	101-7101-531.31-40	SHERWIN ACE HARDWARE	AGRICULTURAL SUPPLIES	$54.97	$54.97
	101-7101-531.31-55	SHERWIN ACE HARDWARE	ELECTRICAL EQUIP & SUPPLY	$5.94	$23.52
			HARDWARE SUPPLIES	$17.58	
234399	401-7101-571.50-20	SUBURBAN TRIM & GLASS	SERVICE BLDG MAINT	$708.35	$708.35
234400	101-7101-531.22-10	SUMMIT PRINT SOLUTIONS	SERVICE PRINTING	$145.00	$145.00
234403	101-7101-531.21-11	THATCHER OAKS AWNINGS	BLDG MAINT SUPPLY	$1,375.00	$2,750.00
			BLDG MAINT SUPPLY	$1,375.00	
234405	101-7101-531.31-80	THREE M	HARDWARE SUPPLIES	$527.04	$527.04
234407	101-7101-531.31-70	TRAFFIC CONTROL CORP	TRAFFIC SIGNAL SUPPLIES	$1,590.00	$1,590.00
234410	101-7101-531.21-11	UNIFIRST CORPORATION	FIRE 2 FLOOR MATS	$54.17	$481.50

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234410	101-7101-531.21-11	UNIFIRST CORPORATION	PW FLOOR MATS	$151.55	$481.50
			FIRE 3 FLOOR MATS	$35.03	
			FIRE 2 FLOOR MATS	$54.17	
			PW FLOOR MATS	$151.55	
			FIRE 3 FLOOR MATS	$35.03	
	101-7101-531.21-50	UNIFIRST CORPORATION	FIRE 4 FLOOR MATS	$45.53	$45.53
234423	101-7101-531.22-70	VERIZON WIRELESS	ACCT 64202486400001	$126.46	$126.46
234426	101-7101-531.22-70	VERIZON WIRELESS	ACCT 58675303500001	$2,226.83	$2,226.83
234429	101-7101-531.20-05	WADE COMMUNICATIONS CONSULTANTS	SERVICE CONSULTING	$3,425.76	$3,425.76
234430	101-7101-531.30-39	WEX BANK	FUEL,OIL,GREASE, & LUBES	$27.88	$27.88
234431	101-7101-531.22-15	XEROX CORPORATION	OFFICE EQUIPMENT & SUPPLY	$85.00	$85.00
802186	101-7101-531.22-70	AT & T	ACCT 84734215365273	$48.23	$247.50
			ACCT 84739420624707	$48.23	
			ACCT 84739443682112	$48.22	
			ACCT 84759391411742	$54.43	
			ACCT 84779713213488	$48.39	
802187	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0002031003	$31.55	$9,047.82
			ACCT 2278061084	$412.55	
			ACCT 4321662000	$1,062.58	
			ACCT 7363016029	$7,541.14	
802188	101-7101-531.21-50	CONSTELLATION NEW ENERGY INC	ACCT 8063218	$723.19	$11,344.41
			ACCT 8063214	$10,621.22	
802190	101-7101-531.21-50	NICOR	ACCT 06802945268	$49.13	$14,519.94
			ACCT 15839647334	$613.10	
			ACCT 19426400008	$177.71	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
802190	101-7101-531.21-50	NICOR	ACCT 25422686599	$3,812.55	$14,519.94
			ACCT 28178600004	$734.78	
			ACCT 38096400007	$1,721.10	
			ACCT 38178600003	$776.94	
			ACCT 40178600009	$314.40	
			ACCT 53278600001	$2,562.80	
			ACCT 72489260108	$302.40	
			ACCT 94830700004	$992.52	
			ACCT 97034457784	$2,462.51	
901858	101-7101-531.22-05	CITIBANK	POSTAGE REPLENISHMENT	$961.73	$961.73
				Division 1 Total	$647,652.68
				Department 71 Total	$647,652.68

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Department: 72 Water and Sewer

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234260	505-7201-561.31-65	ADDISON BUILDING MATERIAL CO	PLUMBING SUPPLIES	$4.29	$4.29
234265	505-7201-561.31-60	ALEXANDER CHEMICAL CORP	CHLORINE GAS	$1,113.50	$1,113.50
234270	505-7201-561.22-70	AMERICAN MESSAGING	PAGERS	$66.73	$66.73
234274	505-7201-561.31-65	ARLINGTON POWER EQUIPMENT	SEWER PARTS	$19.35	$19.35
234285	505-7201-561.30-35	BRAND IT ON APPAREL CO	CLOTHING & APPAREL	$1,199.75	$1,436.13
			CLOTHING & APPAREL	$236.38	
234294	505-7201-561.22-70	COMCAST CABLE	INTERNET	$189.85	$189.85
234296	505-7201-561.22-70	COMCAST CABLE	TV	$2.10	$2.10
234298	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0248116083	$23.68	$23.68
234308	505-7201-561.20-05	ENGINEERING ENTERPRISES INC	SERVICE CONSULTING	$3,529.00	$3,529.00
234318	505-7201-561.50-15	GENERAL PUMP AND MACHINERY	SERVICE CONSTRUCTION	$24,916.00	$24,916.00
234324	505-7201-561.31-01	HARBOR FREIGHT TOOLS	WATER DIST SUPPLIES	$21.98	$21.98
234329	505-7201-561.21-35	HBK WATER METER SERVICE INC	WATER SEWER SYSTEM SUPPLY	$7,426.78	$12,284.30
			METERS PARTS	$4,215.63	
			METERS SUPPLIES	$641.89	
	505-7201-561.31-02	HBK WATER METER SERVICE INC	WATER SEWER SYSTEM SUPPLY	$9,964.71	$9,964.71
234349	505-7201-561.31-01	LOWES COMMERCIAL SERVICES	WATER SEWER SYSTEM SUPPLY	$39.20	$39.20
	505-7201-561.31-07	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	$289.52	$289.52
	505-7201-561.31-55	LOWES COMMERCIAL SERVICES	PLUMBING EQUIP FIXT,SUPP	$21.45	$21.45
	505-7201-561.31-65	LOWES COMMERCIAL SERVICES	PLUMBING EQUIP FIXT,SUPP	$47.78	$55.24
			PLUMBING EQUIP FIXT,SUPP	$7.46	
234357	505-7201-561.31-07	MENONI & MECOGNI	SEWER PARTS	$1,422.50	$1,422.50
234361	505-7201-561.22-03	MULLANY STEVE	TRAVEL & TRAINING	$1,285.69	$1,285.69

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234383	505-7201-561.22-70	PRECISE MRM LLC	MONTHLY DATA PLAN	$513.00	$513.00
234385	505-7201-561.20-05	RITTER GIS	PROFESSIONAL SERVICES	$993.13	$993.13
234389	505-7201-561.31-65	SCHOOLLOCKERS.COM	FURNITURE, OFFICE	$9,578.00	$9,578.00
234390	505-7201-561.31-01	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	$24.58	$55.55
			HARDWARE SUPPLIES	$30.97	
	505-7201-561.31-07	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	$12.99	$12.99
	505-7201-561.31-65	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	$1.99	$1.99
	505-7201-561.31-85	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	$7.18	$76.15
			HARDWARE SUPPLIES	$68.97	
	505-7201-561.33-05	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	$19.77	$19.77
234393	505-7201-561.31-02	STANDARD PIPE & SUPPLY INC	PLUMBING SUPPLIES	$215.61	$215.61
	505-7201-561.31-55	STANDARD PIPE & SUPPLY INC	PLUMBING SUPPLIES	$70.49	$117.16
			PLUMBING SUPPLIES	$46.67	
234395	505-7201-561.31-65	STEINER ELECTRIC	EQUIPMENT MAINTENANCE	$221.94	$221.94
234398	505-7201-561.20-05	SUBURBAN LABORATORIES INC	PROFESSIONAL SERVICES	$658.68	$858.28
			PROFESSIONAL SERVICES	$199.60	
234401	505-7201-561.21-35	TAYLOR PLUMBING	EQUIPMENT MAINTENANCE	$8,083.75	$25,156.06
			WATER SEWER SYSTEM SUPPLY	$11,150.00	
			WATER SEWER SYSTEM SUPPLY	$5,922.31	
234402	505-7201-561.31-02	TEST GAUGE INC	METERS SUPPLIES	$4,176.00	$4,176.00
234411	505-7201-561.31-65	USA BLUEBOOK	HARDWARE SUPPLIES	$264.74	$264.74
	505-7201-561.31-85	USA BLUEBOOK	HARDWARE SUPPLIES	$279.09	$279.09
234426	505-7201-561.22-70	VERIZON WIRELESS	ACCT 58675303500001	$1,484.55	$1,484.55
234427	505-7201-561.22-70	VERIZON WIRELESS	ACCT 78635116200001	$1,058.86	$1,058.86
234433	505-7201-561.31-01	ZIEBELL WATER SERVICE PRODUCTS	WATER DIST SUPPLIES	$430.00	$3,094.00

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234433	505-7201-561.31-01	ZIEBELL WATER SERVICE PRODUCTS	EQUIPMENT MAINTENANCE	$2,424.00	$3,094.00
			EQUIPMENT MAINTENANCE	$240.00	
802186	505-7201-561.22-70	AT & T	ACCT 84759021056118	$871.84	$971.64
			ACCT 84759080850047	$99.80	
802187	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0368380009	$31.92	$168.87
			ACCT 1092085063	$136.95	
802188	505-7201-561.21-50	CONSTELLATION NEW ENERGY INC	ACCT 1050219	$4,201.64	$16,636.47
			ACCT 8063213	$425.51	
			ACCT 1050217	$3,064.26	
			ACCT 1050218	$2,560.85	
			ACCT 1050220	$6,384.21	
802190	505-7201-561.21-50	NICOR	ACCT 05850400002	$128.88	$1,292.33
			ACCT 16797600000	$165.19	
			ACCT 19278600002	$276.25	
			ACCT 42567835683	$53.79	
			ACCT 76830700001	$668.22	
901859	505-7201-561.21-53	NORTHWEST WATER COMMISSION	MAY 2022 QUARTERLY	$1,261,081.50	
					$1,261,081.50
				Division 1 Total	$1,385,012.90
				Department 72 Total	$1,385,012.90

WARRANT REGISTER - GM0002

Department: 73 Parking

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
802187	235-7301-532.21-50	COMMONWEALTH EDISON COMPANY	ACCT 4286290000	$644.32	$745.64
			ACCT 4643715006	$19.25	
			ACCT 5231622008	$82.07	
				Division 1 Total	$745.64

Division: 2

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234359	235-7302-532.21-02	MID AMERICAN ELEVATOR CO INC	SERVICE BLDG MAINT	$420.00	$420.00
				Division 2 Total	$420.00

Division: 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234390	235-7303-532.21-11	SHERWIN ACE HARDWARE	ELECTRICAL EQUIP & SUPPLY	$21.98	$19.98
			ELECTRICAL EQUIP & SUPPLY	($2.00)	
802188	235-7303-532.21-50	CONSTELLATION NEW ENERGY INC	ACCT 1060231	$2,610.29	$2,610.29
802190	235-7303-532.21-50	NICOR	ACCT 12690400002	$53.35	$53.35
				Division 3 Total	$2,683.62

Division: 4

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
802190	235-7304-532.21-50	NICOR	ACCT 92296400002	$174.96	$174.96
				Division 4 Total	$174.96
				Department 73 Total	$4,024.22

WARRANT REGISTER - GM0002

Department: 74 Solid Waste Dispsl SWANCC

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
901860	511-7401-562.21-54	SOLID WASTE AGENCY	JUNE TIPPING FEES	$135,193.00	$135,193.00
				Division 1 Total	$135,193.00
				Department 74 Total	$135,193.00

WARRANT REGISTER - GM0002

Department: 75 Municipal Fleet Services

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234261	621-7501-551.21-07	ADVANCED TRANSMISSIONS	VEH MAINTENANCE SUPPLY	$2,010.50	$2,010.50
234272	621-7501-551.21-07	ARLINGTON HEIGHTS FORD INC	VEH MAINTENANCE SUPPLY	$252.50	$252.50
	621-7501-551.21-08	ARLINGTON HEIGHTS FORD INC	EQUIPMENT MAINTENANCE	$5,579.55	$5,579.55
	621-7501-551.31-51	ARLINGTON HEIGHTS FORD INC	VEH MAINTENANCE SUPPLY	$259.00	$328.76
			VEH MAINTENANCE SUPPLY	$38.28	
			VEH MAINTENANCE SUPPLY	$31.48	
234281	621-7501-551.31-51	AUTO TECH CENTERS INC	VEH MAINTENANCE SUPPLY	$253.60	$253.60
234286	621-7501-551.31-51	BRISTOL HOSE & FITTING INC	VEH MAINTENANCE SUPPLY	$48.69	$356.89
			VEH MAINTENANCE SUPPLY	$20.87	
			VEH MAINTENANCE SUPPLY	$287.33	
234288	621-7501-551.31-51	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	($19.38)	$265.51
			VEH MAINTENANCE SUPPLY	$91.90	
			VEH MAINTENANCE SUPPLY	$5.93	
			VEH MAINTENANCE SUPPLY	$187.06	
234290	621-7501-551.31-51	CHICAGO PARTS AND SOUND LLC	VEH MAINTENANCE SUPPLY	$156.60	$605.41
			VEH MAINTENANCE SUPPLY	$299.67	
			VEH MAINTENANCE SUPPLY	$149.14	
234291	621-7501-551.21-36	CITY WELDING SALES & SERVICE	EQUIPMENT RENTAL	$122.88	$122.88
	621-7501-551.31-51	CITY WELDING SALES & SERVICE	VEH MAINTENANCE SUPPLY	$214.82	$214.82
234305	621-7501-551.21-07	DAVE AND JIMS AUTO BODY	EQUIPMENT MAINTENANCE	$100.00	$100.00
234321	621-7501-551.30-35	GRAINGER W W INC	CLOTHING & APPAREL	$753.60	$753.60
			CLOTHING & APPAREL	($753.60)	
			CLOTHING & APPAREL	$753.60	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234337	621-7501-551.31-51	INTERSTATE POWER SYSTEMS INC	VEH MAINTENANCE SUPPLY	$78.34	$78.34
234344	621-7501-551.31-51	LEACH ENTERPRISES INC	VEH MAINTENANCE SUPPLY	$103.91	$103.91
234347	621-7501-551.21-62	LIBERTY TIRE RECYCLING	TIRE DISPOSAL	$439.73	$439.73
234348	621-7501-551.31-51	LIEBOVICH STEEL & ALUMINUM CO	VEH MAINTENANCE SUPPLY	$276.00	$276.00
234351	621-7501-551.31-51	MACQUEEN EMERGENCY GROUP	VEH MAINTENANCE SUPPLY	$98.62	$98.62
234354	621-7501-551.31-51	MASTER HITCH INC	VEH MAINTENANCE SUPPLY	$47.40	$47.40
234355	621-7501-551.31-51	MC MASTER CARR SUPPLY CO	VEH MAINTENANCE SUPPLY	$31.08	$135.38
			VEH MAINTENANCE SUPPLY	$23.36	
			VEH MAINTENANCE SUPPLY	$60.64	
			VEH MAINTENANCE SUPPLY	$20.30	
234363	621-7501-551.31-51	NAPA HEIGHTS AUTOMOTIVE	VEH MAINTENANCE SUPPLY	($121.68)	$596.07
			VEH MAINTENANCE SUPPLY	($22.14)	
			VEH MAINTENANCE SUPPLY	($14.46)	
			VEH MAINTENANCE SUPPLY	$130.70	
			VEH MAINTENANCE SUPPLY	$43.31	
			VEH MAINTENANCE SUPPLY	$11.06	
			VEH MAINTENANCE SUPPLY	$21.54	
			VEH MAINTENANCE SUPPLY	$70.46	
			VEH MAINTENANCE SUPPLY	$8.17	
			VEH MAINTENANCE SUPPLY	$21.36	
			VEH MAINTENANCE SUPPLY	$63.13	
			VEH MAINTENANCE SUPPLY	$114.73	
			VEH MAINTENANCE SUPPLY	$174.59	
			VEH MAINTENANCE SUPPLY	$25.23	
			VEH MAINTENANCE SUPPLY	$2.68	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234363	621-7501-551.31-51	NAPA HEIGHTS AUTOMOTIVE	VEH MAINTENANCE SUPPLY	$67.39	$596.07
	621-7501-551.31-65	NAPA HEIGHTS AUTOMOTIVE	VEH MAINTENANCE SUPPLY	$112.18	$112.18
234373	621-7501-551.21-07	NTEA	DUES	$450.00	$450.00
234377	621-7501-551.31-51	P & G KEENE	VEH MAINTENANCE SUPPLY	$685.00	$685.00
234379	621-7501-551.31-51	PATLIN INC	VEH MAINTENANCE SUPPLY	$122.66	$122.66
234388	621-7501-551.31-51	INTERSTATE BILLING SERVICE INC	VEH MAINTENANCE SUPPLY	$1,418.59	$753.59
			VEH MAINTENANCE SUPPLY	($66.50)	
			VEH MAINTENANCE SUPPLY	($598.50)	
234390	621-7501-551.31-51	SHERWIN ACE HARDWARE	VEH MAINTENANCE SUPPLY	($5.59)	$0.00
			VEH MAINTENANCE SUPPLY	$5.59	
234391	621-7501-551.31-51	SNAP ON INDUSTRIAL TOOLS	VEH MAINTENANCE SUPPLY	$991.30	$991.30
234392	621-7501-551.31-51	STANDARD EQUIPMENT CO	VEH MAINTENANCE SUPPLY	$213.94	$6,333.77
			VEH MAINTENANCE SUPPLY	$525.90	
			VEH MAINTENANCE SUPPLY	$366.58	
			VEH MAINTENANCE SUPPLY	$133.19	
			VEH MAINTENANCE SUPPLY	$540.52	
			VEH MAINTENANCE SUPPLY	$1,410.60	
			VEH MAINTENANCE SUPPLY	$2,838.45	
			VEH MAINTENANCE SUPPLY	$304.59	
234408	621-7501-551.31-65	ULINE INC	VEH MAINTENANCE SUPPLY	$523.50	$523.50
234409	621-7501-551.21-07	ULTRA STROBE COMMUNICATIONS INC	EQUIPMENT MAINTENANCE	$1,400.00	$1,400.00
234410	621-7501-551.30-35	UNIFIRST CORPORATION	CLOTHING & APPAREL	$82.02	$200.50
			CLOTHING & APPAREL	$118.48	
234432	621-7501-551.31-51	ZEIGLER OF SCHAUMBURG	VEH MAINTENANCE SUPPLY	$10.84	$10.84
				Division 1 Total	$24,202.81

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
				Department 75 Total	**$24,202.81**

WARRANT REGISTER - GM0002

Department: 80 Pensions

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
901858	711-8001-631.22-05	CITIBANK	POSTAGE REPLENISHMENT	$106.00	$106.00
				Division 1 Total	$106.00
				Department 80 Total	$106.00

WARRANT REGISTER - GM0002

Department: 95 Debt Service

Division: 50

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
901854	301-9550-582.60-15	BANK OF NEW YORK MELLON	2010 GO BONDS	$4,550.00	$4,550.00
				Division 50 Total	$4,550.00

Division: 52

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
901854	301-9552-582.60-15	BANK OF NEW YORK MELLON	2012 GO BONDS	$13,750.00	$13,750.00
				Division 52 Total	$13,750.00

Division: 55

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
901853	301-9555-582.60-15	UMB BANK	GO BONDS INT & PRINCIPAL	$470,075.00	$470,075.00
				Division 55 Total	$470,075.00

Division: 56

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
901853	301-9556-582.60-15	UMB BANK	GO BONDS INT & PRINCIPAL	$166,150.00	$166,150.00
				Division 56 Total	$166,150.00

Division: 57

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
901853	301-9557-582.60-15	UMB BANK	GO BONDS INT & PRINCIPAL	$199,625.00	$199,625.00
				Division 57 Total	$199,625.00

Division: 58

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
901853	301-9558-582.60-15	UMB BANK	2020 GO BONDS	$218,400.00	$218,400.00
				Division 58 Total	$218,400.00
				Department 95 Total	$1,072,550.00

WARRANT REGISTER - GM0002

Department: 99 Non Operating

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234358	515-9901-525.40-83	METROPOLIS COMMERCIAL CONDO ASSN	CAM CHARGE	$7,064.15	$7,064.15
	515-9901-525.40-92	METROPOLIS COMMERCIAL CONDO ASSN	BUILDING RESERVE	$3,749.07	$3,749.07
				Division 1 Total	$10,813.22
				Department 99 Total	$10,813.22
TOTAL ALL FUNDS:					$4,107,821.07

Village Board
5/16/2022

Item: Memorial Day Presentation

Department: Village Managers Office

Memorial Day Presentation

Village Board
5/16/2022

Item: Points Signs Presentation

Department: Village Managers Office

Points Signs Presentation

Village Board
5/16/2022

Item: Report of the Committee of the Whole Meeting of May 16, 2022

Department: Village Managers Office

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

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

Village Board
5/16/2022

Item: Downtown Brick Paver Purchase - Award

Department: Public Works

The 2022 Capital Budget includes $400,000 for the Brick Paver Program. This program is designed to replace deteriorated brick paver sections in the Downtown and bring them up to correct ADA standards. Three phases have been completed to date, and the fourth phase will include the following locations:

- Downtown Train Station
- Replacement of the brick sidewalk on Wing Street from Vail Avenue to Chestnut Avenue
- Replacement of the sidewalk at the Union Pacific Railroad tracks at Vail Avenue,

Dunton Avenue, and Evergreen Avenue

The brick specified for the Village of Arlington Heights is a custom order that requires approximately eight to twelve weeks to manufacture; however, supply shortages across the construction industry could cause additional delays. Public Works Staff concluded that it is in the best interests of the Village to place the order for the bricks in advance of construction. This will ensure that the Downtown brick replacement can begin in a timely manner.

The fourth phase of the Downtown Paver Brick Program will include work adjacent to the Union Pacific Railroad, requiring that the Village obtain Right of Entry from Union Pacific to encroach onto their right-of-way in order to remove and replace the sidewalk. The design of the project is complete. The anticipated schedule is as follows:

Place Brick order May, 2022
Right of Entry Approval November, 2022
Bid project November – December, 2022
Award contract December 2022
Construction March – April, 2023

This schedule allows the manufacturer flexibility for the custom order. Once delivered, the bricks will be stored until construction begins in the spring of

2023.

Approximately 13,240 square feet of brick is required for all locations included in the fourth phase. Unilock Chicago Inc. is the sole manufacturer of our custom brick. Unilock provided a quote of $76,112 for 13,240 square feet of brick, including delivery. Staff recommends award at the total cost price of $76,112.

Funds are available for the brick purchase in Account No. 401-7101-571.50-30 (ST0501).

RECOMMENDATION

It is recommended that the Village Board waive competitive bids, and authorize the purchase of custom brick for the fourth phase of the Downtown Brick Paver Program from the sole provider, Unilock Chicago, Inc. in the amount of $76,112.00 and authorize Staff to execute the necessary documents.

Village Board
5/16/2022

Item: Police Special Purpose Vehicle

Department: Police

The Police Department is seeking approval for the acquisition of a special purpose vehicle for use during law enforcement related operations. The purchase replaces a 13-year-old vehicle in the current authorized fleet which has reached the end-of-useful. The acquisition includes all supplemental costs associated with replacing installed equipment and peripherals. Funds secured from the disposal of the current vehicle, based on the depreciated market value of the vehicle base and installed components, will offset the costs in purchase of the new vehicle.

Recommendation

It is recommended the Village Board approve the purchase of the special purpose vehicle in the amount of $195,291.24 and disposal of the current asset. As the vehicle will be acquired through a vetted, sole-source vendor, Point Blank Enterprises (Pompano Beach, Florida), staff is further recommending waiver of formal bidding procedures. Sufficient funds currently exist in the Criminal Investigations Fund (231-3003-511.40-11).

Village Board
5/16/2022

Item: Aerial Truck Purchase - Public Works

Department: Public Works

The approved FY2022 Capital Budget includes $208,900 for the replacement of the Village's Aerial truck. This truck is primarily used to safely trim Village-owned trees throughout the community, but is also used for a variety of high task responsibilities, including; banner installation, traffic light maintenance, and roadway lighting maintenance. This equipment is used on a daily basis to perform tree trimming operations.

The current truck is a 2007 International Terex Hi-Ranger aerial truck. The Fleet Unit has inspected the current vehicle and has deemed it is in need of replacement based on age and condition. If the purchase is approved, the existing aerial truck will be surplused in accordance with Village guidelines, once the new truck arrives.

Staff is recommending purchase of a 2023 International HV607 Chassis with Versalift aerial components through both a State and Sourcewell contracts. Sourcewell (formerly NJPA) is a joint purchasing cooperative similar to NWMC that uses multiple government agencies and collaborative purchasing to obtain more competitive bid pricing. Through the State, the vendor has a chassis available and will deliver a truck that meets Village specifications in the first half of FY2023. Sourcewell has awarded Versalift the contract for the equipment that will be mounted on the chassis. The vendor that will provide the equipment is Versalift located in Waco, Texas. Staff has evaluated this equipment and chassis model and recommends award.

The cost to replace this vehicle is $237,206, which is $28,306 over budget. The Village will save approximately $9,000 by utilizing two separate contracts to secure this vehicle.

The Village recently transferred surplus funds to the Fleet Fund in anticipation of increased vehicle costs due to supply chain issues. As a result, Fleet Fund reserves are available to accommodate this overage. Funds for this purchase are available in Account No. 621-9003-72.50-05 (VH9501).

RECOMMENDATION

It is recommended that the Village Board award two separate contracts, including a contract through the State for the purchase of a 2023 International Model HV607 Chassis with Rush Truck Center of Northern Illinois of Chicago, Illinois, in an amount not-to-exceed $80,860, and a contract for aerial lift equipment through the Sourcewell Purchasing Co-op with Versalift of Waco, Texas, in an amount not-to-exceed $156,346.00, and authorize Staff to execute the necessary documents.

Village Board
5/16/2022

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

Department: Manager/Legal

The following establishments did not renew their liquor licenses for 2022-2023:

Dunton House, Inc. d/b/a Dunton House - Class "A"
A.M.Y. Stars Fortune, Inc. d/b/a 5th Avenue Sushi - Class "E"

The attached ordinance amending Section 13-502, Fees and Number of Licenses, of the Municipal Code, is necessary to reflect these changes by decreasing the number of authorized Class "A" liquor licenses to 31 and Class "E" liquor licenses to 13.

ATTACHMENTS:

Description	Type
Code Amendment - Chapter 13	Ordinance

AN ORDINANCE AMENDING CHAPTER 13 OF THE ARLINGTON HEIGHTS MUNICIPAL CODE

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

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

CLASS OF LICENSE	ANNUAL LICENSE FEE	NUMBER OF LICENSES AUTHORIZED
A	$3,800.00	31
E	$2,700.00	13

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

AYES:

NAYS:

PASSED AND APPROVED this 16th day of May, 2022.

_____
Village President

ATTEST:

_____
Village Clerk

Liquor License Ordinances.A_E decrease

Village Board
5/16/2022

Item: Ordinance - No Parking - E. Grove Street

Department: Engineering/PW/Legal

The Engineering Department has been recently notified by the residents about parking concerns on E Grove St between S Donald Ave & S Waterman Ave. This part of the street is currently unrestricted, and it is the first block west of Prospect High School that does not have any parking limitations. Due to the high demand for parking on the school grounds, as well as insufficient parking at the school, several students elect to park on the local streets. Working with Prospect High School and following an engineering study, the Engineering Department is proposing a solution that should alleviate the issue and provide residents a safe passage along E Grove St. Recognizing that all the streets in the area have "No Parking, Stopping & Standing, 10am-11am & 1pm-2pm, On School Days" the department recommend to extend the same restrictions to E Grove St between S Donald Ave & S Waterman Ave. Affected residents has been notified via letters and Village did not received any objections to the proposed changes.

RECOMMENDATION

It is recommended that an Ordinance Prohibiting Parking on that portion of E Grove Street, between S Donald Avenue and S Waterman Avenue, be approved.

ATTACHMENTS:

Description	**Type**
No parking - East Grove Street	Ordinance

AN ORDINANCE PROHIBITING PARKING

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

SECTION ONE: It shall be unlawful for any person, firm or corporation to park, stop or stand a motor vehicle on the following designated street within the corporate limits of Arlington Heights, between the hours of 10:00 a.m. to 11:00 a.m. and 1:00 p.m. to 2:00 p.m. on School Days:

E. GROVE STREET BETWEEN S. DONALD AVENUE AND S. WATERMAN AVENUE

Said portion of the street is depicted on the attached map as Exhibit A, attached hereto and made a part hereof.

SECTION TWO: That the Village Manager is hereby directed to install appropriate signs to effectuate the purposes of this Ordinance.

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

SECTION FOUR: That any and all ordinances in conflict with the provisions of this Ordinance are hereby repealed.

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

AYES:

NAYS:

PASSED AND APPROVED this 16th day of May, 2022.

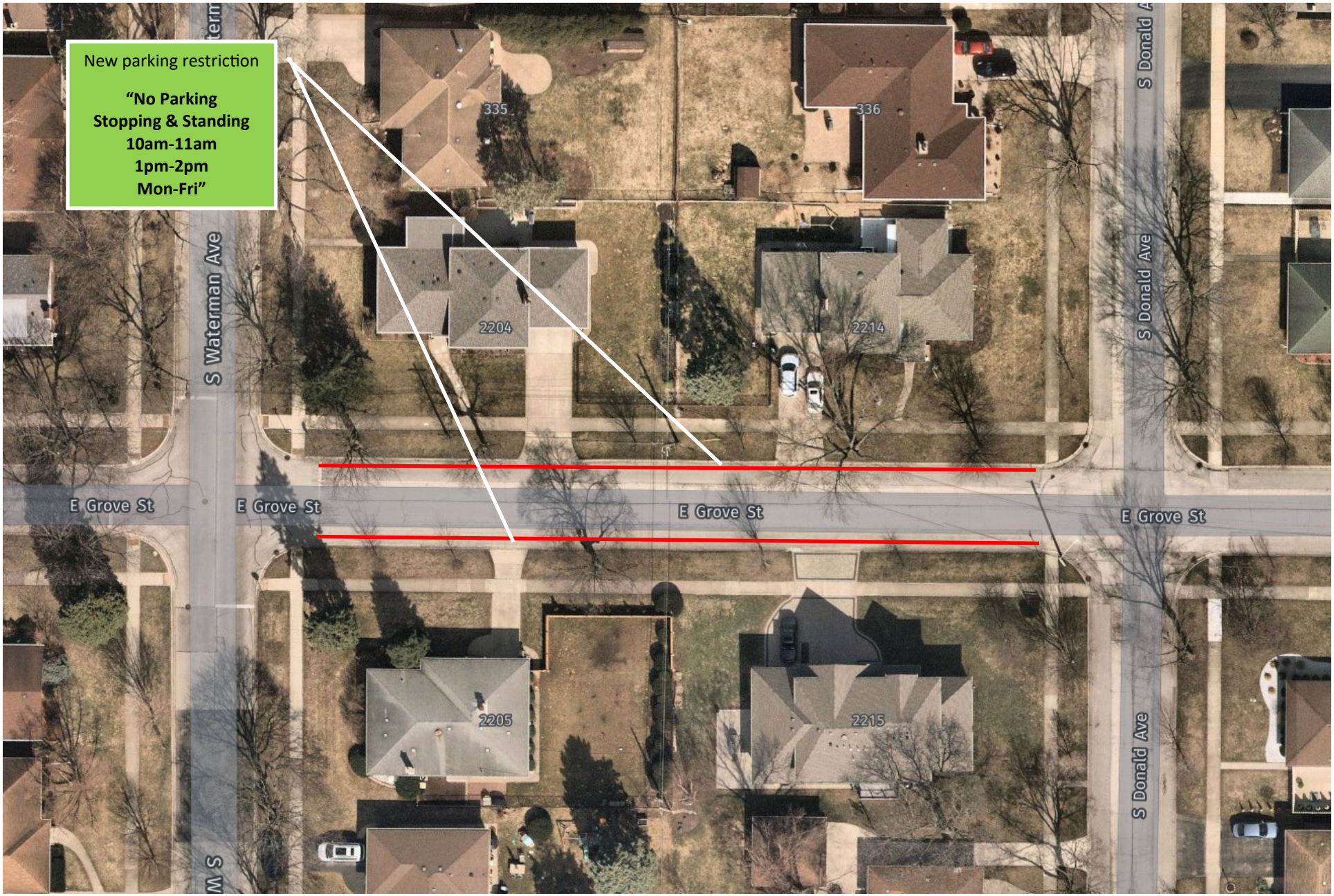
_____
Village President

ATTEST:

_____
Village Clerk

TRAFFICREGS:No Park Zone - E. Grove

Parking restrictions — E Grove St



Village Board
5/16/2022

Item: Ordinance - Speed Limit - Portions of East Miner Street and North Douglas Avenue

Department: Engineering/PW/Legal

The Engineering Division has been contacted recently by the residents concerning the lack of speed limit signs along E Miner St between N Arlington Heights Rd & N Rammer Ave. After reviewing the records, it was determined that this section of E Miner St and the section of N Douglas Ave between E Kensington Rd & E Euclid Ave have been posted with a speed limit of 25 mph, however there was no ordinance to support those restrictions.

To rectify this situation, the Engineering Department is proposing an ordinance that will support the posted speed limits.

RECOMMENDATION

It is recommended that an Ordinance establishing a speed limit of 25 mph along portions of East Miner Street and North Douglas Avenue, be approved.

ATTACHMENTS:

Description	Type
25 mph Speed Limit - E Miner and N Douglas	Ordinance

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

WHEREAS, it is the desire of the President and Board of Trustees to limit the speed of traffic on portions of East Miner Street and North Douglas Avenue as hereinafter set forth,

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

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

EAST MINER STREET BETWEEN NORTH ARLINGTON HEIGHTS ROAD AND NORTH DRYDEN PLACE

EAST MINER STRET BETWEEN NORTH WINDSOR DRIVE AND NORTH RAMMER AVENUE

NORTH DOUGLAS AVENUE BETWEEN EAST KENSINGTON ROAD AND EAST EUCLID AVENUE

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

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

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

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

AYES:

NAYS:

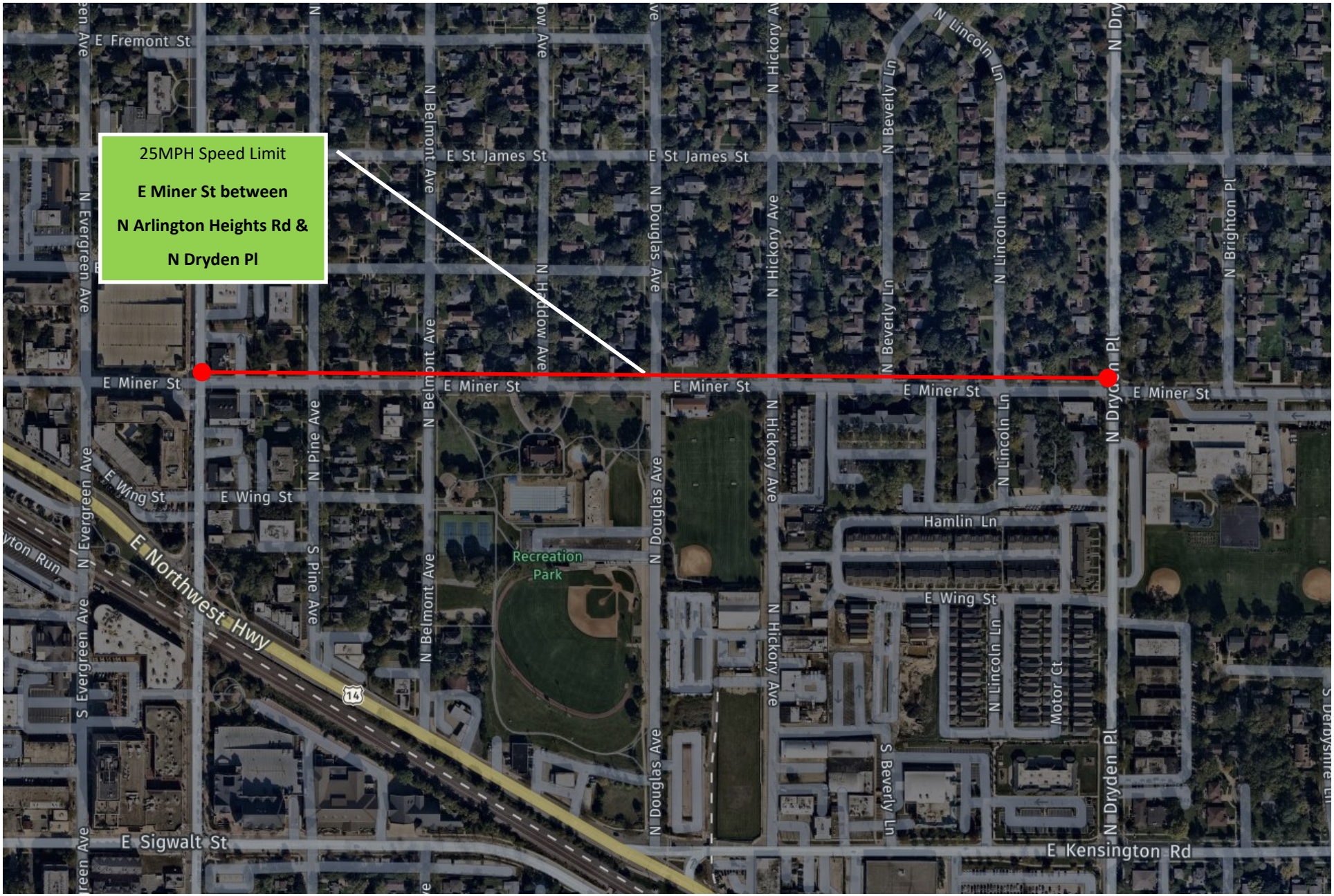
PASSED AND APPROVED this 16th day of May, 2022.

_____
Village President

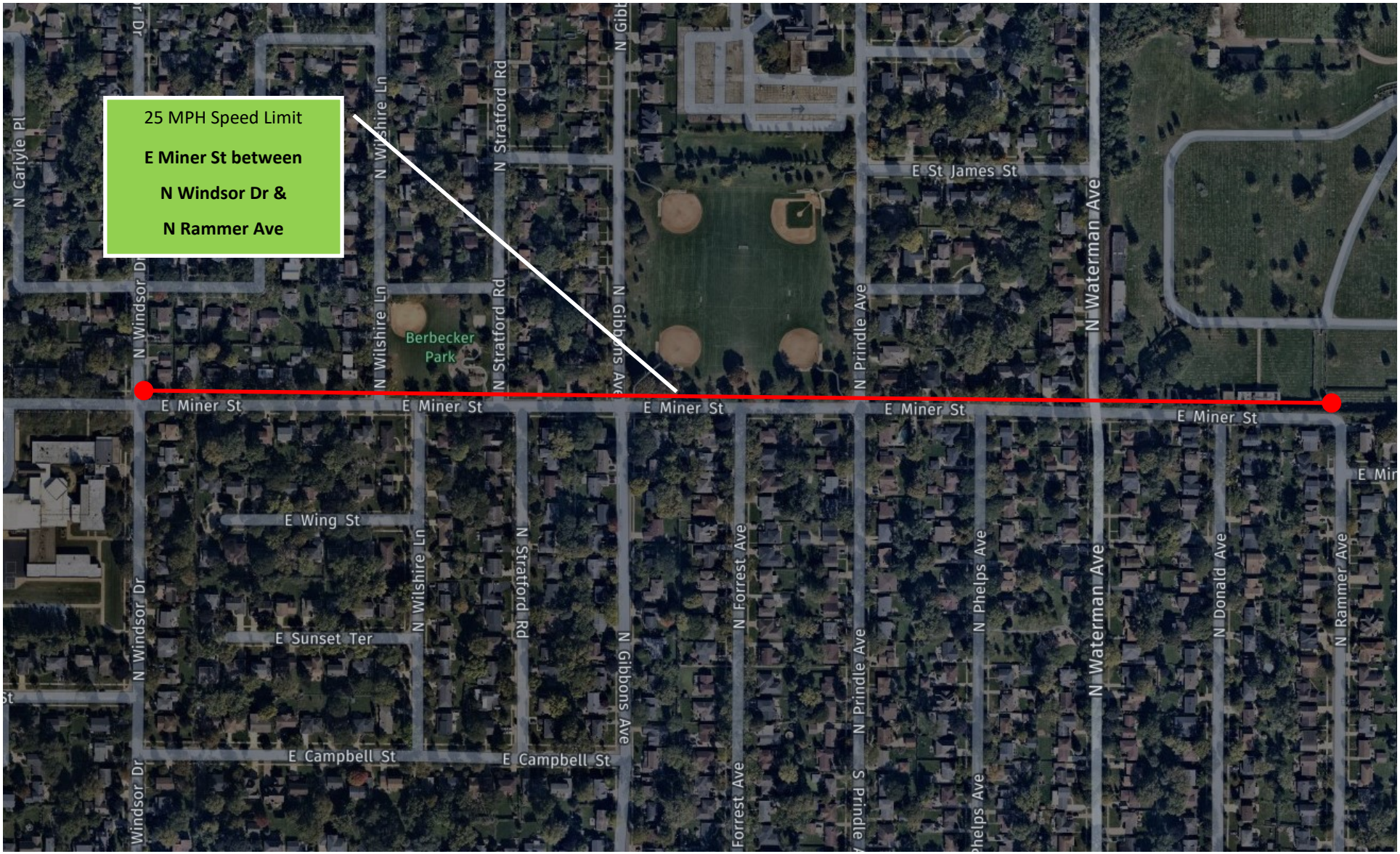
ATTEST:

_____
Village Clerk

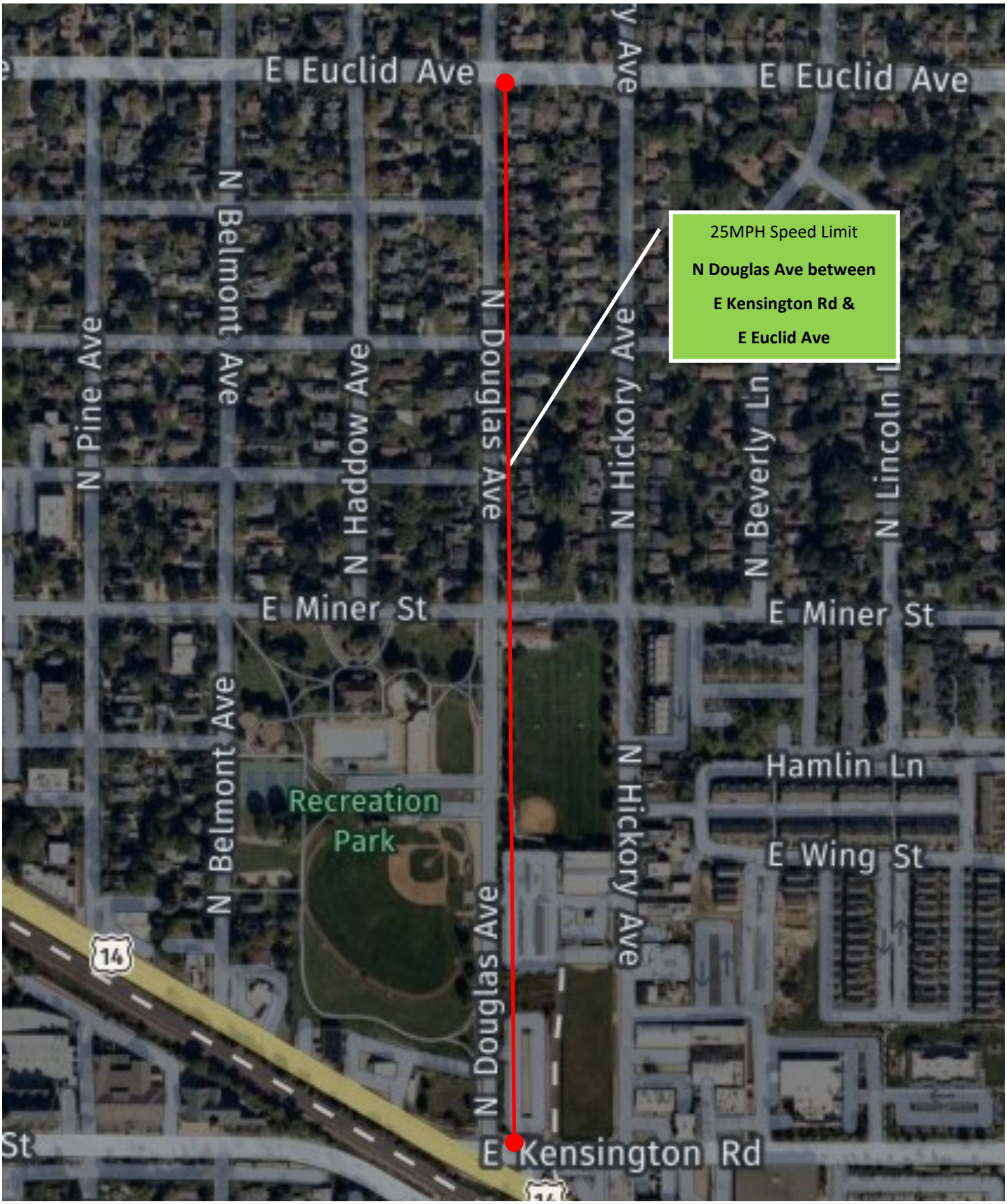
25MPH Speed Limit Ordinance — E Miner St (1 of 2)



25MPH Speed Limit Ordinance — E Miner St (2 of 2)



25 MPH Speed Limit Ordinance — N Douglas Ave



Village Board
5/16/2022

Item: Ordinance - TIF V - Southpoint Shopping Center Redevelopment Agreement

Department: Planning/Legal

Department Staff have been working with RPS Capital since last year regarding potential re-tenanting of the vacant 100,000 square foot box space at Southpoint Shopping Center. The property owner, RPS Capital has requested financial assistance through the use of Tax Increment Financing (TIF) funds towards the landlord's physical improvement costs, such as roof replacement and renovation environmental abatement, façade, and site work. During this time of continued retail shrinkage and many retailers are struggling or leaving shopping centers, RPS Capital has negotiated a letter of intent (LOI) with a tenant, At Home, The Home Decor Superstore that would occupy the entire renovated 100,000 square feet of vacant retail space.

RPS Capital has provided two scenarios for redevelopment of the shopping center. The first is for reuse with the furniture store as described above with a significant capital investment being made by RPS and with the requested TIF assistance. The second would be for an antique mall with significantly less capital investment required by RPS Capital. Village Staff along with consultants retained by the Village, SB Friedman Development Advisors have performed an analysis to evaluate whether the project as presented was justifiable in requesting TIF financial assistance in order to generate minimum sufficient market rate returns. As a result of this review, an analysis and the benefits are providing a viable sales tax generator for the shopping center and for the Rand Road/Palatine corridor. Staff has negotiated a lower amount than originally requested by RPS Capital. The negotiated Redevelopment Agreement in the amount of $1.3 million is attached.

<u>Southpoint Shopping Center Issues</u>
Southpoint Shopping Center has struggled with occupancy over the last 15 years or so. Over the years, the Village has issued Request for Proposals to solicit developers to redevelop the property, worked with and encouraged the multiple ownerships of the property to collaborate and work together, and attempted to attract viable retailers to the marketplace. The following is a summary of shopping center issues.

- Multiple ownership – over the years and continues today, Southpoint Shopping Center is owned by multiple different entities. For many years, three major players owned the larger portions of the shopping center. More recently, the in-line tenant space and associated land was sold and the vacant BIF Furniture building was sold and purchased by RPS Capital. RPS Capital are interested in investing in the property.
- Chronic Vacancies - Over the years, the shopping center has struggled with chronic vacancies. Initially, the CUB foods, subsequently other users had languishing sales and was vacant for a time. Since then, Floor and Décor has reoccupied, the former Garden Fresh tenant space.
- Marginal Tenant/Prior Owner Issues - The 100,000 sq. ft. tenant space has been vacant for three years. Since 2008, there have been marginal sales taxes generated by this space.
- In late 2019/2020 VASA Fitness presented a plan for the property which was subsequently withdrawn.
- The proposed furniture store tenant is estimated to generate increased sales taxes to the Village and investment in the center will increase property taxes and enhance the viability of the Rand Road/Palatine Road corridor.

Benefits of Providing TIF Assistance

There are several benefits to a Redevelopment Agreement for RPS Capital to attract the furniture store to Arlington Heights, these are summarized as follows:

- Significant investment into this portion of Southpoint Shopping Center would help jump start and solidify the center as a retail destination where in the past, it has been impossible to facilitate such investment.
- There are very few viable retailers in the marketplace to expand into 100,000 sq. ft. During this time of continued retail shrinkage, many retailers are struggling and shopping centers, such a Northbrook Court and others are converting vacant retail space to noncommercial uses. The vacant 100,000 sq. ft. former BIF Furniture space is in desperate need of revitalization, which this project would provide.
- The TIF incentive would attract a new tenant to Arlington Heights versus going to another community.
- It would provide a shot in the arm to Southpoint and the Rand Road uptown corridor.
- It would add additional jobs to the area.
- Redevelopment would provide additional new sales tax to the Village.

TIF V Fund and Financial Request

The TIF V fund at the end of 2020 had a fund balance of almost $4 million. Commitments for the TIF V funds are the Town & Country Redevelopment Agreement of $1.4 million and the Rand Road uptown corridor improvements. Nonetheless there remains sufficient funds in the fund balance to provide an incentive of $1.3 million as negotiated to RPS Capital. The attached Redevelopment Agreement outlines a schedule of TIF eligible costs for asbestos removal, roof replacement, and parking lot improvements. The Redevelopment Agreement calls for contingencies such as evidence of financing, execution of a lease with the anchor tenant, the ability for a reduction in the TIF incentive if project costs are lower or revenues received are higher than estimated. In addition, there is a commitment to façade and signage improvements.

Recommendation

It is recommended that the Village Board adopt the Ordinance approving the Redevelopment Agreement and authorizing the execution of the Agreement.

ATTACHMENTS:

Description	**Type**
TIF 5 - Redevelopment Agreement	Ordinance

AN ORDINANCE APPROVING A TAX INCREMENT FINANCING REDEVELOPMENT AGREEMENT BY AND BETWEEN THE VILLAGE OF ARLINGTON HEIGHTS AND RPS ARLINGTON, LLC

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

SECTION ONE: That a Tax Increment Financing Redevelopment Agreement between RPS Arlington, LLC, developer of property within Southpoint Shopping Center located at 750 East Rand Road, Arlington Heights, Illinois, and the Village of Arlington Heights, a true and correct copy of which is attached hereto, be and the same is hereby approved.

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

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 the Agreement shall be recorded by the Village Clerk in the Office of the Cook County Clerk.

AYES:

NAYS:

PASSED AND APPROVED this 16th day of May 2022.

_____
Village President

ATTEST:

_____
Village Clerk

AGRRES:TIF #5 Redevelopment Agreement RPS Capital

THIS DOCUMENT
PREPARED BY AND AFTER
RECORDING RETURN TO:

Hart M. Passman, Esq.
Elrod Friedman LLP
325 North LaSalle St.
Suite 450
Chicago, IL 60654

This Space for Recorder's Use Only

TAX INCREMENT FINANCING REDEVELOPMENT AGREEMENT

BY AND BETWEEN

THE VILLAGE OF ARLINGTON HEIGHTS

AND

RPS ARLINGTON, LLC

(*750 EAST RAND ROAD – SOUTHPOINT SHOPPING CENTER*)

DATED AS OF _____, 2022

VILLAGE OF ARLINGTON HEIGHTS
TAX INCREMENT FINANCING REDEVELOPMENT AGREEMENT
(750 EAST RAND ROAD – SOUTHPOINT SHOPPING CENTER)

THIS REDEVELOPMENT AGREEMENT (***"Agreement"***) is made and entered into this _____ day of _____, 2022, by and between the **VILLAGE OF ARLINGTON HEIGHTS,** an Illinois home rule municipal corporation (***"Village"***), and **RPS ARLINGTON, LLC,** a Florida limited liability company (***"Developer"***) (the Village and the Developer are, collectively, the ***"Parties"***).

IN CONSIDERATION OF the recitals and the mutual covenants and agreements set forth in this Agreement, and pursuant to the Village's home rule powers, the Village and the Developer hereby agree as follows:

SECTION 1. **RECITALS**.-[1]

A. Pursuant to the TIF Act, the Village has undertaken a program to redevelop certain property within a designated portion of the Village, known as the Palatine and Rand Roads Redevelopment Project Area (***"Redevelopment Project Area"***).

B. The Redevelopment Project Area encompasses a retail shopping mall commonly known as the Southpoint Shopping Center.

C. On February 7, 2005, the Corporate Authorities of the Village, after giving all notices and conducting all public hearings required by the TIF Act, adopted the following ordinances: (1) Ordinance No. 05-007, approving a Tax Increment Redevelopment Plan and Project for the Redevelopment Project Area, (2) Ordinance No. 05-008, designating the Redevelopment Project Area pursuant to the TIF Act, and (3) Ordinance No. 05-009, adopting Tax Increment Allocation Financing for the Redevelopment Project Area.

D. The Developer is the owner of the Property, which is located generally within eastern portion of the Southpoint Shopping Center, and within the Redevelopment Project Area.

E. The Property is improved with a single-story commercial building (***"Building"***), a public parking lot (***"Parking Lot"***), and related improvements.

F. The Developer intends to redevelop and improve the Property by: (i) repairing and improving the façade and exterior of the Building; (ii) replacing the roof of the Building; (iii) renovating the Parking Lot; (iv) removing asbestos from the Building; (v) constructing other site improvements on the Property; and (vi) such other related work and costs as listed on **Exhibit E** (collectively, the ***"Project"***).

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[1] All capitalized words and phrases throughout this Agreement have the meanings set forth in the preamble above and in Section 2 and the other provisions of this Agreement. If a word or phrase is not specifically defined in this Agreement, it has the meaning ascribed to it in the Zoning Code (as defined in Section 2 of this Agreement).

G. In connection with the Developer's undertaking of the Project within the Redevelopment Project Area, the Developer intends to construct certain site improvements, the costs of which are eligible for reimbursement pursuant to the TIF Act.

H. The Developer would not undertake the Project but for the benefit of certain tax increment financing to be provided by the Village in accordance with the terms set forth in this Agreement.

I. In order to serve the needs of the Village, produce increased tax revenues for the various taxing districts authorized to levy taxes on the Property, and stimulate and induce the redevelopment of the Southpoint Shopping Center, the Village has agreed to reimburse the Developer for certain Redevelopment Project Costs incurred in connection with the Project through property tax increment revenues, all in accordance with the terms and provisions of the TIF Act and this Agreement.

J. The Corporate Authorities of the Village, after due and careful consideration, have concluded that the redevelopment of the Property as provided for in this Agreement will further the growth of the Village, facilitate a portion of the redevelopment of the Redevelopment Project Area, improve the environment of the Village, increase the assessed valuation of the real estate situated within the Village, foster increased economic activity within the Village, increase employment opportunities within the Village, upgrade public infrastructure within a portion of the Redevelopment Project Area, and otherwise be in the best interests of the Village by furthering the health, safety, morals and welfare of its residents and taxpayers.

SECTION 2. DEFINITIONS; RULES OF CONSTRUCTION.

A. Definitions. Whenever used in this Agreement, the following terms have the following meanings unless a different meaning is required by the context:

"*Anchor Lease*": A lease agreement with an Anchor Tenant pursuant to the requirements described in Section 3.C of this Agreement.

"*Anchor Tenant*": At Home Stores, LLC, a Texas limited liability company, or a comparable replacement retail tenant of comparable quality and credit rating, with comparable anticipated annual sales tax receipts, as determined and approved in advance and in writing by the Village Manager.

***"Building Materials Plan"*:** That certain Building Materials Plan prepared by Core States Group, consisting of two sheets, with a latest revision date of February 22, 2022, a copy of which is attached to this Agreement as **Exhibit B-3**.

"*Certificate of Expenditure*": Defined in Section 8.B.1 of this Agreement.

"*Corporate Authorities*": The President and Board of Trustees of the Village.

"*Developer*": RPS Arlington, LLC, a Florida limited liability company.

"*Effective Date*": The date set forth in the first sentence on Page 1 of this Agreement.

***"Engineering Plans"*:** Those certain Engineering Plans prepared by Core States Group, consisting of six sheets, with a latest revision date of March 7, 2022, a copy of which is attached to this Agreement as **Exhibit B-2**.

"*Events of Default*": Defined in Section 14 of this Agreement.

***"Evidence of Lease Date"*:** The date on which the Village Clerk receives evidence deemed satisfactory in the sole discretion of the Village, that the Developer has entered into the Anchor Lease with an Anchor Tenant.

***"Floor Plans"*:** Those certain Floor Plans prepared by Core States Group, consisting of one sheet, with a latest revision date of April 12, 2022, a copy of which is attached to this Agreement as **Exhibit B-4**.

"*Fund*": The special tax allocation fund established for the TIF District in accordance with the TIF Act and the TIF Approval Ordinances.

"*Improvements*": The improvements to be made in connection with the development of the Property pursuant to the Project, as provided in Section 4 of this Agreement, including, without limitation, the improvements identified in the Project Development Plans.

"*Incremental Property Taxes*": The ad valorem taxes, if any, arising from the taxes levied upon the Redevelopment Project Area, which taxes are attributable to the increases in the then current equalized assessed value of each taxable lot, block, tract, or parcel in the Property over and above the total initial equalized assessed value of each such lot, block, tract, or parcel of real property, all as determined by the County Clerk of Cook County, Illinois, pursuant to and in accordance with the TIF Act, the TIF Approval Ordinances, and this Agreement.

"*Letter of Intent*": Defined in Section 3.C of this Agreement.

***"Parking Lot Plan"*:** That certain Parking Lot Plan prepared by Core States Group, consisting of one sheet, with a latest revision date of March 28, 2022, a copy of which is attached to this Agreement as **Exhibit B-6**.

"*Person*": Any corporation, partnership, individual, joint venture, trust, estate, association, business, enterprise, proprietorship, or other legal entity of any kind, either public or private, and any legal successor, agent, representative, or authorized assign of the above.

"*Property*": That certain tract of land, consisting of approximately 7.42 acres, commonly known as 750 East Rand Road, and legally described in **Exhibit A** attached to this Agreement.

"*Project Commencement Date*": Defined in Section 5.B.1 of this Agreement.

"*Project Completion Date*": Defined in Section 5.B.3 of this Agreement.

"*Project Development Plans*": Collectively, those plans and specifications for the Project attached to this Agreement as Group Exhibit B.

"*Public Improvements*": Those Improvements that will be dedicated to, and accepted by, the Village.

"*Redevelopment Plan*": The redevelopment plan and project for the TIF District adopted pursuant to Village Ordinance No. 05-007.

"*Redevelopment Project Costs*": All qualifying redevelopment project costs that are: (i) authorized and defined by the TIF Act (65 ILCS 5/11-74.4-3(q)) and included within the Redevelopment Plan; and (ii) incurred by the Developer to construct the Project.

***"TIF-Eligible Costs"*:** Redevelopment Costs that are eligible for reimbursement by the Village pursuant to this Agreement and the TIF Act, including costs related to the Parking Lot Improvements, roof replacement, asbestos removal, HVAC and mechanical replacement, and façade renovation, each as further described in **Exhibit E** attached to this Agreement.

"*Requirements of Law*": All applicable federal, state, and Village laws, statutes, codes, ordinances, resolutions, rules and regulations, as well as judicial decisions and orders binding on the Parties or the Project.

***"Roof Plan"*:** That certain Roof Plan prepared by Core States Group, consisting of one sheet, with a latest revision date of April 12, 2022, a copy of which is attached to this Agreement as **Exhibit B-5**.

***"Site Plan"*:** That certain Site Plan prepared by Core States Group, consisting of one sheet, with a latest revision date of April 12, 2022, a copy of which is attached to this Agreement as **Exhibit B-1**.

***"Site Restoration"*:** Site restoration and modification activities to establish a park-like setting suitable for passive outdoor recreational activities, including without limitation, demolition of partially constructed improvements and structures, regrading, erosion control, and installation of sod or seeding.

"*Structure*": Defined in Section 28-3 of the Zoning Code.

"*TIF*": Tax increment financing, as further defined and described in the TIF Act.

"*TIF Act*": The Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq*.

***"TIF Approval Ordinances"*:** Village Ordinance No. 05-007, Ordinance No. 05-008, and Ordinance No. 05-009.

"*TIF District*": The Palatine and Rand Roads Redevelopment Project Area, designated by the Corporate Authorities pursuant to Village Ordinance No. 05-008.

***"Total Developer Costs"*:** Defined in Section 8.C.1 of this Agreement.

***"Total Project Budget"*:** Defined in Section 3.A.2 of this Agreement.

***"Transferee Assumption Agreement"*:** Defined in Section 11.B.4 of this Agreement.

"*Uncontrollable Circumstance*": Any of the following events and circumstances that are unforeseen and materially change the costs or ability of the Developer to carry out their obligations under this Agreement:

1. A change in the Requirements of Law;

2. Insurrection, riot, civil disturbance, sabotage, act of public enemy, explosion, nuclear incident, war, or naval blockade;

3. Epidemic, hurricane, tornado, landslide, earthquake, lightning, fire, windstorm, other extraordinary weather condition, or other similar act of God;

4. Governmental condemnation or taking; or

5. Strikes or labor disputes, other than those caused by the unlawful acts of the Developer, its partners, or affiliated entities.

Uncontrollable Circumstance does not include economic hardship, impracticability of performance, commercial, economic, or market conditions, a failure of performance by a contractor (except as caused by events which are Uncontrollable Circumstances as to the contractor), or any pandemic, epidemic, war, or labor dispute existing on the Effective Date of this Agreement.

"*Village Attorney*": The duly appointed Village Attorney of the Village.

"*Village Clerk*": The duly appointed Village Clerk of the Village.

"*Village Code*": The Municipal Code of Arlington Heights, Illinois, 1995, as amended.

"*Village Contribution*": Defined in Section 8.A.1 of this Agreement.

"*Village Manager*": The duly appointed Village Manager of the Village or his or her designee, as appointed by the Village Manager.

***"Zoning Code"*:** The 2002 Comprehensive Amendment of the Zoning Ordinance of the Village of Arlington Heights, as amended.

B. <u>Rules of Construction</u>.

1. <u>Grammatical Usage and Construction</u>. In construing this Agreement, pronouns include all genders, and the plural includes the singular and vice versa.

2. <u>Headings</u>. The headings, titles, and captions in this Agreement have been inserted only for convenience and in no way define, limit, extend, or describe the scope or intent of this Agreement.

3. Calendar Days. Unless otherwise provided in this Agreement, any reference in this Agreement to "day" or "days" means calendar days and not business days. If the date for giving of any notice required to be given, or the performance of any obligation, under this Agreement falls on a Saturday, Sunday, or federal holiday, then the notice or obligation may be given or performed on the next business day after that Saturday, Sunday, or federal holiday.

SECTION 3. DEVELOPMENT, USE, OPERATION AND MAINTENANCE OF THE PROPERTY.

Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Village Code or the Zoning Code or any other rights the Developer may have, the Property must be developed, used, operated, and maintained only pursuant to, and in accordance with, the terms and provisions of this Agreement and its exhibits, including, without limitation, the following development conditions:

A. Standard Conditions.

1. The development, use, operation and maintenance of the Property must comply with all applicable Village codes and ordinances, as the same have been or may be amended from time to time, except to the extent specifically and explicitly provided otherwise in this Agreement.

2. The development, use, operation and maintenance of the Property must comply with the Project Development Plans, except for minor alterations due to final engineering and site work as may be approved by the Village Director of Planning & Community Development, the Village Engineer, or the Village Director of Public Works (for matters within their respective permitted authorities) in accordance with all applicable Village standards.

B. Construction of Structures and Buildings. The Building and all Structures must be constructed and located on the Property as depicted in the Project Development Plans.

C. Anchor Tenant Lease & Use. The Developer must enter into an Anchor Lease with the Anchor Tenant for not less than 100,000 square feet of the Building for use as a furniture & home decor store. The terms of the Anchor Lease must substantially conform to the Letter of Intent by and between the Developer and At Home Stores, LLC and dated November 5, 2021 (***"Letter of Intent"***) attached to this Agreement as **Exhibit G**. The Anchor Lease must include, without limitation, the following terms: (a) a ten-year initial lease term with three options for five-year extensions; (b) a right of the Developer to terminate the Anchor Lease and retake possession of the leased premises if the Anchor Tenant ceases operations for more than 180 days; and (c) a provision expressly disclaiming any right of the Anchor Tenant to prevent the Developer from leasing space at the Property to other retail tenants. The Developer must provide a complete copy of the executed Anchor Lease prior to reimbursement by the Village of any Redevelopment Project Costs.

D. Maintenance. The Developer is responsible for the continuity, care, conservation, maintenance, and operation of the Property, in a condition that is consistent with other comparable commercial properties and is in compliance with all local codes and regulations, and all landscaping, equipment, appurtenances and stormwater detention facilities located on or within

the Property and the cost of power required for such equipment and appurtenances. The Developer and any co-owners of the Property must regularly and systematically perform the maintenance, repair, and replacement of any and all parts or portions of the Property necessary to permit the Property to function as designed.

E. **Parking and Loading**. The Developer must provide all off-street parking and loading spaces on the Property as required by the Zoning Code.

F. **Cooperation with Adjoining Property Owners.** The Developer must cooperate in good faith with the Village and with the owners of other real property within the Redevelopment Project Area concerning, and will not unreasonably object or prohibit, future improvements to the Redevelopment Project Area.

G. **General Use and Development Restrictions**. The development and use of the Property except for minor alterations due to final engineering and site work approved by the Village Director of Planning & Community Development or the Village Director of Public Works, as appropriate, must comply, and be in accordance, with the following (upon their respective approval, adoption, and effective date):

1. This Agreement;

2. The TIF Approval Ordinances;

3. The Project Development Plans, and all individual plans and documents of which they are comprised;

4. The Zoning Code; and

5. The Requirements of Law.

Unless otherwise provided in this Agreement, either specifically or in context, in the event of a conflict between or among any of the plans or documents listed as or within items 1 through 5 of this Section 3.G, the plan or document that provides the greatest control and protection for the Village, as determined by the Village Manager, will control. All of the above plans and documents will be interpreted so that the duties and requirements imposed by any one of them are cumulative among all of them, unless otherwise provided in this Agreement either specifically or in context.

SECTION 4. **IMPROVEMENTS**.

A. **Description of Improvements**. The Developer must, at its sole cost and expense, construct and install all of the Improvements depicted on the Project Development Plans, including, without

1. All traffic control improvements set forth in the Project Development Plans;

2. The improvements to the Building, including the façade of the Building, as depicted in the Site Plan, Building Materials Plan, and Building Elevations;

3. The parking lot improvements to the parking lot depicted in the Site Plan and Parking Lot Renderings, including pedestrian crossing and walkway enhancements, of a design to be approved in advance by the Village;

4. The replacement of the roof of the Building depicted in the Roof Replacement Plan;

5. The asbestos removal activities described in the Project Development Plans; and

6. Any other Improvements identified in the Project Development Plans.

B. Design and Construction of the Improvements.

1. General Standards. All Improvements must be designed and constructed pursuant to and in accordance with the Project Development Plans, and will be subject to the reasonable written satisfaction of the Village Director of Building & Life Safety in accordance with the Village Code. All work performed on the Improvements must be conducted in a good and workmanlike manner, with due dispatch, and within any deadlines provided in this Agreement or in the permits issued by the Village for construction of the Improvements. All materials used for construction of the Improvements must be new and of first-rate quality.

2. Contract Terms; Prosecution of the Work. The Developer must include in every contract for work on the Improvements terms requiring the contractor to prosecute the work diligently and continuously, in full compliance with, and as required by or pursuant to, this Agreement, the Project Development Plans, and the Requirements of Law, until the work is properly completed, and providing that the Developer may take over and prosecute the work if the contractor fails to do so in a timely and proper manner.

3. Engineering Services. The Developer must provide, at its sole cost and expense, all engineering services for the design and construction of the Improvements, by a professional engineer responsible for overseeing the construction of the Improvements. The Developer must promptly provide the Village with the name of a local owner's representative and a telephone number or numbers at which the owner's representative can be reached at all times.

4. Village Inspections and Approvals. All work on the Improvements is subject to inspection and approval by Village representatives at all times.

5. Other Approvals. Where the construction and installation of any Improvement requires the consent, permission, or approval of any public agency or private party, the Developer must promptly file all applications, enter into all agreements, post all security, pay all fees and costs, and otherwise take all steps that may be required to obtain the consent, permission, or approval.

C. Connection of Utilities.

1. Burial of Utilities. The Developer must, at its sole cost and expense, cause to be buried all existing or new utility lines necessary for the Building. The Developer must

cooperate with all utility companies and owners of neighboring properties as may be necessary to ensure that the burial of utilities required pursuant to this Section 4.C.1 does not disrupt utility service to neighboring properties.

2. Compliance with Village Code. No utilities located on the Property may be connected to utilities or utility infrastructure belonging to the Village except in accordance with the applicable provisions of the Village Code, and upon payment of any connection fees required pursuant to the Village Code.

D. Completion of the Improvements. The Village has the right, but not the obligation, to refuse to issue a final certificate of occupancy for any Building or Structure located on the Property until the Improvements are completed by the Developer and approved by the Village. The foregoing does not preclude the Village's issuance of conditional certificates of occupancy pursuant to Section 5.C.2 of this Agreement and the applicable provisions of the Village Code. The issuance of any building permit or certificate of occupancy by the Village at any time prior to completion of all of the Improvements by the Developer and approval of the Improvements by the Village will not confer on the Developer any right or entitlement to any other building permit or certificate of occupancy.

E. Dedication and Maintenance of the Improvements.

1. Final Inspection and Approval of the Improvements. The Developer must notify the Village when it believes that any or all of the Improvements have been fully and properly completed and must request final inspection and approval of the Improvement or Improvements by the Village. The notice and request must be given far enough in advance to allow the Village time to inspect the Improvements and to prepare a punch list of items requiring repair or correction and to allow the Developer time to make all required repairs and corrections prior to the scheduled completion date (as may be established pursuant to this Agreement or in the permits issued by the Village for completion of the Improvements). The Developer must promptly make all necessary repairs and corrections as specified on the punch list. The Village is not required to approve any portion of the Improvements until: (a) all of the Improvements as may be required pursuant to Section 4.A of this Agreement, including all punch list items, have been fully and properly completed; and (b) the Village Director of Building & Life Safety has determined that the specific Improvement has been constructed to completion, in accordance with the Project Development Plans and the Requirements of Law.

2. Dedication and Acceptance of Public Improvements. Neither the execution of this Agreement nor the approval or recordation of any final plat of subdivision for the Property constitutes acceptance by the Village of any Improvements that are depicted as "dedicated" in the Project Development Plans, if any. The acceptance of ownership of, and responsibility for, a specific approved Improvement as a Public Improvement may be made only by the Corporate Authorities, and only in compliance with the requirements of the Village Code.

SECTION 5. DEMOLITION AND CONSTRUCTION.

A. Single Phase of Construction. The construction of the Improvements and the development of the Property must take place in one continuous phase, subject to seasonal conditions, and in accordance with Section 5.F of this Agreement.

B. Construction Schedule. The Developer must pursue, or cause to be pursued, all required development, demolition, construction, and installation of the Structures, Building, and Improvements on the Property in a diligent and expeditious manner, in strict compliance with the Village Code and the Requirements of Law, and in accordance with the project timeline attached to this Agreement as **Exhibit G** and the following:

1. Commencement of Developer Improvements. The Developer must commence construction of the Improvements, if at all, no later than June 23, 2022 (***"Project Commencement Date"***).

2. Commencement of Tenant Improvements. The Developer must commence construction of all Improvements described in the Anchor Lease on or before June 23, 2022.

3. Completion Date. All construction of the Project must be completed, and the Anchor Tenant must commence occupancy of the Building and open to the public for their customary businesses, on or before December 31, 2023 (***"Project Completion Date"***). If construction of the Project is not completed, and the Building not open to the public for their customary businesses, on or before the Project Completion Date, the Developer will not be entitled to reimbursement of any Redevelopment Project Costs, the Village will not pay any portion of the Village Contribution to the Developer, and the Village will have the right to terminate this Agreement upon providing written notice to the Developer.

4. The Village Director of Community Development may, for good cause, extend the deadlines set forth in this Section 5.B for a total of six months.

C. Issuance of Permits and Certificates.

1. General Right to Withhold Permits and Certificates. In addition to every other remedy permitted by law for the enforcement of this Agreement, the Village has the absolute right to withhold the issuance of any building permit or certificate of occupancy for the Property at any time when the Developer has failed or refused to meet fully any of its obligations under, or is in violation of, or is not in full compliance with, the terms of this Agreement; provided, however, the Village must promptly provide a detailed written explanation for such withholding.

2. Conditional Certificate of Occupancy. A conditional certificate of occupancy associated with the Building or Structure to be located on the Property will not be issued until the grading of the street parkways across the frontage of the Building or subject Structure, final grading and installation of top soil, seeding/sod, landscaping on the subject structure have been completed, and sidewalks across the frontage of the Building or subject Structure and street lights and surface course of all street pavement throughout the Property have been installed, subject to seasonal conditions.

D. Removal and Restoration.

1. Removal of Partially Constructed Structures and Improvements. Subject to Uncontrollable Circumstance, if the Developer fails to diligently pursue all demolition and construction as required in, or permitted by, Sections 4, 5, and 6 of this Agreement to completion within the time period prescribed in the building permit or permits issued by the Village for such demolition and construction, as the case may be, and if a perfected application to renew the building permit or permits is not filed within 30 days after the expiration of the permit or permits, the Developer must, within 60 days after notice from the Village: (a) remove any partially constructed or partially completed Structures or Improvements from the Property; and (b) perform Site Restoration on that portion of the Property in which the Developer has failed to complete all such demolition and construction, all in accordance with plans approved by the Village.

2. Removal and Restoration by Village. In the event the Developer fail or refuses to remove any partially completed Structures or Improvements, or to perform Site Restoration, as required pursuant to Section 5.D of this Agreement, the Village will have, and is hereby granted, the right, at its option, to: (a) demolish and/or remove any of the partially completed Structures and Improvements from any and all portions of the Property; (b) perform Site Restoration; and/or (c) cause the Building, Structures, or Improvements to be completed in accordance with the plans submitted. The Developer will fully reimburse the Village for all costs and expenses, including legal and administrative costs, incurred by the Village for such work. If the Developer does not so fully reimburse the Village, then the Village will have the right to place a lien on the Property for all such costs and expenses in the manner provided by law. The rights and remedies provided in this Section 5.D.2 are in addition to, and not in limitation of, the Village's rights and remedies otherwise available in this Agreement, at law, and/or in equity.

E. As-Built Plans. After completion of construction of any Structure or Improvement, the Developer must submit to the Village Director of Building & Life Safety final "as-built" plans: (1) related to drainage, grading, storm sewer, sanitary sewer and water mains, and associated Structures; and (2) for other final construction documents (in paper and, for Improvements, electronic format) as reasonably required and approved by the Village Director of Public Works and Director of Planning and Community Development. The as-built plans must indicate, without limitation, the amount, in square feet, of impervious surface area on the Property.

F. Damage to Public Property. The Developer must maintain the Property and all streets, sidewalks, and other public property in and adjacent to the Property in a good and clean condition at all times during the development of the Property and construction of the Improvements. Further, the Developer must: (1) promptly clean all mud, dirt, or debris deposited on any street, sidewalk, or other public property in or adjacent to the Property by the Developer or any agent of or contractor hired by, or on behalf of, the Developer; and (2) repair any damage that may be caused by the TIF Activities of the Developer or any agent of or contractor hired by, or on behalf of, the Developer.

SECTION 6. PAYMENT OF VILLAGE FEES AND COSTS.

A. Negotiation and Review Fees. In addition to all other costs, payments, fees, charges, contributions, or dedications required by this Agreement or by the Requirements of Law,

the Developer must pay to the Village, contemporaneous with the execution of this Agreement by the Village Manager, all third-party legal, engineering, and other consulting or administrative fees, costs, and expenses incurred or accrued in connection with: (1) the development of the Property, including, without limitation, the review and processing of plans and building permits therefor, and (2) the negotiation, preparation, consideration, and review of this Agreement. The Developer acknowledges and agrees that it will continue to be liable for and pay, promptly after presentation of a written demand or demands for payment, such third-party fees, costs, and expenses incurred in connection with any applications, documents, proposals, or requests for interpretations or amendments of this Agreement, whether formal or informal, of whatever kind, submitted by the Developer during the term of this Agreement in connection with the use and development of the Property. Further, the Developer acknowledges and agrees that it is liable for and will pay after demand all fees, costs, and expenses incurred by the Village for publication and recordings required in connection with the above matters.

B. Other Village Fees. In addition to all other costs, payments, fees, charges, contributions, or dedications required by this Agreement, the Developer must pay to the Village all application, inspection, and permit fees, all water and sewer general and special connection fees, tap-on fees, charges, and contributions, and all other fees, charges, and contributions pursuant to the Requirements of Law.

SECTION 7. RESERVED.

SECTION 8. TIF FINANCING.

A. Project Financing.

1. The Parties agree that the estimated Total Developer Costs for the Project is approximately $6,796,736.00, which includes the costs of the Developer, and the construction and tenant improvement allowance related to the Anchor Lease, as set forth in the Total Project Budget attached to this Agreement as Exhibit F.

2. The Developer must advance and secure funds, or must cause other parties to advance and secure funds necessary to complete the Project, including the redevelopment of a 100,000-square-foot space within the Building suitable for an Anchor Tenant.

B. Reimbursement for Project Costs.

1. The Parties acknowledge that the Developer will pay, or has paid, for some or all of the Redevelopment Project Costs of the Project. To partially subsidize the costs of the Project, the Village will pay the Developer up to $1,300,000.00 (***"Village Contribution"***) as reimbursement for Redevelopment Project Costs incurred by the Developer which qualify as TIF-Eligible Costs, subject to the limitations set forth in Sections 9.B and 9.C of this Agreement.

2. In the Village's sole discretion, the Village Contribution may be paid from the Incremental Property Taxes deposited into the Fund and permitted by law to be used to make payments under the TIF Act.

3. Any funds contained in the Fund in excess of the Village Contribution may be used by the Village for any lawful purpose permitted under the TIF Act.

C. Certification and Reimbursement of TIF-Eligible Costs.

1. Certificates of Expenditure. In order to obtain reimbursement of Redevelopment Project Costs, the Developer must submit to the Village written requests for certification of such Redevelopment Project Costs in the form attached as **Exhibit H** to this Agreement ("***Certificate of Expenditure***"). Each Certificate of Expenditure must be accompanied by: (i) evidence that the Developer has actually incurred and paid all Redevelopment Project Costs for which such Developer seeks reimbursement; (ii) proof of issuance of all building permits required for the Project; (iii) proof that an Anchor Tenant commenced occupancy and operations in the Building in satisfaction of this Agreement; and (iv) sworn statements and lien waivers from the Developer's general contractor for any material, fixtures, apparatus, machinery, services, or labor provided by any contractor, subcontractor, or other person or entity entitled to file a lien under the Mechanics Lien Act, 770 ILCS 60/1, included in the Redevelopment Project Costs for which reimbursement is sought. If the Developer does not fulfill its obligations as set forth in this Section 8.B.1, the Village will have no obligation to certify or reimburse the Developer for Redevelopment Project Costs.

2. Requirements of Reimbursement. Notwithstanding any other provision of this Agreement, the Developer will be entitled to be reimbursed from Incremental Property Taxes for Redevelopment Project Costs only if: (i) the Developer actually incurs such TIF-Eligible Costs; (ii) the Redevelopment Project Costs are also "Redevelopment Project Costs" as defined in the TIF Act; (iii) Reimbursement is permitted pursuant to this Agreement, the Redevelopment Plan, and the TIF Act; and (iv) the Developer is not in default or breach of any obligation under this Agreement.

3. Review of Certificate of Expenditures. The Village Manager will determine if Redevelopment Project Costs described in a Certificate of Expenditure constitute TIF-Eligible Costs meeting the requirement of this Section 8.B, and approve or disapprove of each Certificate of Expenditure. If the Village Manager finds an error or deficiency in the Certificate of Expenditure, the Village Manager will give written notice to the Developer, identifying such error or deficiency in reasonable detail, within 30 days after the date that the Village receives the Certificate of Expenditure. The process of submission, identification or errors or deficiencies and resubmission will continue in good faith until the Parties agree on the content of the Certificate of Expenditure.

4. Timing of Reimbursement. The Village will pay to the Developer reimbursement funds for TIF-Eligible Costs up to the Village Contribution on the 45th day following the last to occur of: (i) completion of all Improvements; (ii) satisfactory inspection and approval of the Improvements by the Village; (iii) issuance of a temporary or final certificate of occupancy for the Property, whichever is first issued; (iv) submittal by the Developer and approval by the Village of a Certificate of Expenditure for the TIF-Eligible Costs incurred by the Developer; and (v) occupancy and commencement of operations by the Anchor Tenant, all together with documentation required under Section 8.B.1 of this Agreement, subject to any period for

resubmission or correction of a Certificate of Expenditure pursuant to Section 8.B.3 of this Agreement.

C. Reduction of Village Contribution. The Village Contribution may be proportionately reduced pursuant to the following conditions:

1. Insufficient Total Developer Costs. Prior to or in conjunction with the submitting a request for reimbursement of TIF-Eligible Costs pursuant to Section 8.B of this Agreement, the Developer must submit to the Village a certification of all actual costs incurred by the Developer in connection with the Project, together with copies of all sworn contractors' statements, waivers of lien, construction contracts and such other documents evidencing the TIF Actual Total Developer Costs of the Project as may be requested by the Village (***"Total Developer Costs"***). The Village and its financial consultants will have 90 days to review the certification of Total Developer Costs and the documentation evidencing the TIF Actual costs and notify the Developer in writing whether the certification of costs and submitted documentation are acceptable. If the certifications are not acceptable, the Parties must negotiate in good faith to resolve the Village's objections. In the event that the Total Developer Costs as agreed by the Parties are less than $6,796,736.00, the amount of the Village Contribution will be reduced proportionally. For example, if the Total Developer Costs are $3,843,554.21 (56.55% of the anticipated Total Developer Costs), the maximum Village Contribution would be $735,120.11.

2. Revenues Above Projections. Prior to or in conjunction with the submitting a request for reimbursement of TIF-Eligible Costs pursuant to Section 8.B of this Agreement, the Developer must provide to the Village, and obtain Village's written approval of, an updated projection of Developer's expected revenues and expenses for the operation and maintenance of the Project and the Property (***"Financial Projection"***). If actual revenues from the operation of the Property exceed the projected revenues quoted in the Projection submitted to the Village on April 27, 2022, the Village Contribution will be reduced proportionately and reflecting increased cash flow to the Project.

D. Commitment to Fair Employment Practices and Affirmative Action; Prevailing Wage. The Village and the Developer must comply with the requirements pertaining to fair employment practices and affirmative action described in Section VII.B of the Redevelopment Plan and the Illinois Prevailing Wage Act (820 ILCS 130/0.01 *et seq.*), as they may be applicable.

E. Commitment to Preserve Village Contribution. The Village agrees, so long as the Developer is not in breach of this Agreement, that the Village will not revoke, rescind, repeal, or amend the Redevelopment Plan or the TIF Approval Ordinances, unless it has first deposited into an escrow account the then-remaining balance of the Village Contribution that has not yet been paid to the Developer, pursuant to an escrow agreement to be negotiated in good faith and executed by the Village and the Developer. In the event that an escrow account is established pursuant to this Section 8.E, all subsequent payments to the Developer pursuant to this Agreement will be paid from the escrow account and not from any other Village source.

SECTION 9. LIABILITY AND INDEMNITY OF VILLAGE.

A. **Village Review**. The Developer acknowledges and agrees that the Village is not, and will not be, in any way liable for any damages or injuries that may be sustained as the result of the Village's review and approval of any plans for the Property or the Project, or the issuance of any approvals, permits, certificates, or acceptances, for the development or use of the Property or the Project, and that the Village's review and approval of any such plans and the Project and issuance of any such approvals, permits, certificates, or acceptances does not, and will not, in any way, be deemed to insure the Developer, or any of their respective heirs, successors, assigns, tenants, and licensees, or any third party, against damage or injury of any kind at any time.

B. **Village Procedure**. The Developer acknowledges and agrees that all notices, meetings, and hearings have been properly given and held by the Village with respect to the approval of this Agreement, and agrees not to challenge such approvals on the grounds of any procedural infirmity or of any denial of any procedural right.

C. **Indemnity**. The Developer agrees to, and does hereby, hold harmless and indemnify the Village, the Corporate Authorities and all Village elected or appointed officials, officers, employees, agents, representatives, engineers, and attorneys, from any and all claims that may be asserted at any time against any of such parties in connection with (i) the Village's review and approval of any plans for the Property or the Improvements; (ii) the issuance of any approval, permit, certificate or acceptance for the Property or the Improvements; (iii) the development, construction, maintenance or use of any portion of the Property or the Improvements; and (iv) the Developer' failure to comply with any provisions of this Agreement. Nothing in this Section 9.C is intended to make the Developer responsible for any damages, attorneys' fees or other costs incurred by the Village by reason of any claim that this Agreement or any payments to the Developer under this Agreement, violate the TIF Act.

D. **Defense Expense**. The Developer must, and does hereby agree to, pay all expenses, including legal fees and administrative expenses, incurred by the Village in defending itself with regard to any and all of the claims covered by Section 9.C of this Agreement.

SECTION 10. REAL ESTATE TAX CHALLENGES.

A. **Real Estate Tax Payments**. The Developer agrees to timely pay all applicable real estate taxes levied against its interest in the Property, and must not allow said taxes to become delinquent.

B. **Conveyance**. In recognition of the nature of the Project and the Village's projections of the need for incremental tax revenues to finance Redevelopment Project Costs, in accordance with the TIF Act, for so long as the TIF District is in existence, the Developer may not knowingly undertake to convey or lease any portion of the Property to persons whose ownership and use of such portion of the Property will cause that portion of the Property to be exempt from payment of property taxes, and the Developer will impose a prohibition against granting such conveyance in all leases and/or deeds conveying all or any portion of the Property.

C. **Tax Exempt Status**. Neither the Developer nor any tenant of any portion of the Property may assert tax-exempt status in a manner that would have an impact on the payment of real estate taxes with respect to their respective portions of the Property.

SECTION 11. NATURE, SURVIVAL AND TRANSFER OF OBLIGATIONS.

A. Binding Effect. All obligations assumed by the Developer under this Agreement are binding upon the Developer personally, upon any and all of their respective successors and assigns (excluding any lessees or tenants of the Property), and upon any and all of the respective successor legal or beneficial owners of all or any portion of the Property.

B. Successors and Transferees. To assure that all grantees, successors, assigns, and successor owners have notice of this Agreement and the obligations created by it, the Developer must, from and after the Effective Date:

1. Deposit with the Village Clerk, concurrent with the Village's approval of this Agreement, any consents or other documents necessary to authorize the Village to record this Agreement in the office of the Cook County Recorder of Deeds;

2. Notify the Village in writing at least 30 days prior to transferring a legal or beneficial interest in any portion of the Property to any party not a party to this Agreement (excluding any lessees or tenants of the Developer);

3. Incorporate, by reference, this Agreement into any and all real estate sales contracts entered into for the transfer of all or any portion of the Property to any party not a party to this Agreement; and

4. Except as provided in Section 11.B of this Agreement, require, prior to the transfer of all or any portion of the Property, or any legal or equitable interest therein, to any party not a party to this Agreement (excluding any lessees or tenants of the Developer), the transferee of the Property or of said portion of or interest in the Property to execute an enforceable written agreement, in substantially the form attached to this Agreement as **Exhibit I**, in which such party agrees to be bound by the provisions of this Agreement *("**Transferee Assumption Agreement**")* and to provide the Village, upon request, with such reasonable assurance of the financial ability of such transferee to meet those obligations as the Village may require. The Village agrees that upon a successor becoming bound to the obligation created in the manner provided in this Agreement and providing the financial assurances required pursuant to this Agreement, the liability of the Developer will be released to the extent of the transferee's assumption of the liability. The failure of the Developer to provide the Village with a copy of a Transferee Assumption Agreement fully executed by the transferee and, if requested by the Village, with the transferee's proposed assurances of financial capability before completing any transfer, will result in the Developer remaining fully liable for all of its obligations under this Agreement but will not relieve the transferee of its liability for all such obligations as a successor to the Developer.

C. Transfer Defined. For purposes of this Agreement, the term "transfer" includes, without limitation, any assignment, sale, transfer to a receiver or to a trustee in bankruptcy, transfer in trust, or other disposition of the Property, or any beneficial interest in the Property, in whole or in part, by voluntary or involuntary sale, foreclosure, merger, sale and leaseback, consolidation, or otherwise.

D. Mortgagees of Property. This Agreement is and will be binding on all mortgagees of the Property or other secured parties automatically upon such mortgagee assuming title to the

Property, in whole or in part, by a foreclosure or a deed in lieu of foreclosure without the necessity of entering into a Transferee Assumption Agreement. Until such time, however, a mortgagee or other secured party will have no personal liability hereunder.

SECTION 12. TERM.

A. The provisions of this Agreement run with and bind the Property and inure to the benefit of, be enforceable by, and obligate the Developer, the Village, and any of their respective legal representatives, heirs, grantees, successors, and assigns, from the Effective Date until either: (a) the Developer has been paid all of the Village Contribution due pursuant to Section 8 of this Agreement; or (b) the expiration of the TIF District, whichever is earlier. Notwithstanding anything to the contrary in this Section 12 (to the extent that the time periods referred to in such Sections have not elapsed when this Agreement terminates), the Developer's ongoing maintenance obligations set forth in Section 4.E and Section 7.B of this Agreement will survive the termination of this Agreement. In addition, the indemnity and defense obligations set forth in Section 9 of this Agreement will survive the termination of this Agreement. If any of the privileges or rights created by this Agreement would otherwise be unlawful or void for violation of: (i) the rule against perpetuities or some analogous statutory provision; (ii) the rule restricting restraints on alienation; or (iii) any other statutory or common law rules imposing time limits, then the affected privilege or right will continue only until 21 years after the death of the last survivor of the now living lawful descendants of the current President of the United States, or for any shorter period that may be required to sustain the validity of the affected privilege or right.

B. In the event that the Project Completion Date does not occur on or prior to December 31, 2023, the Village shall have the right, in its sole and absolute discretion, to terminate this Agreement and all obligations of this Village under this Agreement by delivery of notice to the Developer.

SECTION 13. DEVELOPER REPRESENTATIONS, COVENANTS, AND WARRANTIES.

A. Developer. The Developer, and the person executing this Agreement on behalf of the Developer, represent, warrant, and covenant, as of the date of this Agreement, that:

1. The Developer is a Florida limited liability company, duly organized and validly existing;

2. The Developer has the authority to enter into, execute, deliver and perform this Agreement;

3. The execution, delivery and performance by the Developer of this Agreement has been duly authorized by all necessary corporate action, and does not and will not violate its organizational documents, as amended and supplemented, any of the applicable Requirements of Law, or constitute a breach of or default under, or require any consent under, any agreement, instrument, or document to which the Developer is now a party or by which the Developer is now or may become bound;

4. There are no actions or proceedings by or before any court, governmental commission, board, bureau or any other administrative agency pending, threatened, or affecting the Developer which would impair its ability to perform under this Agreement;

5. The Developer will apply for and will maintain all government permits, certificates, and consents (including, without limitation, appropriate environmental approvals) necessary to conduct its business and to construct and complete its obligations as required by this Agreement;

6. The Developer has sufficient financial and economic resources to implement and complete its obligations under this Agreement;

7. The Developer has no knowledge of any financial liabilities, contingent or otherwise, of the Developer which might have a material adverse effect upon its ability to perform its obligations under this Agreement;

8. The information provided to the Village by the Developer pursuant to this Agreement is true and correct, and the Developer acknowledges that the Village has entered into this Agreement in reliance on this information and the representation and warranty by the Developer that this information is true and correct; and

9. Prior to the issuance of certificates of occupancy for the Building, the Developer may not use the Property as collateral for any other property or project or for anything other than the cost of constructing the Project on the Property. The Developer's loan agreement, if any, must expressly provide that the amount of said loan may not be increased without the consent of the Village, which consent may not be withheld if the debt-to-equity ratio for the proposed increased loan is maintained at the same level as the existing loan at the time the existing loan was initially issued. Nothing in this Section 13.A.9 is to be deemed or interpreted to prevent a parent entity of the Developer from using the Property for security as a part of any securitized debt offering.

B. **Village**. The Village represents, warrants and agrees as the basis for the undertakings on its part contained in this Agreement that:

1. The Village is a municipal corporation duly organized and validly existing under the law of the State of Illinois and has all requisite corporate power and authority to enter into this Agreement.

2. The execution, delivery and the performance of this Agreement and the consummation by the Village of the transactions provided for herein and the compliance with the provisions of this Agreement: (1) have been duly authorized by all necessary corporate action on the part of the Village, (2) require no other consents, approvals or authorizations on the part of the Village in connection with the Village's execution and delivery of this Agreement, and (3) will not, by lapse of time, giving of notice or otherwise result in any breach of any term, condition or provision of any indenture, agreement or other instrument to which the Village is subject.

3. To the best of the Village's knowledge, there are no proceedings pending or threatened actions against or affecting the Village or the Property in any court or before any

governmental authority that involves the possibility of materially or adversely affecting the ability of the Village to perform its obligations under this Agreement.

SECTION 14. DEFAULT.

A. Events of Default by the Developer. The following are the Developer Events of Default under this Agreement:

1. If any representation made by the Developer in this Agreement, or in any certificate, notice, demand or request made by the Developer in writing and delivered to the Village pursuant to or in connection with this Agreement, proves to be untrue or incorrect in any material respect as of the date made.

2. Subject to an Uncontrollable Circumstance, default by the Developer for a period of 15 days after written notice thereof in the performance or breach of any covenant contained in this Agreement concerning the existence, structure or financial condition of such Developer; provided, however, that such default or breach will not constitute an Event of Default if such default cannot be cured within said 15 days and such Developer, within said 15 days, initiates and diligently pursues appropriate measures to remedy the default and in any event cures such default within 60 days after such notice.

3. Default by the Developer for a period of 15 days after written notice thereof in the performance or breach of any covenant, warranty or obligation contained in this Agreement; provided, however, that such default will not constitute an Event of Default if such default cannot be cured within said 15 days and such Developer, within said 15 days initiates and diligently pursues appropriate measures to remedy the default and in any event cures such default within 60 days after such notice.

4. The entry of a decree or order for relief by a court having jurisdiction in the premises in respect of the Developer in an involuntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or state bankruptcy, insolvency or other similar law, or appointing a receiver, liquidator, assignee, custodian, trustee, sequestrator (or similar official) of the Developer for any substantial part of its property, or ordering the winding-up or liquidation of its affairs and the continuance of any such decree or order unstayed and in effect for a period of 60 consecutive days.

5. The commencement by the Developer of a voluntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or state bankruptcy, insolvency or other similar law, or the consent by the Developer to the appointment of or taking possession by a receiver, liquidator, assignee, trustee, custodian, sequestrator (or similar official) of the Developer or of any substantial part of the Property, or the making by any such entity of any assignment for the benefit of creditors or the failure of the Developer generally to pay such entity's debts as such debts become due or the taking of action by the Developer in furtherance of any of the foregoing, or a petition is filed in bankruptcy by others that is not dismissed within 60 days after filing.

6. Failure of the Developer to have funds to meet such Developer's obligations under this Agreement.

7. Sale, assignment, or transfer of the Property except in accordance with the Transferee Assumption provisions in Section 11 of this Agreement.

8. Change in the organizational status of the Developer except in accordance with the Transferee Assumption provisions in Section 11 of this Agreement.

9. Abandonment of the Project or Property by the Developer. Abandonment will be deemed to have occurred when work stops on the development of the Property for more than 30 days for any reason other than Uncontrollable Circumstances, unless otherwise permitted by this Agreement. The failure of the Developer to secure any other approvals required for the development or construction of the Property will not be a valid defense to abandonment.

10. The Developer fails, for 15 days after written notice, to comply with the Requirements of Law in relation to the construction and maintenance of the Improvements contemplated by this Agreement.

11. The Village acknowledges that nothing in this Agreement obligates the Developer to commence building the Improvements, to open a business on the Property or (if and when a business opens on the Property) to continue to operate a business on the Property. It shall not be an Event of Default if: (i) the Developer fails to obtain building permits for the Improvements; or (ii) the Developer fails to open or operate the Building for business to the public. However, the Developer acknowledges and agrees that the Developer will not be entitled to reimbursement of any Redevelopment Project Costs, the Village will not pay any portion of the Village Contribution to the Developer, and the Village will have the right to terminate this Agreement upon providing written notice to the Developer in the event that any of the following events occurs: (i) construction of the Project is not completed, and the Building is not open to the public for customary business, within 18 months after the Effective Date of this Agreement; or (ii) the Developer (or a transferee) fails to operate the Buildings for customary business, or a substantially similar use, for a period of 180 consecutive days or more; provided, however, that any of the foregoing are not due to an Uncontrollable Circumstance.

B. **Events of Default by the Village**. The following are Village Events of Default under this Agreement:

1. If any representation made by the Village in this Agreement, or in any certificate, notice, demand or request made by a party hereto, in writing and delivered to the Developer, pursuant to or in connection with any of said documents, proves to be untrue or incorrect in any material respect as of the date made.

2. Subject to an Uncontrollable Circumstance, default by the Village for a period of 30 days after written notice thereof from the Developer in the performance or breach of any covenant contained in this Agreement; provided, however, that such default will not constitute an Event of Default if such default cannot be cured within said 30 days and the Village, within said 30 days, initiates and diligently pursues appropriate measures to remedy the default and in any event cures such default within 90 days after such notice.

C. **Remedies for Default**. In the case of a party's Event of Default under this Agreement:

1. Except as otherwise provided in this Agreement, the non-defaulting Party may institute such proceedings in law or in equity, by suit, action, mandamus, or any other proceeding, as may be necessary or desirable in its opinion to cure or remedy such default or breach, including, but not limited to, proceedings to compel specific performance of the defaulting Party's obligations under this Agreement.

2. Pursuant to Section 5.D of this Agreement, the Village may, without prejudice to any other rights and remedies available to the Village, require: (a) the demolition and removal of any partially constructed or partially completed buildings, Structures, or Improvements from the Property; and (b) the performance of Site Restoration. Concurrent with the Village's exercise of its rights under 6.E, the Corporate Authorities will have the right, but not the obligation, to terminate the entitlements set forth in this Agreement, without protest or objection by the Developer.

3. In addition to every other remedy permitted by law for the enforcement of the terms of this Agreement, the Village is entitled to withhold the issuance of building permits or certificates of occupancy for the Building and any other Structures within the Property at any time when the Developer has failed or refused to meet fully any of its obligations under this Agreement after notice and an opportunity to cure as provided in this Section 14.

4. In case the Village has proceeded to enforce its rights under this Agreement and such proceedings have been discontinued or abandoned for any reason, then, and in every such case, the Developer and the Village will be restored respectively to their several positions and rights hereunder, and all rights, remedies and powers of the Developer and the Village will continue as though no such proceedings had been taken.

D. **Limitation**. Notwithstanding anything to the contrary contained in this Agreement, including the provisions of this Section 14, the Developer agrees that it will not seek, and does not have the right to seek, to recover a judgment for monetary damages against the Village or any elected or appointed officials, officers, employees, agents, representatives, engineers, or attorneys of the Village, on account of the negotiation, execution or breach of any of the terms and conditions of this Agreement.

E. **Prevailing Party**. In the event of a judicial proceeding brought by one Party against the other Party, the prevailing Party in the judicial proceeding will be entitled to reimbursement from the unsuccessful Party of all costs and expenses, including reasonable attorneys' fees, incurred in connection with the judicial proceeding.

SECTION 15. **GENERAL PROVISIONS**.

A. **Notice**. Any notice required to be given under this Agreement must be in writing and must be delivered (i) personally, (ii) by a reputable overnight courier, (iii) by certified mail, return receipt requested, and deposited in the U.S. Mail, postage prepaid, or (iv) by E-mail. E-mail notices will be deemed valid and received by the addressee only upon explicit or implicit acknowledgment of receipt by the addressee. Unless otherwise expressly provided in this Agreement, notices will be deemed received upon the earlier of (a) actual receipt; (b) one business day after deposit with an overnight courier as evidenced by a receipt of deposit; or (c) three

business days following deposit in the U.S. mail, as evidenced by a return receipt. By notice complying with the requirements of this Section 15.A, each Party will have the right to change the address or the addressee, or both, for all future notices to the other party, but no notice of a change of addressee or address will be effective until actually received.

Notices to the Village will be addressed to, and delivered at, the following address:

Village Arlington Heights
33 South Arlington Heights Road
Arlington Heights, Illinois 60005
Attention: Village Manager
E-mail: RRecklaus@vah.com

With a copy to:

Elrod Friedman LLP
325 N. LaSalle Street, Suite 450
Chicago, Illinois 60650
Attention: Hart Passman
E-mail: Hart.Passman@elrodfriedman.com

Notices to the Developer will be addressed to, and delivered at, the following address:

RPS Arlington, LLC
215 W. Verne St., Ste. D
Tampa, FL 33606
Attention: Scott Phillips
Email: scott@rpscapital.com

B. **Time of the Essence**. Time is of the essence in the performance of all terms and provisions of this Agreement.

C. **Entire Agreement**. This Agreement constitutes the entire agreement between the parties and supersedes any and all prior agreements and negotiations between the parties, whether written or oral, relating to the subject matter of this Agreement.

D. **Exhibits/Conflicts**. Exhibits A through I attached to this Agreement are, by this reference, incorporated in and made a part of this Agreement. In the event of a conflict between an exhibit and the text of this Agreement, the text of this Agreement will control.

E. **Amendments and Modifications**. No amendment or modification to this Agreement will be effective unless and until it is reduced to writing and approved and executed by all parties to this Agreement in accordance with all applicable statutory procedures.

F. **Governing Law**. This Agreement is governed by, and will be enforced in accordance with, the internal laws, but not the conflicts of laws rules, of the State of Illinois.

G. **Changes in Laws**. Unless otherwise explicitly provided in this Agreement, any reference to any Requirements of Law includes any modifications of, or amendments to such Requirements of Law as may, from time to time, hereinafter occur.

H. **Non-Waiver**. No party is under any obligation to exercise any of the rights granted to it in this Agreement. The failure of a party to exercise at any time any right granted to such party will not be deemed or construed to be a waiver of that right, nor will the failure void or affect such party's right to enforce that right or any other right.

I. **Severability**. It is hereby expressed to be the intent of the parties hereto that should any provision, covenant, agreement, or portion of this Agreement or its application to any person, entity, or property be held invalid by a court of competent jurisdiction, the remaining provisions of this Agreement and the validity, enforceability, and application to any person, entity, or property will not be impaired thereby, but the remaining provisions will be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Agreement to the greatest extent permitted by applicable law.

J. **No Third-Party Beneficiaries**. No claim as a third-party beneficiary under this Agreement by any person, firm, or corporation may be made, or will be valid, against any Party hereto.

K. **Interpretation**. This Agreement is to be construed without regard to the identity of the party who drafted the various provisions of this Agreement. Each provision of this Agreement is to be construed as though both parties to this Agreement participated equally in the drafting of this Agreement. Any rule or construction that a document is to be construed against the drafting party is not applicable to this Agreement.

L. **Headings**. The table of contents, heading, titles, and captions in this Agreement have been inserted only for convenience and in no way define, limit, extend, or describe the scope or intent of this Agreement.

M. **Recording**. The Village will record this Agreement against the Property, at the sole cost and expense of the Developer, with the Office of the Cook County Recorder of Deeds promptly following the full execution of this Agreement by the Parties.

N. **Counterparts**. This Agreement may be executed in counterparts, each of which will constitute an original document and together will constitute the same instrument.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF the parties hereto have caused this Agreement to be executed, effective as of the date first written above.

ATTEST:

VILLAGE OF ARLINGTON HEIGHTS,
an Illinois home rule municipal corporation

_____
Rebecca Hume, Village Clerk

By: _____
Randall R. Recklaus
Its: Village Manager

ATTEST:

RPS ARLINGTON, LLC,
an Florida limited liability Company

By: Matthew Baird
Its: Matthew Baird

By: _____
Its: Manager
Scott Phillips

ACKNOWLEDGMENTS

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

This instrument was acknowledged before me on _____, 2022 by Randall R. Recklaus, the Village Manager of the **VILLAGE OF ARLINGTON HEIGHTS**, an Illinois home rule municipal corporation, and by Rebecca Hume, the Village Clerk of said municipal corporation.

Given under my hand and notarial seal this _____ day of _____, 2022.

Notary Public

My Commission Expires:

(SEAL)

STATE OF _____)
) SS
COUNTY OF _____)

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that this instrument was acknowledged before me on _____, 2022, by _____, the _____ of RPS Arlington, LLC, a Florida limited liability company, and by _____, the _____ of said limited liability company.

Given under my hand and notarial seal this _____ day of _____, 2022.

_____
Signature

Notary Public

My Commission Expires:

(SEAL)

INDEX OF EXHIBITS

Exhibit A	Legal Description of Property
Exhibit B	Project Development Plans (Group Exhibit)
	B-1 Site Plan
	B-2 Engineering Plans
	B-3 Building Materials Plan
	B-4 Floor Plans
	B-5 Roof Plan
	B-6 Parking Lot Plan
Exhibit C	[Intentionally Omitted]
Exhibit D	Schedule of TIF-Eligible Costs
Exhibit E	Total Project Budget
Exhibit F	Letter of Intent
Exhibit G	Project Timeline
Exhibit H	Form Certificate of Expenditure
Exhibit I	Transferee Assumption Agreement

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

EXHIBIT "A"

Legal Description

Parcel 1:
Part of Lots 1, 2 and 3 in the Cub Addition, being a Subdivision in the Northwest 1/4 of the Northeast 1/4 of Section 20, Township 42 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded May 17, 1984 as Document No. 27090321;
also
Part of Lots 61 to 65 inclusive in C. A. Goelz's Arlington Heights Gardens, a subdivision in the Northeast 1/4 of Section 20, Township 42 North, Range 11, East of the Third Principal Meridian, registered March 13, 1928 as Document No. LR396997;
also
Part of vacated Prairie Avenue (33 feet wide) and vacated Lillian Avenue (66 feet wide) vacated according to ordinance recorded December 13, 1988 as Document No. 88576174, described as follows:

Commencing at the most Southerly corner of said Lot 3 in the Cub Addition; thence North 47 degrees, 48 minutes, 11 seconds West along the Southwesterly line of said Lot 3, being also the Northeasterly line of rand road, a distance of 410.16 feet to the point of beginning; thence continuing along said Southwesterly line of Lot 3, North 47 Degrees, 48 Minutes, 11 Seconds West 190.40 feet; thence North 42 degrees, 11 minutes, 49 seconds East 120.00 feet; thence North 00 degrees, 01 minutes, 48 seconds West 153.58 feet; thence North 89 degrees, 58 minutes, 49 seconds East 45.07 feet to a point of curvature; thence Southeasterly along a curve concave to the Southwest having a radius of 57.50 feet, an arc distance of 57.16 feet, the chord of said arc having a length of 54.83 feet, and a bearing of South 61 degrees, 32 minutes, 37 seconds east; thence North 89 degrees, 58 minutes, 49 seconds East 25.91 feet; thence North 00 degrees, 01 minutes, 11 seconds West 46.57 feet; thence North 89 degrees, 58 minutes, 49 seconds East 294.22 feet; thence North 00 degrees, 01 minutes, 48 seconds West 20.28 feet; thence North 89 degrees, 58 minutes, 12 seconds East 9.65 feet; thence South 00 degrees, 01 minutes, 48 seconds East 10.15 feet; thence South 89 degrees, 58 minutes, 12 seconds West 1.96 feet; thence South 00 degrees, 01 minutes, 48 seconds East 152.09 feet; thence South 45 degrees, 01 minutes, 48 seconds East 12.73 feet; thence South 00 degrees, 01 minutes, 48 seconds East 7.00 feet; thence North 89 degrees, 58 minutes, 12 seconds East 20.18 feet; thence North 00 degrees, 01 minutes, 48 seconds West 3.08 feet; thence North 89 degrees, 58 minutes, 12 seconds East 24.38 feet; thence North 00 degrees, 01 minutes, 48 seconds West 21.40 feet; thence North 89 degrees, 58 minutes, 12 seconds East 10.90 feet; thence North 00 degrees, 01 minutes, 48 seconds West 349.03 feet; thence North 89 degrees, 58 minutes, 12 seconds East 226.45 feet; thence South 00 degrees, 01 minutes, 48 seconds East 44.97 feet; thence North 89 degrees, 58 minutes, 12 seconds East 20.75 feet to a point on the East line of Lot 65 in said C. A. Goelz's Arlington Heights Gardens; thence South 00 degrees, 01 minutes, 48 seconds East along the East line and the East line extended of said Lots 61, 62, 63, 64 and 65, a distance of 492.59 feet; thence South 89 degrees, 58 minutes, 12 seconds West 204.61 feet; thence North 00 degrees, 01 minutes, 48 seconds West 0.33 feet; thence South 89 degrees, 58 minutes, 12 seconds West 42.65 feet; thence North 00 degrees, 01 minutes, 48 seconds West 94.86 feet; thence South 89 degrees, 58 minutes, 12 seconds West 10.96 feet; thence North 00 degrees, 01 minutes, 48 seconds West 39.80 feet; thence South 89 degrees, 58 minutes, 12 seconds West 24.32 feet; thence North 00 degrees, 01 minutes, 48 seconds West 3.08 feet; thence South 89 degrees, 58 minutes, 12 seconds West 20.18 feet; thence South 00 degrees, 01 minutes, 48 seconds East 7.00 feet; thence South 44 degrees, 58 minutes, 12 seconds West 12.73 feet; thence South 00 degrees, 01 minutes, 48 seconds East 121.74 feet; thence South 89 degrees, 58 minutes, 12 seconds West 13.03 feet; thence South 00 degrees, 01 minutes, 48 seconds East 22.80 feet; thence South 89 degrees, 58 minutes, 12 seconds West 305.66 feet; thence South 42 degrees, 11 minutes, 49 seconds West 62.50 feet to the place of beginning in Cook County,

EXHIBIT "A"

Legal Description

Illinois.

Parcel 2:
Part of Lots 62 and 63 in C. A. Goelz's Arlington Heights Gardens, a subdivision in the Northeast 1/4 of Section 20, Township 42 North, Range 11, East of the Third Principal Meridian, registered March 13, 1928 as Document No. LR396997; also part of vacated Prairie Avenue (33 feet wide) and vacated Lillian Avenue (66 feet wide), vacated according to ordinance recorded December 13, 1988 as Document No. 88576174, described as follows:

Commencing at the Northwest corner of said Lot 63; thence South 89 degrees, 42 minutes, 11 seconds East along the North line of said Lot 63, a distance of 32.74 feet to the point of beginning; thence South 00 degrees, 01 minutes, 48 seconds East 90.01 feet; thence South 89 degrees, 58 minutes, 12 seconds West 10.90 feet; thence South 00 degrees, 01 minutes, 48 seconds East 21.40 feet; thence South 89 degrees, 58 minutes, 12 seconds West 24.38 feet; thence South 00 degrees, 01 minutes, 48 seconds East 3.08 feet; thence South 89 degrees, 58 minutes, 12 seconds West 20.18 feet; thence North 00 degrees, 01 minutes, 48 seconds West 7.00 feet; thence North 45 degrees, 01 minutes, 48 seconds West 12.73 feet; thence North 00 degrees, 01 minutes, 48 seconds West 152.09 feet; thence North 89 degrees, 58 minutes, 12 seconds East 64.46 feet; thence South 00 degrees, 01 minutes, 48 seconds East 53.60 feet to the place of beginning, in Cook County, Illinois.

Parcel 3:
Part of Lots 61 and 62 in C. A. Goelz's Arlington Heights Gardens, a subdivision in the Northeast 1/4 of Section 20, Township 42 North, Range 11, East of the Third Principal Meridian, registered March 13, 1928 as Document No. LR396997; also part of vacated Prairie Avenue (33 feet wide) vacated according to ordinance recorded December 13, 1988 as Document No. 88576174, described as follows:

Commencing at the Northwest corner of said Lot 61; thence South 89 degrees, 41 minutes, 51 seconds East along the North line of said Lot 61, a distance of 32.71 feet to the point of beginning; thence South 00 degrees, 01 minutes, 48 seconds East 80.29 feet; thence South 89 degrees, 58 minutes, 12 seconds West 64.46 feet; thence North 00 degrees, 01 minutes, 48 seconds West 121.74 feet; thence North 44 degrees, 58 minutes, 12 seconds East 12.73 feet; thence North 00 degrees, 01 minutes, 48 seconds West 7.00 feet; thence North 89 degrees, 58 minutes, 12 seconds East 20.18 feet; thence South 00 degrees, 01 minutes, 48 seconds East 3.08 feet; thence North 89 degrees, 58 minutes, 12 seconds East 24.32 feet; thence South 00 degrees, 01 minutes, 48 seconds East 39.80 feet; thence North 89 degrees, 58 minutes, 12 seconds East 10.96 feet; thence South 00 degrees, 01 minutes, 48 seconds East 14.57 feet to the place of beginning, in Cook County, Illinois.

Parcel 4:
Non-exclusive easements for the benefit of parcels 1, 2 and 3 as described and created by Construction, Operation and Reciprocal Easement Agreement dated June 13, 2020 made by and between 600 Rand Rd, LLC, an Illinois limited liability Company, MJR/Southpoint Real Estate Holding Company, LLC, an Illinois limited liability company, TJ Chicago Properties, LLC, an Illinois limited liability company, Nare Southpoint, LLC, an Illinois limited liability company corporation, Ron B. Wynn Living Trust dated December 10, 2013, and Konvin Associates Limited Partnership, an Illinois limited partnership. recorded as document number 2017608084, in Cook County, Illinois.

EXHIBIT "A"

Legal Description

Parcel 5:
Non-exclusive easement set forth in Plat of Subdivision recorded as document 27090321, for ingress and egress, over so much of that part of the Land designated "Access Easement" on said Plat, (except therefrom those portions that were vacated by Plat of Easement Vacation recorded as document 95498113 and also excepting therefrom any portion falling within Parcel 1 herein).

Parcel 6:
Non-exclusive easement set forth in Plat of Subdivision recorded as document 27090321, for utilities, over so much of that part of the Land designated as "Private Utility Easement" on said Plat, (except therefrom those portions that were vacated by Plat of Easement Vacation recorded as document 95498113).

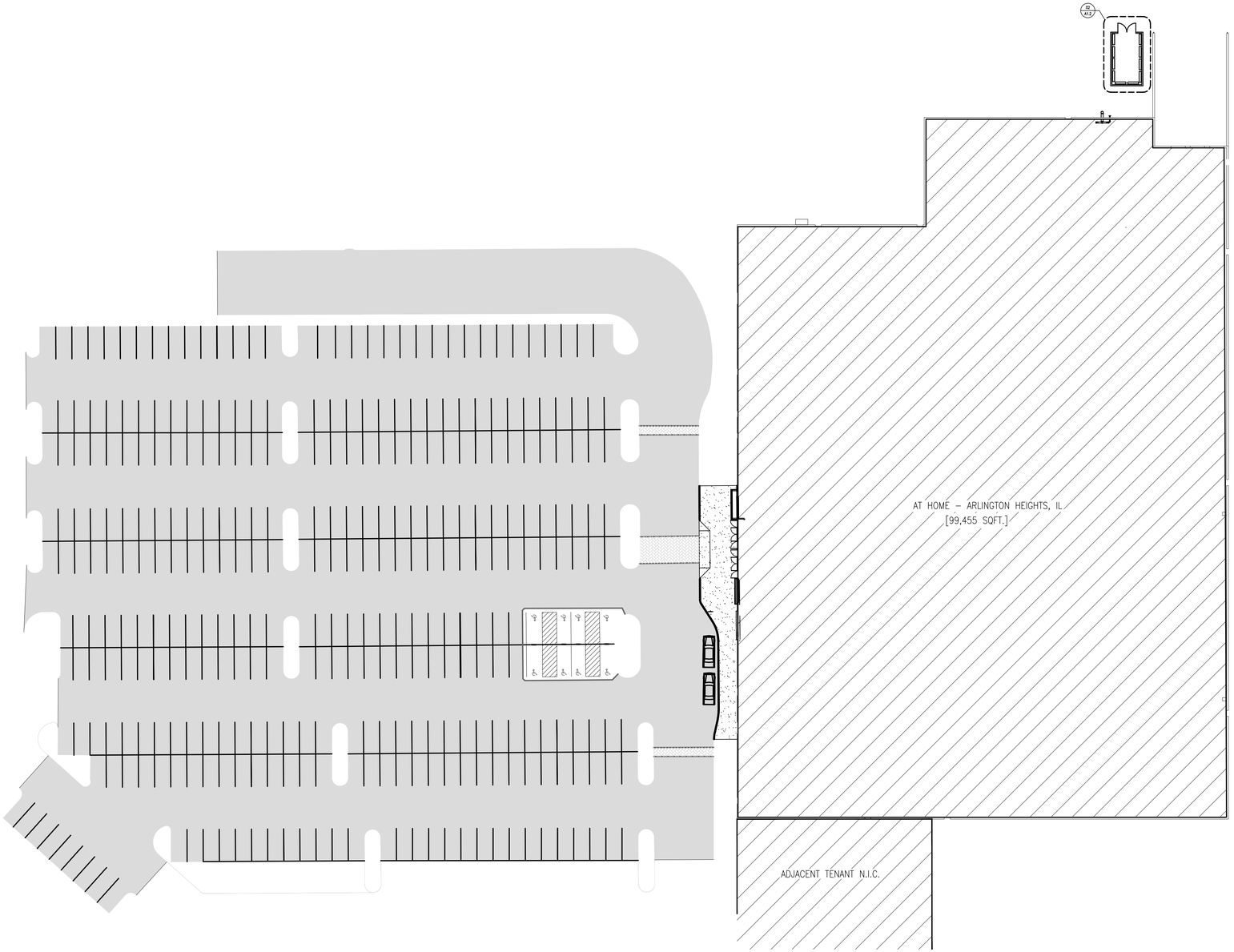
Parcel 7:
Non-exclusive easement set forth in Plat of Subdivision recorded as document 27090321, for private water main, over so much of that part of the Land designated as "Private Water Main Easement" on said Plat, (except therefrom those portions that were vacated by Plat of Easement Vacation recorded as document 95498113) in Cook County, Illinois.

EXHIBIT B

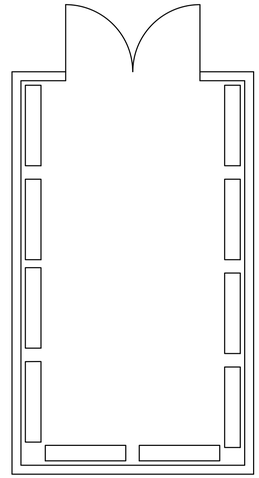
PROJECT DEVELOPMENT PLANS

EXHIBIT B-1

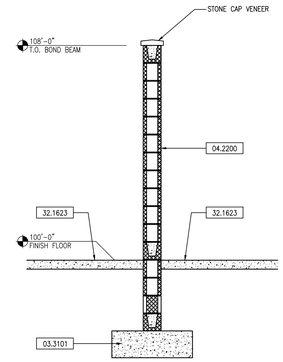
SITE PLAN



01 ARCHITECTURAL SITE PLAN
SCALE: 1/32"=1'-0"

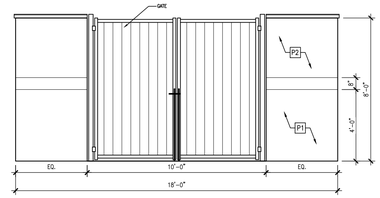


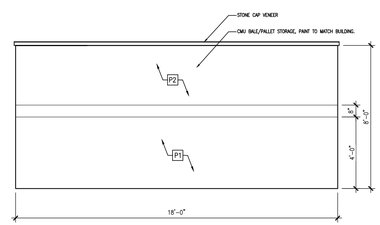
02 BALE STORAGE PLAN
SCALE: 3/16"=1'-0"

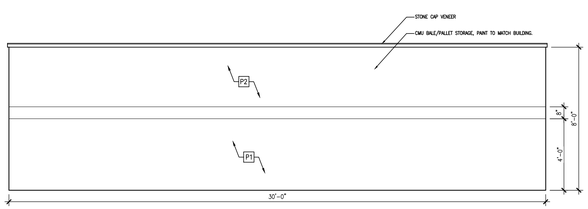


03 BALE STORAGE SECTION
SCALE: 3/8"=1'-0"

	FINISH SCHEDULE		
P1	PAINT		AT HOME DARK GRAY
P2	PAINT		AT HOME JENINSON GRAY







04 BALE STORAGE ELEVATIONS
SCALE: 1/4"=1'-0"

at home
The Home Décor Superstore

STORE NUMBER: 357
CSG NUMBER: AHG.30911

AT HOME
750 E. RAND ROAD
ARLINGTON HEIGHTS, IL 60004

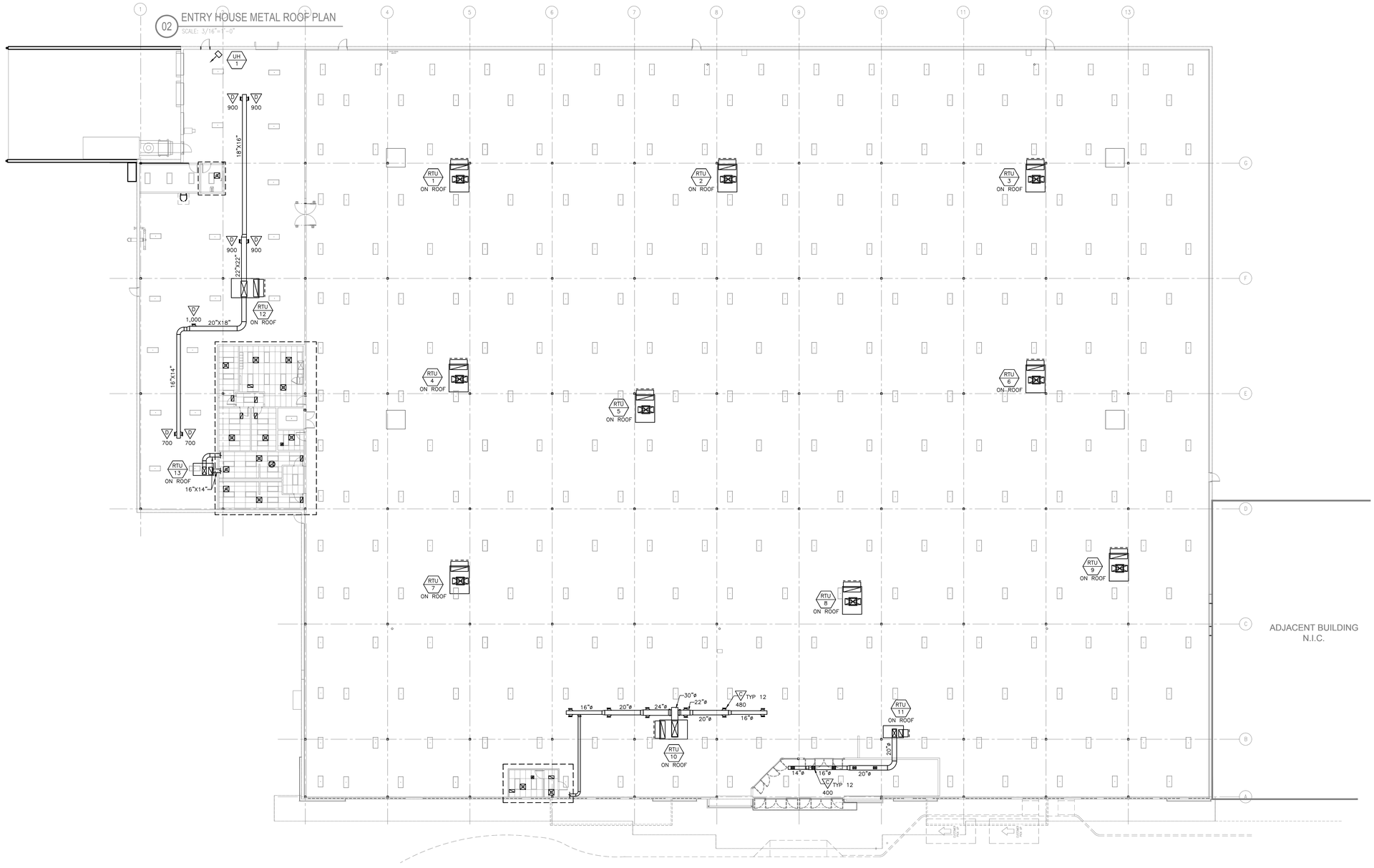
02.22.2022

REV	DESCRIPTION	BY	DATE
	ARCHITECTURAL SITE PLAN		04.12.22

CORE STATES GROUP
CORESTATES, INC.
6060 N. Central Expy.
Suite 850
Dallas, TX 75206
214.377.5060
core-states.com

EXHIBIT B-2

SITE ENGINEERING PLANS



01 MECHANICAL FLOOR PLAN
1/16"=1'-0"

TRUE NORTH

GENERAL MECHANICAL NOTES

A. CONTRACTORS AND SUB-CONTRACTORS SHALL CAREFULLY REVIEW THE CONSTRUCTION DOCUMENTS. INFORMATION REGARDING THE COMPLETE WORK IS DISPERSED THROUGHOUT THE DOCUMENT SET AND CANNOT BE ACCURATELY DETERMINED WITHOUT REFERENCE TO THE COMPLETE DOCUMENT SET.

B. COORDINATE WITH THE WORK OF OTHER SECTIONS, EQUIPMENT FURNISHED BY OTHERS, REQUIREMENTS OF THE OWNER, AND WITH THE CONSTRAINTS OF THE EXISTING CONDITIONS OF THE PROJECT SITE. PROVIDE DUCT RISES AND DROPS AS REQUIRED FOR FIELD INSTALLATION AND TRADE COORDINATION. NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE STARTING WORK.

C. DRAWINGS FOR HVAC WORK ARE DIAGRAMMATIC, SHOWING THE GENERAL LOCATION, TYPE, LAYOUT, AND EQUIPMENT REQUIRED. THE DRAWINGS SHALL NOT BE SCALED FOR EXACT MEASUREMENT. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS. REFER TO MANUFACTURER'S STANDARD INSTALLATION DRAWINGS FOR EQUIPMENT CONNECTIONS AND INSTALLATION REQUIREMENTS. PROVIDE DUCTWORK, CONNECTIONS, ACCESSORIES, OFFSETS, AND MATERIALS NECESSARY FOR A COMPLETE SYSTEM.

D. ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODE REQUIREMENTS AS APPROVED AND AMENDED BY THE GOVERNING CITY. PURCHASE ALL PERMITS ASSOCIATED WITH THE WORK. OBTAIN ALL INSPECTIONS REQUIRED BY CODE.

E. ALL MECHANICAL EQUIPMENT AND AIR DEVICES SHALL BE PROVIDED BY THE MECHANICAL CONTRACTOR UNLESS OTHERWISE NOTED. REFER TO SCHEDULES FOR ADDITIONAL INFORMATION.

F. INSTALL EQUIPMENT PER MANUFACTURER'S INSTRUCTIONS AND MAINTAIN MANUFACTURER'S RECOMMENDED CLEARANCE.

G. USE OF COMBUSTIBLE MATERIALS IS NOT ALLOWED IN THE RETURN AIR PLENUM. MATERIALS USED IN THE PLENUM SHALL HAVE FLAME SPREAD RATING NOT TO EXCEED 25, AND SMOKE DEVELOPED RATING NOT TO EXCEED 50 WHEN TESTED IN ACCORDANCE WITH ASTM E 84. ALL EXPOSED WIRING IN THE PLENUM SHALL BE PLENUM RATED.

H. ALL BAS TEMPERATURE SENSORS ARE PROVIDED BY BAS VENDOR, AND ARE NOT SHOWN ON HVAC PLANS UNLESS OTHERWISE NOTED.

I. HVAC UNITS SHALL BE LABELED WITH MARK ("RTU-#" WHERE "#" MATCHES SCHEDULED MARK) AS FOLLOWS:
- I.A. INSIDE THE BUILDING, G.C. SHALL PROVIDE 5" TALL BLACK STENCILED VINYL LETTERING MOUNTED TO THE BOTTOM OF AND CENTERED ON THE CONCENTRIC DIFFUSER. WHEN SUPPLY AIR IS DUCTED MOUNT LETTERING TO THE BOTTOM OF THE RETURN DUCT.
- I.B. ON THE ROOF, GC SHALL PROVIDE 5" TALL BLACK STENCILED LETTERING. LABELS SHALL BE MOUNTED ON THE SIDE OF THE UNIT AND BE VISIBLE FROM THE DIRECTION OF THE ROOF HATCH.
- I.C. ELECTRICAL CONTRACTOR SHALL PROVIDE BREAKER LABELS TO MATCH HVAC UNIT NUMBERS.

J. BALANCE ALL AIR DEVICES TO AMOUNTS INDICATED ON PLANS.

K. REFER TO PLUMBING PLANS FOR CONDENSATE PIPING.

L. CONTRACT LANDLORD APPROVED ROOFING CONTRACTOR TO FLASH AND SEAL RELATED ROOF PENETRATIONS TO MAINTAIN ROOFING WARRANTY.

REMODEL NOTES

THIS DRAWING IS BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN AND MAY NOT REFLECT AS-BUILT CONDITIONS. ALL MECHANICAL INSTALLATIONS INDICATED ON THIS SHEET SHALL BE FIELD VERIFIED PRIOR TO BID AND DEMOLITION.

MECHANICAL PLAN NOTES

1. HOLD DUCTWORK TIGHT TO ROOF STRUCTURE.
2. PROVIDE 45° SHOE TAP AT CONNECTION TO DUCT DROP FROM ROOFTOP UNIT.
3. PROVIDE TYPE 'B' VENT AND COMBUSTION AIR INLET SIZED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS.
4. NOT USED.
5. INSTALL GRILLE IN WALL AS HIGH AS POSSIBLE.
6. TERMINATE RETURN DUCT OPENING WITH WIRE MESH SCREEN.
7. NOT USED.
8. NOT USED.
9. BAS CONTRACTOR TO INSTALL NEW TEMPERATURE SENSOR ON WALL OR COLUMN AT 96" AFF.
10. CONNECT NEW SUPPLY/RETURN DUCT TO NEW FULL SIZE DUCT DROPS FROM NEW ROOFTOP UNIT.
11. REPLACE EXISTING ROOFTOP UNIT WITH NEW. CONNECT TO EXISTING CURB WITH CONTRACTOR PROVIDED CURB ADAPTER. IF CURB ADAPTER NOT POSSIBLE, REPLACE EXISTING CURB WITH NEW.

CORE STATES GROUP
CORESTATES, INC.
9 Cotton Street
Suite 1107
Watertown, MA 02472
617-217-0000
corestates.com

ARLINGTON HEIGHTS, IL

750 E. RAND ROAD

DRAWING ISSUES:
80% Set.
NOT FOR CONSTRUCTION

JOB NO: AHG.33607

FIRST FLOOR MECHANICAL PLAN

M1.0

AH2G - AHP #18-26

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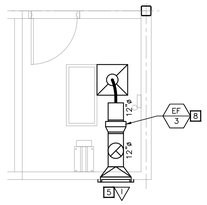
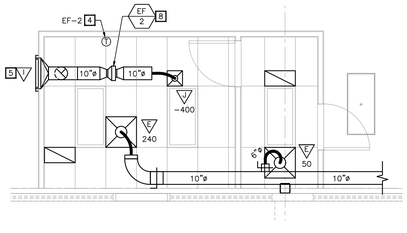
ENLARGED MECHANICAL PLAN NOTES

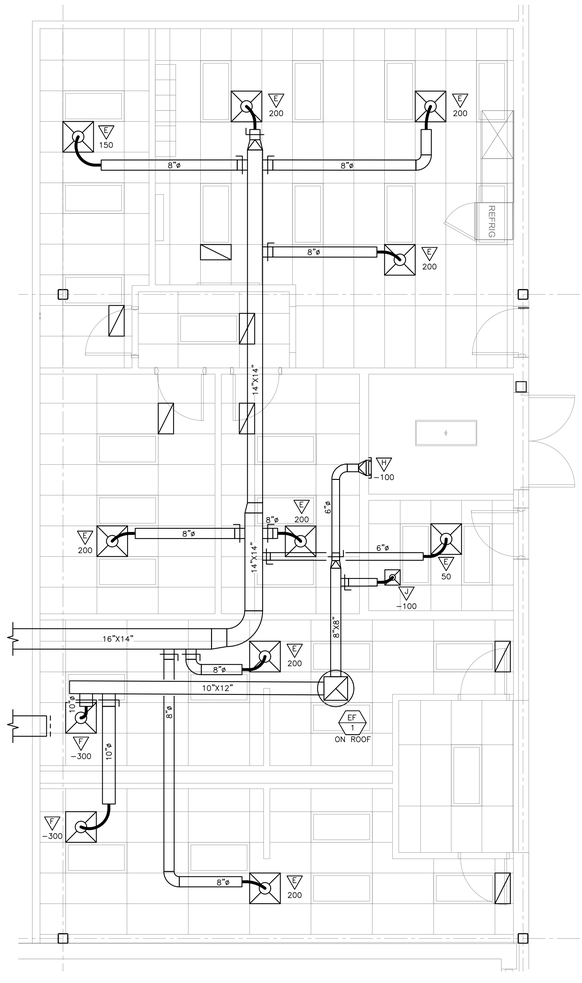
1. HOLD DUCTWORK TIGHT TO ROOF STRUCTURE.
2. PROVIDE 45° SHOE TAP AT CONNECTION TO DUCT DROP FROM ROOFTOP UNIT.
3. EXTEND TRANSFER DUCT DOWN TO 12" ABOVE FINISHED FLOOR. PROVIDE ¾" FLANGE FOR HARDWARE CLOTH (1"X1" GRID). SECURE WITH CONTINUOUS 1" GALVANIZED STRAPS AND SCREWS 8" O.C..
4. BAS CONTRACTOR SHALL PROVIDE THERMOSTAT AT 48" ABOVE FINISHED FLOOR. REFER TO EXHAUST FAN SCHEDULE FOR ADDITIONAL INFORMATION.
5. MOUNT GRILLE/REGISTER AS HIGH AS POSSIBLE IN WALL AND ABOVE CEILING OF ADJACENT SPACE.
6. TERMINATE DUCT OPENING WITH WIRE MESH SCREEN.
7. UNDERCUT DOOR 1" FOR TRANSFER AIR.
8. PROVIDE IN-LINE TRANSFER FAN. SUPPORT FROM STRUCTURE ABOVE PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE FLEXIBLE CONNECTORS ON THE INLET AND DISCHARGE CONNECTIONS. EF-3 TO BE ENERGIZED BY THERMOSTAT SET AT 77 DEGREES.
9. BAS CONTRACTOR TO INSTALL NEW TEMPERATURE SENSOR ON WALL AT 48" AFF.
10. CONNECT NEW SUPPLY/RETURN DUCT TO NEW FULL SIZE DUCT DROPS FROM NEW ROOFTOP UNIT.
11. ROUTE DUCTWORK TIGHT TO EXTERIOR WALL. PAINT DUCTWORK TO MATCH WALL FINISH.



01 I.T. ROOM MECHANICAL PLAN
1/4"=1'-0"



02 COUNT ROOM MECHANICAL PLAN
1/4"=1'-0"



03 OFFICES AND RESTROOM MECHANICAL PLAN
1/4"=1'-0"

CORE STATES GROUP
CORESTATES, INC.
9 Cedar Street
Suite 11
Watertown, MA 02472
617.315.0000
corestates.com

at home
The Home Décor Superstore™

ARLINGTON HEIGHTS, IL

750 E. RAND ROAD

DRAWING ISSUES:
80% Set.
NOT FOR CONSTRUCTION

JOB NO: AHG.33607

ENLARGED MECHANICAL PLANS

M2.0

AH2G - AHP #18-26

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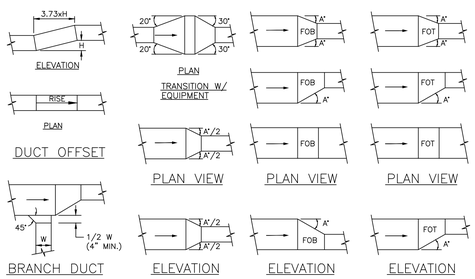
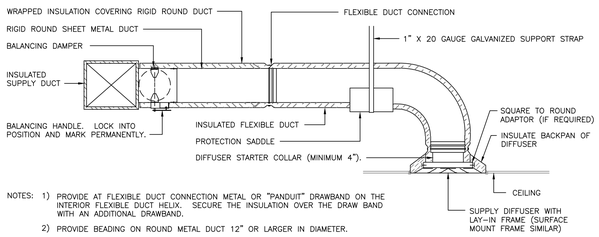


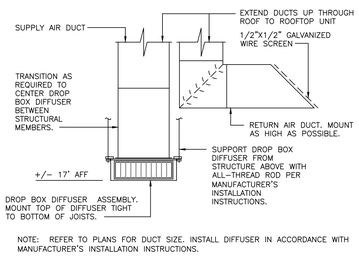
NOTES: 1) ANGLE A = 30° WHEN AIR FLOWS IN DIRECTION OF ARROW (SUPPLY AIR).
2) ANGLE A = 20° WHEN AIR FLOWS IN OPPOSITE DIRECTION OF ARROW (RETURN OR EXHAUST).

01 LOW VELOCITY DUCT FITTINGS DETAIL
NOT TO SCALE



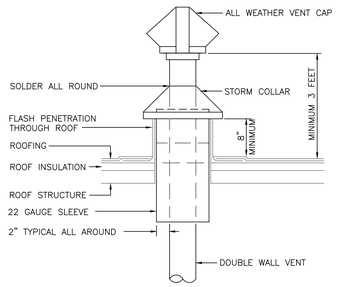
NOTES: 1) PROVIDE AT FLEXIBLE DUCT CONNECTION METAL OR "PANDUIT" DRAWBAND ON THE INTERIOR FLEXIBLE DUCT HELIX. SECURE THE INSULATION OVER THE DRAW BAND WITH AN ADDITIONAL DRAWBAND.
2) PROVIDE BEADING ON ROUND METAL DUCT 12" OR LARGER IN DIAMETER.
3) PROVIDE MINIMUM 4" COLLARS FOR ATTACHMENT OF THE FLEXIBLE DUCT TO ROUND DUCT, DAMPERS AND DIFFUSERS.
4) BAND RIGID ROUND DUCT INSULATION TO DUCT AND PROVIDE TAPE FOR INSULATION OVERLAP.

02 DIFFUSER CONNECTION DETAIL– FLEX DUCT
NOT TO SCALE

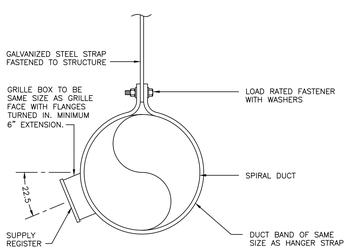


NOTE: REFER TO PLANS FOR DUCT SIZE. INSTALL DIFFUSER IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.

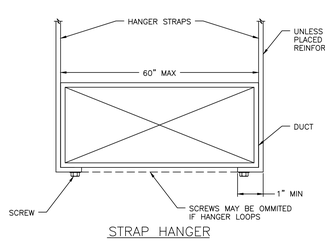
03 PLENUM SUPPLY DROP DETAILS
NO SCALE



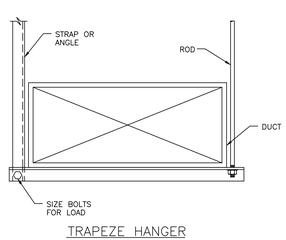
04 VENT THROUGH ROOF DETAIL
NOT TO SCALE



05 SPIRAL DUCT INSTALLATION DETAIL
NOT TO SCALE

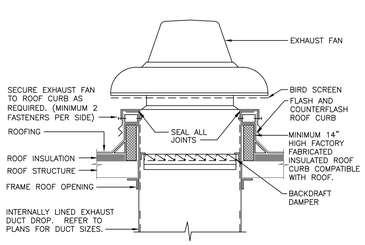


STRAP HANGER

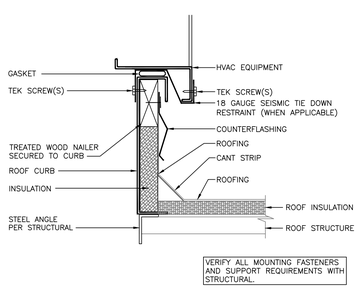


TRAPEZE HANGER

06 RECTANGULAR DUCT INSTALLATION DETAIL
NOT TO SCALE



07 EXHAUST FAN DETAIL
NOT TO SCALE



08 ROOFTOP UNIT CURB DETAIL
REFER TO SHEET M1.0

TRANE NATIONAL ACCOUNTS EQUIPMENT PACKAGE

AT HOME HAS A NATIONAL ACCOUNT AGREEMENT WITH TRANE FOR EQUIPMENT. THE INSTALLING CONTRACTOR IS RESPONSIBLE FOR RECEIVING THE EQUIPMENT, STORAGE, HANDLING AND PROPER INSTALLATION, STARTUP, LABOR WARRANTY, ETC. ALL BIDDING CONTRACTORS WILL RECEIVE A COPY OF TRANE'S SCOPE PROPOSAL AND THEY SHOULD DIRECT SCOPE QUESTION TO THE TRANE NATIONAL ACCOUNTS TEAM. THE INSTALLING CONTRACTOR SHALL PROVIDE A COMPLETE WARRANTY (PARTS AND LABOR) FOR THE INSTALLED SYSTEM. TRANE FACTORY WARRANTY SHALL BE PROVIDED AS OUTLINED IN THE TRANE SCOPE PACKAGE.

EQUIPMENT PACKAGE
INCLUDES RTUs, DOAS, CHILLERS, COOLING TOWERS, AIR HANDLERS, FAN COILS, VAV BOXES, PLATE AND FRAME HEAT EXCHANGERS, VARIABLE SPEED DRIVES, DUCT HEATERS AND CONDENSING UNITS AS OUTLINED IN THE TRANE SCOPE PROPOSAL AND AS SPECIFIED ON THE PLANS.

FOR COMPLETE INFORMATION ON THE FOLLOWING PACKAGE OF EQUIPMENT, CONTACT TRANE NATIONAL ACCOUNTS MANAGER AUSTIN LUPTON (303-335-6647; AUSTIN.LUPTON@TRANE.COM).

ANY CHANGES OR VARIATIONS TO THE ORIGINAL EQUIPMENT PACKAGE DESCRIBED ABOVE THAT WOULD AFFECT THE HVAC EQUIPMENT PACKAGE SHOULD BE BROUGHT TO THE ATTENTION OF THE ACCOUNT MANAGEMENT TEAM LISTED ABOVE.

ORDERING PROCEDURES

TRANE NATIONAL ACCOUNTS TEAM WILL ORDER EQUIPMENT AND COORDINATE SHIPMENT WITH THE SUCCESSFUL HVAC CONTRACTOR. THE HVAC CONTRACTOR WILL BE RESPONSIBLE FOR REVIEWING SUBMITTALS, DELIVERY COORDINATION, RECEIVING AND INSTALLATION AS DESCRIBED IN THE PLANS, SPECIFICATIONS, AND TRANE MANUFACTURER'S RECOMMENDATIONS. STARTUP OF THE EQUIPMENT SHALL BE BY THE INSTALLING CONTRACTOR.

OWNER PROVIDED ROOFTOP UNIT SCHEDULE

MARK (RTU-#)	1-10	11	12	13
MANUFACTURER	TRANE	TRANE	TRANE	TRANE
MODEL	YHD180G4	YHC060F4	YHD180G4	YHC047E4
AIRFLOW (CFM)	6,000	2,000	6,000	1,600
MIN/MAX OA FLOW (CFM)	##/##	##/##	##/##	##/##
AMBIENT OAT (°F)	95	95	95	95
EXT. S.P. (IN. W.C.)	0.3	0.5	0.5	0.5
DX COOLING COIL				
NOMINAL TONNAGE	15.0	5.0	15.0	4.0
EAT (°FDB/WB)	80.0/67.0	80.0/67.0	80.0/67.0	80.0/67.0
TOTAL (BTU/HR)	185,400	63,500	185,400	49,900
SENSIBLE (BTU/HR)	160,300	47,300	160,300	37,000
NATURAL GAS HEATING				
INPUT (BTU/HR)	250,000	60,000	250,000	60,000
OUTPUT (BTU/HR)	200,000	49,000	200,000	49,000
STAGES	2	1	2	1
ELECTRICAL				
VOLTS/PH/HZ	460/3/60	460/3/60	460/3/60	460/3/60
MOTOR (HP)	3	1	3	1
MCA (AMPS)	33	14	33	14
MOCP (AMPS)	45	20	45	20
APPROX. WEIGHT (LBS)	2,698	992	2,698	976
EER/SEER/IEER	12.1/-/15.0	12.8/-/15.0	12.1/-/15.0	13.0/-/17.5
NOTES	1-14	1-13	1-13	1-13

NOTES:
1) TRANE PACKAGED ROOFTOP UNIT WITH MODEL, SIZE, AND CONFIGURATION AS INDICATED IN SCHEDULE AND ON DRAWINGS.
2) PROVIDE FACTORY-MOUNTED BACNET DDC UNIT CONTROLLER.
3) PROVIDE MULTI-SPEED FAN.
4) PROVIDE COMPARATIVE ENTHALPY ECONOMIZER WITH POWERED EXHAUST.
5) PROVIDE MERV 8 FILTER.
6) PROVIDE HAIL GUARDS.
7) PROVIDE FACTORY-INSTALLED DISCONNECT SWITCH, PHASE MONITOR, AND 120V SERVICE OUTLET.
8) DIGITAL DISPLAY ROOM SENSOR PROVIDED BY BAS CONTRACTOR.
9) 18" INSULATED ROOF CURB.
10) HINGED ACCESS DOORS.
11) RETURN SMOKE DETECTOR FACTORY INSTALLED.
12) LOW LEAK ECONOMIZER, FAULT DETECTION DIAGNOSTICS (IN CALIFORNIA IN ORDER TO COMPLY WITH TITLE 24).
13) CONDENSER COIL CORROSSION-RESISTANT COATING (IN COASTAL CLIMATES).
14) PROVIDE WITH DEMAND CONTROL VENTILATION.

REMARKS:
1) AT HOME HAS A NATIONAL ACCOUNT WITH TRANE. REFER TO THE TRANE PACKAGE PROGRAM BLOCK FOR MORE INFORMATION.
2) FOR PRICING AND QUESTION, PLEASE CONTACT AT HOME NATIONAL ACCOUNT TEAM:
ACCOUNT MANAGER: AUSTIN LUPTON
AUSTIN.LUPTON@TRANE.COM
303-335-6647

MECHANICAL SYMBOLS LEGEND

DOUBLE LINE DUCT SYMBOLS:
- SHEET METAL DUCTWORK & SIZE
- DUCTWORK TRANSITION
- ROUND SPIN-IN WITH DAMPER
- VOLUME DAMPER
- MOTORIZED DAMPER
- FLEXIBLE DUCTWORK

EQUIPMENT:
- ROOF MOUNTED EXHAUST FAN
- PACKAGED ROOFTOP UNIT
- TEMPERATURE SENSOR
- THERMOSTAT
- CARBON DIOXIDE SENSOR

GRILLES/DIFFUSERS:
- SQUARE SUPPLY DIFFUSER, 4-WAY THROW
- SQUARE SUPPLY DIFFUSER, 2-WAY THROW
- SIDEWALL MOUNTED SUPPLY/RETURN
- RETURN GRILLE

GENERAL REFERENCES/NOTATIONS:
- TYPE / # — MECHANICAL EQUIPMENT DESIGNATION
- CFM — DIFFUSER DESIGNATION AND CFM
- # — NOTE DESIGNATION
- # — REVISION DESIGNATION
- (E) EXISTING
- CONNECT TO EXISTING

NOT ALL SYMBOLS OR ABBREVIATIONS ARE NECESSARILY USED

GRILLE, REGISTER, AND DIFFUSER SCHEDULE

MARK	A	C	E	F	G	H	I	J
MANUFACTURER	AES INDUSTRIES	TITUS	TITUS	TITUS	TITUS	TITUS	TITUS	TITUS
MODEL	ADB-1-15-4	272RS	TMS	PAR	PAR	350RL	350RL	PAR
TYPE	DROP BOX DIFFUSER	REGISTER	DIFFUSER	PERFORATED GRILLE	PERFORATED GRILLE	LOUVERED GRILLE	LOUVERED GRILLE	PERFORATED GRILLE
NECK SIZE (L"xW")	28"X28"	14"X8"	PER PLAN	PER PLAN	10"X22"	12"X12"	24"X16"	10"X10"
FACE SIZE (L"xW")	10"X25"	16"X10"	24"X24"	24"X24"	12"X24"	14"X14"	26"X18"	12"X12"
FRAME TYPE	DUCT MOUNTED	DUCT MOUNTED	LAY-IN	LAY-IN	LAY-IN	SURFACE	SURFACE	LAY-IN
FINISH	PER ARCHITECT	PER ARCHITECT	PER ARCHITECT	PER ARCHITECT	PER ARCHITECT	PER ARCH	PER ARCH	PER ARCH
NOISE CRITERIA LEVEL	<30	<30	<30	<30	<30	<30	<30	<30
NOTES	1	2	3	3,4	3			3,4

NOTES:
1) PAINT TO MATCH CEILING.
2) PROVIDE WITH OPPOSED BLADE DAMPER.
3) PROVIDE WITH RAPID MOUNT SHEETROCK FRAME (TRIM) ONLY WHEN INSTALLED HARD CEILING.
4) PROVIDE WITH SQUARE TO ROUND ADAPTOR.

2015 INTERNATIONAL MECHANICAL CODE VENTILATION CALCULATION

ZONE	AREA (Az) (SQ.FT.)	PEOPLE OUTDOOR AIR RATE (Rp) (CFM/PERSON)	AREA OUTDOOR AIR RATE (Ra) (CFM/SQ.FT.)	OCCUPANCY DENSITY (P/1,000 SQ.FT.)	OCCUPANCY CLASSIFICATION	CALCULATED OCCUPANCY DENSITY (Pz)	Rp*Pz	Ra*Az	BREATHING ZONE OUTDOOR AIRFLOW (Voz) (CFM)	ZONE AIR DISTRIBUTION EFFECTIVENESS (Ez)	ZONE OUTDOOR AIRFLOW (Voz)	PROVIDED OUTDOOR AIRFLOW (CFM)
SALES	88,566	7.5	0.06	8	SUPERMARKETS	709	5,318	5,314	10,632	0.8	13,290	13,300
RECEIVING	7,540	–	0.12	–	SHIPPING & RECEIVING	–	–	905	905	0.8	1,132	1,150
OFFICES	1,824	5	0.06	5	OFFICE SPACES	10	50	110	160	0.8	200	210

UNIT HEATER SCHEDULE (GAS)

MARK (UH-#)	1	
MANUFACTURER	TRANE	
MODEL	HEGH	
TYPE	SUSPENDED	
AIRFLOW (CFM)	1,616	
VENT SIZE (IN)	2	
HEATER		
FUEL	NATURAL GAS	
INPUT (BTU/HR)	100,000	
OUTPUT (BTU/HR)	96,000	
ELECTRICAL		
VOLTS/PH/HZ	115/1/60	
MOTOR (HP)	1/2	
APPROX WEIGHT (LBS)	180	
NOTES	1-5	

NOTES:
1) PROVIDE UNIT HEATER. SUSPEND HEATER FROM STRUCTURE ABOVE WITH STEEL CHANNEL AND ALL-THREADED ROD. MOUNT BOTTOM OF HEATER 14'-0" ABOVE FINISHED FLOOR (UNLESS OTHERWISE NOTED).
2) PROVIDE 60° DOWNTURN NOZZLE.
3) PROVIDE TWO-STAGE GAS VALVE.
4) DISCONNECT PROVIDED BY ELECTRICAL CONTRACTOR.
5) BAS VENDOR SHALL PROVIDE 2 STAGE HEATING CONTROL OF UNIT. HEATING SHALL ENERGIZE TO MAINTAIN 60°F WHEN OUTSIDE AIR TEMPERATURE IS BELOW 40°F AND WHEN A DOCK DOOR OR FORK LIFT DOOR IS OPEN.

EXHAUST FAN SCHEDULE

MARK (EF-#)	1	2	3
MANUFACTURER	COOK	FANTECH	FANTECH
MODEL	120C17DEC	FG 6XL	FG 12XL
TYPE	DOWNBLAST	INLINE	INLINE
DRIVE TYPE	DIRECT	DIRECT	DIRECT
PERFORMANCE			
AIRFLOW (CFM)	800	400	800
EXT. STATIC (IN W.C.)	0.35	0.2	0.2
FAN SPEED (RPM)	1,316	2,700	2,800
ELECTRICAL			
VOLTS/PH/HZ	120/1/60	120/1/60	120/1/60
FAN MOTOR HP	1/2	1/5	2/5
FAN MOTOR WATTS	–	150	300
APPROX WEIGHT (LBS)	30	9.1	13.7
SERVES	RESTROOMS	COUNT ROOM	IT ROOM
NOTES	3,4	1,2	1,2

NOTES:
1) SUPPORT TRANSFER FAN FROM STRUCTURE ABOVE PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE FLEXIBLE CONNECTORS ON THE INLET AND DISCHARGE CONNECTIONS.
2) PROVIDE WALL MOUNTED THERMOSTAT COMPATIBLE WITH TRANSFER FAN. SET THERMOSTAT TO 77°F. THERMOSTAT SHALL BE MONITORED BY ENERGY MANAGEMENT SYSTEM.
3) PROVIDE BACKDRAFT DAMPER, FACTORY MOUNTED AND WIRED DISCONNECT AND 14" HIGH FACTORY FABRICATED ROOF CURB.
4) FAN SHALL BE CONNECTED TO ENERGY MANAGEMENT SYSTEM.

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JOB NO: AHG.33607

MECHANICAL DETAILS & SCHEDULES

M3.0
AH2G - AHP #18-26

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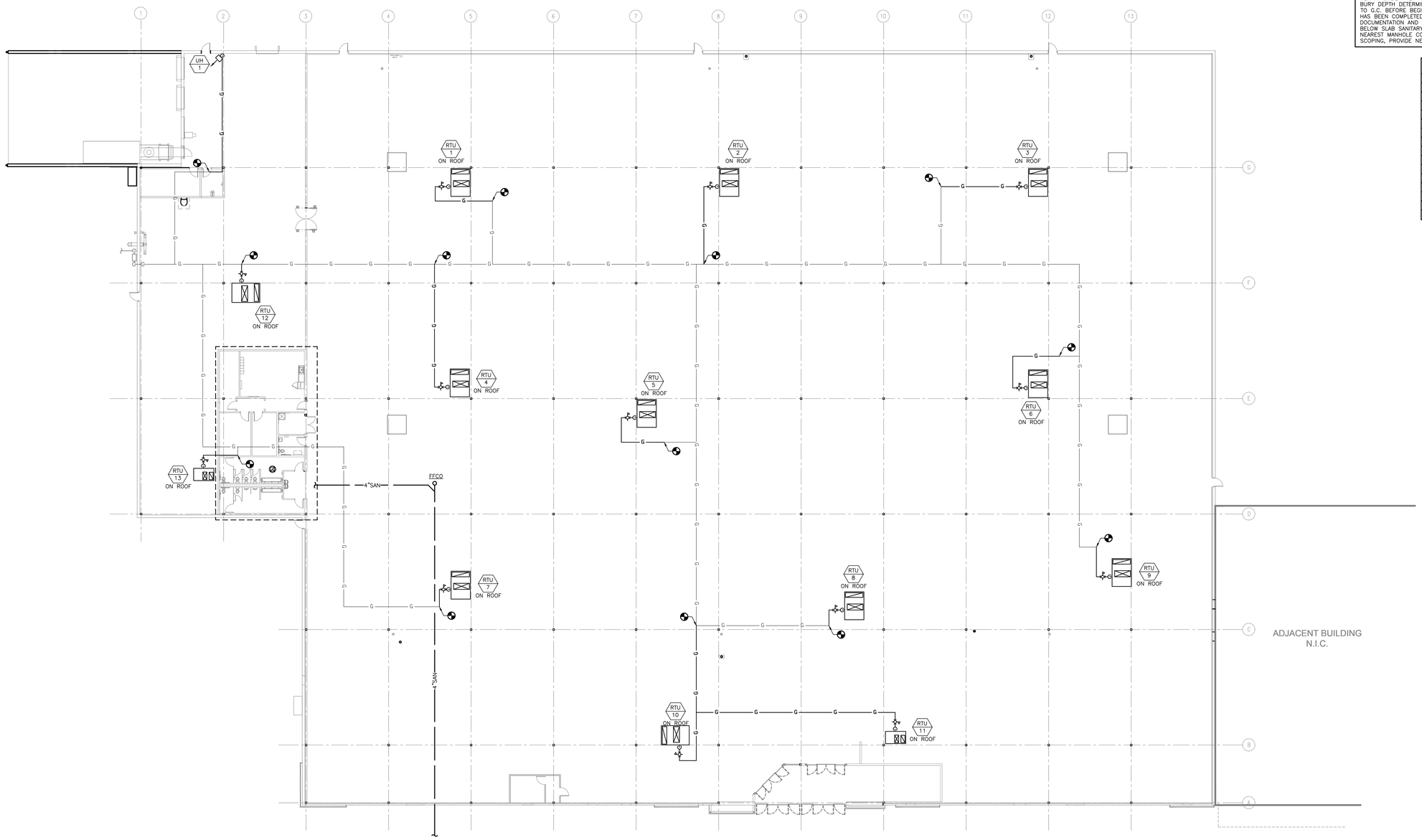

01 PLUMBING FLOOR PLAN
1/16"=1'-0"

TRUE NORTH

PLUMBING PLAN NOTES

1. 3" STORM LINE UP TO CANOPY DRAIN, REFER TO "CANOPY DRAIN" DETAIL ON P3.0.
2. EXISTING GAS PIPE SIZE UNKOWN. VERIFY PIPE SIZE MEETS OR EXCEEDS GAS PIPE SHOWN ON PLANS. REPLACE WITH NEW IF GAS PIPE IS SMALLER THAN INDICATED ON PLANS.
3. EXISTING WATER METER, RPZ, AND FIRE RISER TO REMAIN.
4. CONNECT TO ROOFTOP EQUIPMENT PER "ROOFTOP UNIT CONNECTIONS" DETAIL. ROUTE CONDENSATE TO DRAIN ONTO SPLASH BLOCK ON ROOF.
5. CONNECT NEW ¾" COLD WATER LINE TO EXISTING COLD WATER LINE OF EQUAL SIZE OR GREATER. FIELD VERIFY EXACT LOCATION.
6. CONNECT TO UNIT HEATER PER "UNIT HEATER CONNECTION" DETAIL.
6. EXISTING GAS PIPE DOWN TO EXISITNG GAS METER. VERIFY CAPACITY OF METER MEETS OR EXCEEDS NEW GAS LOAD. REPLACE THE METER AS NECESSARY. COORDINATE NEW GAS LOAD WITH LOCAL GAS COMPANY.
7. ABANDON EXISTING GAS GENERATOR IN PLACE.

GENERAL PLUMBING DEMO. NOTES

A. REFER TO MECHANICAL & ARCHITECTURAL DRAWINGS FOR DEMOLITION RELATED WORK. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK WITH OTHER CONTRACTORS.

B. DISCONNECT, REMOVE, AND CAP AT MAIN ALL ABANDONED PLUMBING LINES IN ABANDONED SPACES. SEAL PIPING AIR TIGHT. REMOVAL OF PIPING INCLUDES ALL SUPPORTS, HANGERS, FASTENERS AND ASSOCIATED COMPONENTS.

C. DISCONNECT, REMOVE, AND CAP ALL UNUSED DRAINS AND VENTS ON SALES FLOOR. SEAL PIPING AIR TIGHT. REMOVAL OF PIPING INCLUDES ALL SUPPORTS, HANGERS, FASTENERS AND ASSOCIATED COMPONENTS.

SANITARY WASTE INSPECTION

PLUMBING CONTRACTOR SHALL THOROUGHLY INSPECT ALL EXISTING UNDERSLAB WASTE LINES TO BE REUTILIZED UNDER NEW CONSTRUCTION OR THAT RECEIVE DISCHARGE FROM FIXTURES, DRAINS, OR EQUIPMENT THAT WILL REMAIN UNDER NEW WORK. ALL LINES SHALL BE SCOPED, LOCATION AND BURY DEPTH DETERMINED AND MARKED, AND VIDEO RECORDING DELIVERED TO G.C. BEFORE BEGINNING PLUMBING WORK. AFTER ALL PLUMBING WORK HAS BEEN COMPLETED, VIDEO INSPECTION SHALL BE REPEATED AND ALL DOCUMENTATION AND RECORDINGS SHALL BE DELIVERED TO G.C. IF EXISTING BELOW SLAB SANITARY IS NOT PVC, PROVIDE NEW SANITARY LINE TO NEAREST MANHOLE CONNECTION. IF EXISTING PVC IS OBSTRUCTED AFTER SCOPING, PROVIDE NEW PVC LATERAL TO NEAREST SANITARY MANHOLE.

GAS SCHEDULE

TYPE	MARK	GAS CFH
RTU	1	250
RTU	2	250
RTU	3	250
RTU	4	250
RTU	5	250
RTU	6	250
RTU	7	250
RTU	8	250
RTU	9	250
RTU	10	250
RTU	11	60
RTU	12	250
RTU	13	60
UH	1	100
GRAND TOTAL CFH		2970

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FIRST FLOOR PLUMBING PLAN

P1.0

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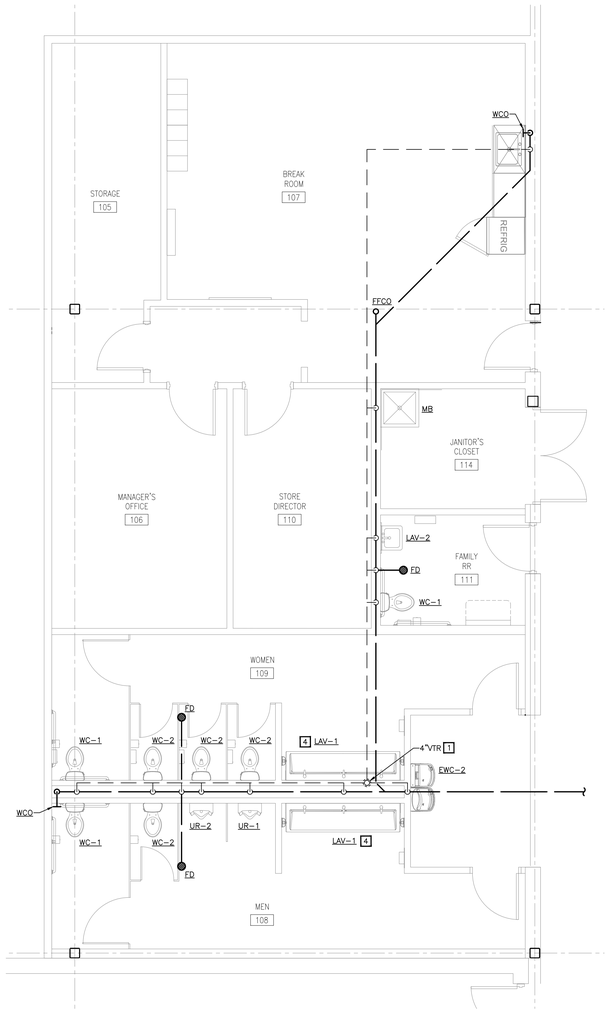
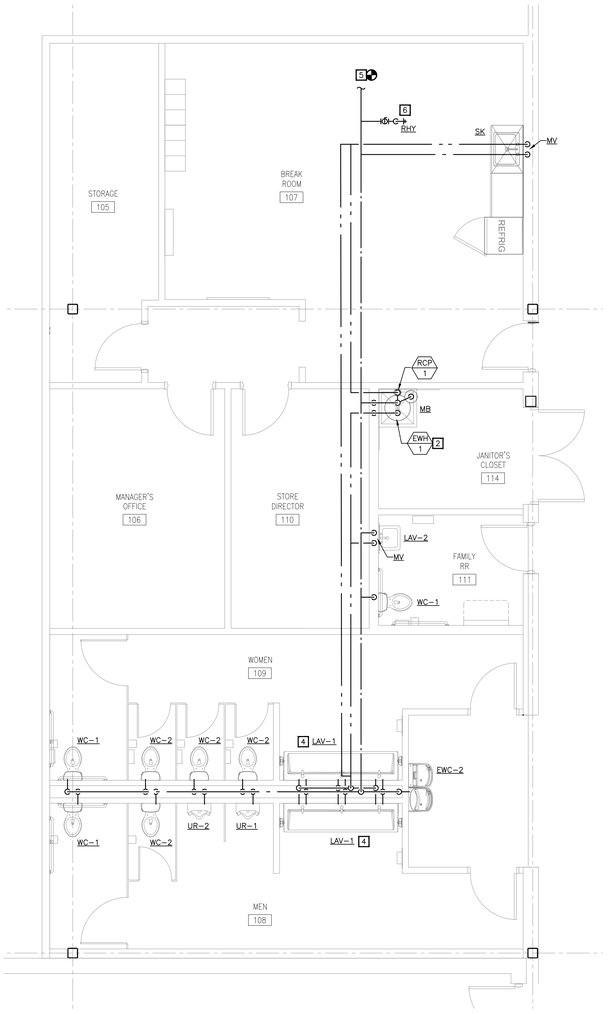


01 ENLARGED PLUMBING PLAN – WASTE AND VENT
1/4" = 1'–0"



02 ENLARGED PLUMBING PLAN – WATER
1/4" = 1'–0"

03 PLUMBING RISER – WASTE AND VENT
1/4" = 1'–0"

04 PLUMBING RISER – WATER
1/4" = 1'–0"

PLUMBING PLAN NOTES

1. PROVIDE SANITARY VENT THROUGH ROOF PER "VENT THRU ROOF (VTR)" DETAIL. LOCATE VENT MINIMUM 20'–0" AWAY FROM AIR INTAKES ON ROOF.
2. PROVIDE WATER HEATER, EXPANSION TANK, AND RECIRCULATION PUMP PER "SUSPENDED WATER HEATER" AND "EXPANSION TANK" DETAILS.
3. NOT USED.
4. ALL PIPING AT LAVATORY TO BE INSTALLED HIGH ENOUGH TO BE CONCEALED BY STAINLESS STEEL SKIRT.
5. CONNECT NEW COLD WATER LINE TO NEAREST EXISTING COLD WATER LINE OF EQUAL SIZE OR GREATER. FIELD VERIFY EXACT LOCATION.
6. PROVIDE NEW FROST PROOF ROOF HYDRANT ON ROOF. SEE DETAIL "ROOF HYDRANT DETAIL" ON P3.0.

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ENLARGED PLUMBING PLANS & PLUMBING RISERS

P2.0

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PLUMBING FIXTURE SCHEDULE

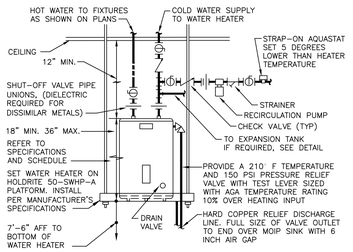
MARK	TYPE	MANUFACTURER	MODEL NUMBER	DESCRIPTION	TRIM AND REMARKS	CONNECTION SIZES			
						COLD	HOT	WASTE	VENT
WC–1	WATER CLOSET (ACCESSIBLE)	AMERICAN STANDARD	3043.001	VITREOUS CHINA, ELONGATED SIPHON JET BOWL, 1½" TOP SPUD AND RIM AT 16½" AFF.	SLOAN 111–XL 1.6 GPF FLUSH VALVE WITH VACUUM BREAKER, ANGLE CHECK STOP, BEMIS 1955CT OPEN FRONT LESS COVER COMMERCIAL PLASTIC TOILET SEAT.	1¼"	––	4"	2"
WC–2	WATER CLOSET	AMERICAN STANDARD	2234.001	VITREOUS CHINA, ELONGATED SIPHON JET BOWL, 1½" TOP SPUD AND RIM AT 15" AFF.	SLOAN 111–XL 1.6 GPF FLUSH VALVE WITH VACUUM BREAKER, ANGLE CHECK STOP, BEMIS 1955CT ELONGATED OPEN FRONT COVER COMMERCIAL PLASTIC TOILET SEAT..	1¼"	––	4"	2"
LAV–1	LAVATORY (ACCESSIBLE)	BRADLEY	LD–3010	90° 3–STATION 3010 OMNIDECK, WITH NO FAUCETS OR SOAP DISPENSER (COLOR: GRAPHITE DECK AND BOWL) INC/TMV	CONTRACTOR TO PROVIDE DELTA 87T105 "LEVER HANDLE" METERING FAUCET WITH 0.25 GPC NON–AERATED SPRAY, OWNER TO PROVIDE WITH STRAINER, PVC P–TRAP, THERMOSTATIC MIXING VALVE, AND STAINLESS STEEL COVER. P.C. TO INSTALL. REFER TO SHEET G0.1 FOR VENDOR INFORMATION.	½"	½"	2"	1½"
LAV–2	LAVATORY (ACCESSIBLE)	AMERICAN STANDARD	356.421	VITREOUS CHINA, FRONT OVERFLOW, 34" AFF TO RIM.	DELTA 87T105 "LEVER HANDLE" METERING FAUCET WITH 0.25 GPC NON–AERATED SPRAY, TRUBRO LAV GUARD 102E–Z. PROVIDE GRID STRAINER DRAIN WITH TAILPIECE, CHROME PLATED CAST BRASS P–TRAP WITH CLEANOUT, WASTE ARM TO WALL WITH ESCUTCHEON AND ¾ TURN ANGLE STOP VALVES WITH METAL HANDLES.	½"	½"	2"	1½"
MB	MOP BASIN	ZURN	Z1996–24	MOLDED HIGH DENSITY COMPOSITE	ZURN Z843M1–RC, BASIN HOSE, BRACKET AND MOP HANGER	¾"	¾"	4"	1½"
SK	COUNTER SINK	OWNER FURNISHED INTEGRAL WITH BREAK ROOM CABINET	NA	SINK AND 1.5 GPM FAUCET OWNER FURNISHED INTERGRAL WITH BREAK ROOM CABINET	PROVIDE CHROME PLATED CAST BRASS P–TRAP WITH CLEANOUT, WASTE ARM TO WALL WITH ESCUTCHEON, ¾ TURN ANGLE STOP VALVES WITH METAL HANDLES	½"	½"	2"	1½"
EWC–2	WATER COOLER WITH BOTTLE FILLER (ACCESSIBLE)	ELKAY	LZSTL8WSLK	DUAL HEIGHT, BOTTLE FILLING STATION, THREE SELF–CLOSING EASY–TOUCH CONTROLS, MINIMUM CAPACITY 8.0 GPH FROM 80° F TO 50° F WITH AMBIENT TEMPERATURE OF 90° F UTILIZING ¼ HP, 115 VOLT, 1 PHASE COMPRESSOR	PROVIDE ELKAY #LKAPREZL APRON, ¾ TURN ANGLE STOP VALVE WITH METAL HANDLE, P–TRAP WITH CLEANOUT AND WASTE ARM TO WALL. COORDINATE WITH ARCHITECT FOR MOUNTING HEIGHT AND WHICH SIDE IS THE HIGH SIDE, BOTTLE ON LOW SIDE.	½"	––	2"	1½"
MV	MIXING VALVE	SYMMONS	7–225–CK–MS	THERMOSTATIC CONTROLLER WITH INTEGRAL CHECKS, ALL BRASS BODY WITH DUAL STAINLESS STEEL STRAINER, VANDAL–RESISTANT TEMPERATURE ADJUSTMENT HANDLE.	MOUNT IN ACCESSIBLE LOCATION. SET TO 105 DEGREES F.	––	––	––	––
UR–1	URINAL (ACCESSIBLE)	AMERICAN STANDARD	6590.001	VITREOUS CHINA, WASHOUT FLUSH, ¾" INLET SPUD, RIM AT 17" AFF.	SLOAN 186–0.5 FLUSH VALVE WITH VACUUM BREAKER, ANGLE CHECK STOP. PROVIDE WITH MANUFACTURER'S RECOMMENDED CARRIER	¾"	––	2"	1½"
UR–2	URINAL	AMERICAN STANDARD	6590.001	VITREOUS CHINA, WASHOUT FLUSH, ¾" INLET SPUD, RIM AT 24" AFF.	SLOAN 186–0.5 FLUSH VALVE WITH VACUUM BREAKER, ANGLE CHECK STOP. PROVIDE WITH MANUFACTURER'S RECOMMENDED CARRIER	¾"	––	2"	1½"
FD	FLOOR DRAIN	SIOUX CHIEF	833–64DNRV	BOTTOM OUTLET DUCTILE IRON BODY, ADJUSTABLE 6½" DIAMETER NICKEL BRONZE STRAINER WITH VANDAL–RESISTANT SCREWS.	PROSET TRAP GUARD–SMOOTH, SOFT, FLEXIBLE, ELASTOMERIC PVC MATERIAL MOLDED INTO SHAPE OF DUCK'S BILL, OPEN ON TOP WITH CURL CLOSURE AT BOTTOM. ALLOW WASTE WATER TO OPEN AND ADEQUATELY DISCHARGE THROUGH OUT.	––	––	4"	1½"
RHY	ROOF WALL HYDRANT	WOODFORD	RHY2–MS	QUARTER TURN NON–FREEZE WALL HYDRANT WITH ¾" EXPOSED HOSE CONNECTION, INTEGRAL VACCUM BREAKER, AND VANDAL RESISTANT CAP.	MOUNT 18" ABOVE FINISH GRADE OR AS DIRECTED BY ARCHITECT. VERIFY WITH ARCHITECT PRIOR TO INSTALLATION. VERIFY WALL DEPTH PRIOR TO ORDERING	¾"	––	––	––
CD	CANOPY DRAIN	ZURN	Z185	6" CORNICE DRAIN, 3" THREADED 90° OUTLET	INSTALL PER DETAIL AND MANUFACTURER'S INSTRUCTIONS. PROVIDE EXACT FIXTURE OR APPROVED EQUIVALENT.	––	––	––	––
WCO	WALL CLEANOUT	SIOUX CHIEF	873 SERIES	CAST IRON CLEAN FERRULE WITH BRASS PLUG AND ROUND 20 GAUGE STAINLESS STEEL COVER PLATE WITH CENTER SECURING SCREW.	REFER TO PLAN FOR SIZES	––	––	––	––
DN	DOWNSPOUT NOZZLE	ARKMANN	PDN–3	PVC DOWNSPOUT NOZZLE, 3" HUB, ANODIZED BRONZE FINISH	INSTALL PER DETAIL AND MANUFACTURER'S INSTRUCTIONS.	––	––	––	––
WHY	WALL HYDRANT	ZURN	1310	QUARTER TURN NON–FREEZE WALL HYDRANT WITH ¾" EXPOSED HOSE CONNECTION, AND INTEGRAL VACCUM BREAKER.	MOUNT 18" ABOVE FINISH GRADE OR AS DIRECTED BY ARCHITECT. VERIFY WITH ARCHITECT PRIOR TO INSTALLATION. VERIFY WALL DEPTH PRIOR TO ORDERING	¾"	––	––	––

NOTES:

1. PROVIDE EXACT FIXTURES, SUBSTITUTIONS NOT ALLOWED EXCEPT WHERE NOTED ON INDIVIDUAL FIXTURE
2. ALL PLUMBING FIXTURES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.

PLUMBING EQUIPMENT SCHEDULE

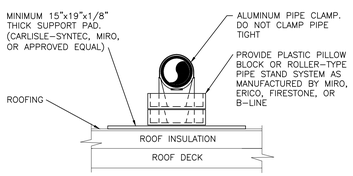
MARK	TYPE	MANUF.	MODEL NO.	VOLTAGE	WATTS	DESCRIPTION	TRIM AND REMARKS
EWH–1	WATER HEATER	BRADFORD WHITE	RE240L6	208 V	4500 W	40 GALLON STORAGE, 23 GPH RECOVERY AT 80° F, DUAL NON–SIMULTANEOUS 4,500 WATT HEATING ELEMENTS. EXPANSION TANK – MAINLINE MLST5 DIAPHRAGM TYPE, PRE–PRESSURIZED THERMAL EXPANSION TANK. SHALL BE DESIGNED FOR MAXIMUM WORKING PRESSURE OF 150 PSI AND TOTAL VOLUME OF 2.0 GALLONS WITH AN ACCEPTANCE OF 0.9 GALLONS. (POTABLE WATER SYSTEM).	INSTALL PER DETAIL AND MANUFACTURER'S INSTRUCTIONS. SET TO 120°.
RCP	CIRCULATION PUMP	GRUNDFOS	ALPHA 15–55 SF/LC	120 V	45 W	PUMP EQUIPPED WITH CAST IRON HOUSING, COMPOSITE PES IMPELLER, LINE CORD AND A CAPACITY FLOW RATE OF 2.41 GPM AT 7.25' OF HEAD.	INSTALL NEAR WATER HEATER PER DETAIL AND MANUFACTURER'S INSTRUCTIONS.



NOTE: DIMENSIONS FOR MOUNTING HEIGHTS ARE FOR 8'–0" CEILING

PIPING ARRANGEMENT SHOWN IS SCHEMATIC. ADJUST TO SUIT FIELD CONDITIONS. REFER TO FLOOR PLAN FOR PIPE SIZES. SET WATER HEATER THERMOSTAT AT 120° FAHRENHEIT. PROVIDE SEISMIC STRAP OR BRACING AND FLEXIBLE CONNECTORS TO WATER AND GAS CONNECTIONS IF/AS REQUIRED BY LOCAL AUTHORITIES.

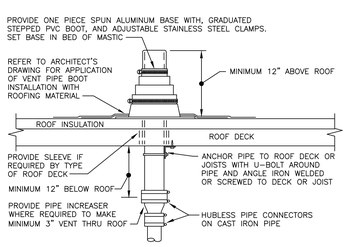
01 SUSPENDED WATER HEATER
NOT TO SCALE



SUPPORT SPACING: 1/2" PIPE SIZE=6'; 3/4"–1" PIPE SIZE=8'; 1–1/4" PIPE SIZE AND LARGER=10'

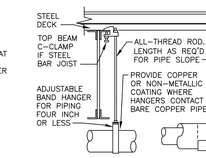
INSTALL PIPE STANDS IN ACCORDANCE WITH PIPE STAND MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. PLACE SUPPORT PADS ON ROOFING, AND SET PIPE STANDS FREE AND CENTERED ON SUPPORT PAD. INSTALL PIPE TO ALLOW FOR EXPANSION AND CONTRACTION. PRIME AND PAINT GAS PIPING. COLOR SHALL BE PER AUTHORITY HAVING JURISDICTION.

03 ROOF BLOCKING PIPE SUPPORT
NOT TO SCALE



REFER TO PLANS FOR VTR PIPE SIZES AND LOCATIONS. LOCATE VTR A MINIMUM OF 20 FEET HORIZONTAL (UNLESS APPROVED BY ENGINEER PRIOR TO INSTALLATION) OR THREE FEET VERTICAL ABOVE ANY BUILDING OPENING OR FRESH AIR INTAKE, AND ONE FOOT FROM ANY VERTICAL SURFACE. PROVIDE 1" FIBERGLASS INSULATION WITH ALL–SERVICE JACKET ON VENT PIPE INSIDE BUILDING WITHIN SIX FEET OF VENT THRU ROOF LOCATION. VERIFY FLASHING AND COUNTERFLASHING WITH ROOFING CONTRACTOR.

05 VENT THRU ROOF (VTR)
NOT TO SCALE

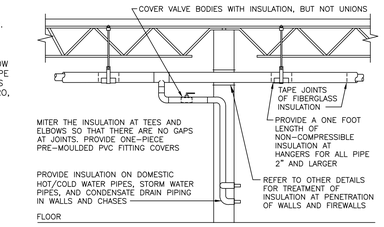


DO NOT HANG PIPE LARGER THAN 3" FROM BOTTOM OF JOISTS.

PROVIDE GALVANIZED STEEL SADDLE FOR ALL INSULATED PIPE LARGER THAN ¾". VERIFY INSULATION THICKNESS WHEN SIZING HANGERS.

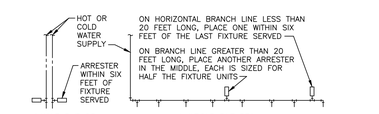
PROVIDE UPPER ATTACHMENT AS REQUIRED FOR CASES NOT SHOWN HERE. DO NOT INSTALL HANGER INSIDE INSULATION OR OTHERWISE PENETRATE VAPOR BARRIER. DO NOT HANG ONE PIPE FROM ANOTHER EXCEPT IN CHASES. TRAPEZE HANGERS MAY BE USED FOR MULTIPLE PARALLEL PIPES. HANGER SPACING FOR PIPE SIZE: COPPER: 4"=12'–0"; 3"=11'–0"; 2½"=10'–0"; 2"=9'–0"; 1½"=8'–0"; 1¼"=7'–0", 1" & ¾"=6'–0"; ½"=5'–0". CAST IRON: 10'–0" AND ONE NEAR ALL JOINTS. STEEL: 4"=14'–0"; 3"=12'–0"; 2½"=11'–0"; 2"=10'–0"; 1½"=9'–0"; 1"=7'–0"; ¾"=6'–0"; ½"=5'–0". LOCATE HANGERS AS CLOSE AS POSSIBLE TO TURNS AND TEES OF PIPE. PROVIDE SUPPLEMENTARY STEEL STRUTS BETWEEN JOISTS IF REQUIRED. LOCATE HANGERS TO TAKE LOAD OFF OF EQUIPMENT CONNECTIONS. ANCHOR WATER PIPE AGAINST SWAYING DUE TO CHANGES IN WATER VELOCITY. PROVIDE SEISMIC BRACING IF/AS REQUIRED BY LOCAL AUTHORITIES. CHAINS OR PERFORATED STRAP IRON OR STEEL IS NOT ACCEPTABLE. REFER TO CODES FOR FURTHER INFORMATION.

02 PIPE HANGERS
NOT TO SCALE



PROVIDE FIBERGLASS INSULATION WITH ALL–SERVICE JACKET WITH VAPOR BARRIER ON ALL COLD/HOT WATER PIPING AND CONDENSATE DRAIN PIPE. REFER TO SPECIFICATIONS FOR FURTHER INFORMATION REGARDING INSULATION. INSTALL ALL ITEMS PER SPECIFICATIONS AND MANUFACTURERS INSTRUCTIONS. MAINTAIN VAPOR BARRIER ON COLD PIPING BY MEANS OF SEALANT AND TAPE. FLAME–SPREAD AND SMOKE–DEVELOPED INDEXES SHALL NOT EXCEED 25/50. SEAL EXPOSED ENDS OF FIBERGLASS INSULATION WITH ADHESIVE MASTIC.

04 PIPE INSULATION
NOT TO SCALE



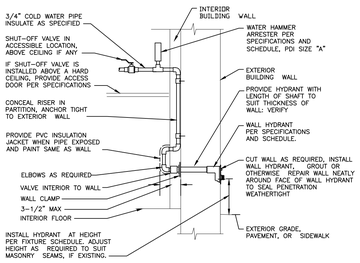
PDI SIZE	FIXTURE UNIT LOAD
AA	1–3
A	4–11
B	12–32
C	33–60
D	61–113
E	114–154

FIXTURE UNIT TABULATION

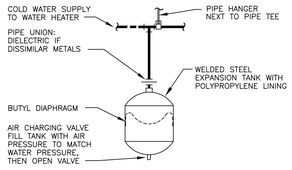
FIXTURE	COLD	HOT
VALVE WATER CLOSET	10	–
URINAL	5	–
LAVATORY	1.5	1.5
SINK	2	2
MOP BASIN	3	3
DRINKING FOUNTAIN	0.5	–

PC TO PROVIDE WATER HAMMER ARRESTERS BY SIOUX CHIEF, PRECISION PLUMBING PRODUCTS, WATTS OR APPROVED EQUIVALENT WITH PISTON AND O–RING CONSTRUCTION, HAVING PDI #WH–201, ASSE #1010 OR ANSI #A112.26.1M CERTIFICATION. SIZE AND INSTALL PER PDI #WH–201 STANDARD OR MANUFACTURER'S INSTRUCTION. THE TABLES ABOVE ARE BASED ON THE SIOUX CHIEF PRODUCT LINE. IF PRESSURE IS IN EXCESS OF 65 PSIG THEN UPSIZE THE ARRESTER BY ONE (EXAMPLE: AN 'A' ARRESTER WOULD BECOME A 'B' ARRESTER.)

06 WATER HAMMER ARRESTERS
NOT TO SCALE



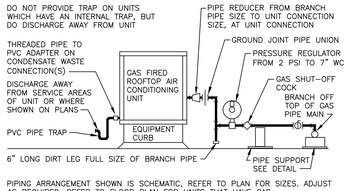
07 VESTIBULE WALL HYDRANT
NOT TO SCALE



PIPING ARRANGEMENT SHOWN IS SCHEMATIC. ADJUST TO SUIT FIELD CONDITIONS. MAKE PIPE SAME SIZE AS TANK FITTING. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION PROCEDURE. VERIFY PROPER OPERATION WHEN INSTALLED.

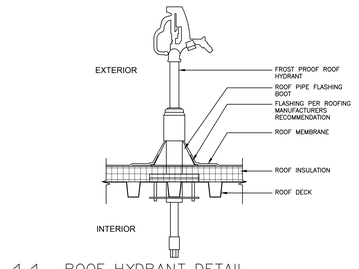
EXPANSION TANK INSTALLATION SHALL OCCUR ONLY WHEN THERE IS A BACKFLOW PREVENTION DEVICE INSTALLED WITHIN THE TENANT SPACE WATER SYSTEM OR BUILDING WATER SYSTEM.

08 EXPANSION TANK
NOT TO SCALE

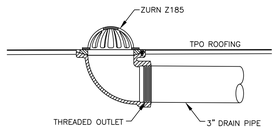


PIPING ARRANGEMENT SHOWN IS SCHEMATIC, REFER TO PLAN FOR SIZES. ADJUST AS REQUIRED. REFER TO FLOOR PLAN FOR UNITS THAT HAVE GAS.

09 ROOFTOP UNIT CONNECTIONS
NOT TO SCALE

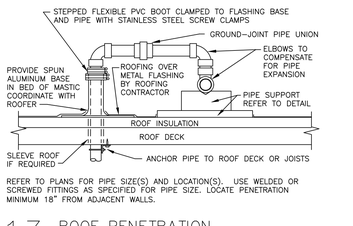


11 ROOF HYDRANT DETAIL
NOT TO SCALE



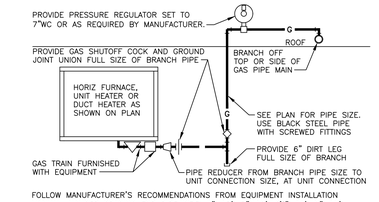
INSTALL PER MANUFACTURER'S RECOMMENDATIONS. LOCATE DRAINS WHERE SHOWN ON ARCHITECTURAL PLANS – VERIFY WITH STRUCTURAL PLANS FOR ROOF LOW POINTS. COORDINATE WITH ROOFING CONTRACTOR. REFER TO STRUCTURAL DRAWINGS AND COORDINATE THEREWITH IF REQUIRED FOR SUPPLEMENTARY STEEL AROUND ROOF OPENING. PLUMBING CONTRACTOR SHALL CUT HOLE IN ROOF AND SET ROOF DRAIN. ROOFING CONTRACTOR WILL SECURE FLASHING AND PATCH ROOFING AROUND ROOF DRAIN.

12 CANOPY DRAIN
NOT TO SCALE



REFER TO PLANS FOR PIPE SIZE(S) AND LOCATION(S). USE WELDED OR SCREWED FITTINGS AS SPECIFIED FOR PIPE SIZE. LOCATE PENETRATION MINIMUM 18" FROM ADJACENT WALLS.

13 ROOF PENETRATION
NOT TO SCALE



FOLLOW MANUFACTURER'S RECOMMENDATIONS FROM EQUIPMENT INSTALLATION MANUAL. HANGER SPACING FOR PIPE SIZE: 4"=13'; 3"=12'; 2½"=11'; 2"=10'; 1½"=9'; 1¼"=8'; 1"=7'; ¾"=6'. PROVIDE WELDED PIPE AND FITTINGS ON ANY CONCEALED PIPE. PIPING ARRANGEMENT SHOWN IS SCHEMATIC. ADJUST AS REQUIRED TO SUIT ACTUAL INSTALLATION CONDITIONS.

14 UNIT HEATER CONNECTION
NOT TO SCALE

PLUMBING SYMBOLS LEGEND

ABBREVIATIONS:

AFF/AFG	ABOVE FINISHED FLOOR/GRADE
BFP	BACKFLOW PREVENTER
CO	CLEANOUT
FFCO/FGCO	FLUSH FLOOR/GRADE CLEANOUT
FSEC	FOOD SERVICE EQUIPMENT CONTRACTOR
IW	INDIRECT WASTE
PC	PLUMBING CONTRACTOR
RI	ROUGH–IN
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VTR	VENT THRU ROOF
WCO	WALL CLEANOUT
(E)	EXISTING
(N)	NEW
WHA	WATER HAMMER ARRESTOR

LINETYPES:

	EXISTING PLUMBING LINE – SEE DRAWING
	COLD WATER (CW)
	COLD WATER (CW) – BELOW SLAB/GRADE
F	FIRE PROTECTION (F) (SPRINKLER/STANDPIPE)
	HOT WATER (HW)
	HOT WATER RETURN
G	2 PSI GAS LINE (G)
D	CONDENSATE LINE (D)
OD	OVERFLOW CONDENSATE LINE (OD)
	PLUMBING VENT (V)
	PLUMBING VENT (V) – BELOW SLAB/GRADE
	SANITARY WASTE (SAN) – BELOW SLAB/GRADE

GENERAL REFERENCES/NOTATIONS:

	CONNECT TO EXISTING
#	PLAN NOTE DESIGNATION
##	EQUIPMENT DESIGNATION
#	FIRE PROTECTION NOTE DESIGNATION
#	REVISION DESIGNATION
# / #	HVAC EQUIPMENT DESIGNATION

PIPE SYMBOLS:

	PIPE TURNING UP/DOWN
	TEE TURNING UP/DOWN
	SHUTOFF VALVE (BALL TYPE)
	CHECK VALVE
	BALANCING VALVE
G	GAS REGULATOR
	END CAP

SYMBOLS LEGEND NOTES:
REFER TO SPECIFICATIONS AND PLAN NOTES FOR DETAILED DESCRIPTION OF ALL DEVICES SHOWN IN THIS SCHEDULE, PROVIDED BY THIS CONTRACTOR.

GENERAL NOTES

A. CONTRACTORS AND SUB–CONTRACTORS SHALL CAREFULLY REVIEW THE CONSTRUCTION DOCUMENTS. INFORMATION REGARDING THE COMPLETE WORK IS DISPERSED THROUGHOUT THE DOCUMENT SET AND CANNOT BE ACCURATELY DETERMINED WITHOUT REFERENCE TO THE COMPLETE DOCUMENT SET.

B. COORDINATE WITH THE WORK OF OTHER SECTIONS, EQUIPMENT FURNISHED BY OTHERS, REQUIREMENTS OF THE OWNER, AND WITH THE CONSTRAINTS OF THE EXISTING CONDITIONS OF THE PROJECT SITE. PROVIDE PIPE RISES, DROPS, AND OFFSETS AS REQUIRED FOR FIELD INSTALLATION AND TRADE COORDINATION. NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE STARTING WORK.

C. DRAWINGS FOR PLUMBING WORK ARE DIAGRAMMATIC, SHOWING THE GENERAL LOCATION, TYPE, LAYOUT AND EQUIPMENT REQUIRED. THE DRAWINGS SHALL NOT BE SCALED FOR EXACT MEASUREMENT. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS. REFER TO MANUFACTURER'S STANDARD INSTALLATION DRAWINGS FOR EQUIPMENT CONNECTIONS AND INSTALLATION REQUIREMENTS. PROVIDE PIPING, CONNECTIONS, FITTINGS, VALVES, OFFSETS AND ALL MATERIALS NECESSARY FOR A COMPLETE SYSTEM.

D. ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODE REQUIREMENTS AS APPROVED AND AMENDED BY THE GOVERNING CITY AND THE AUTHORITY HAVING JURISDICTION. PURCHASE ALL PERMITS ASSOCIATED WITH THE WORK. OBTAIN ALL INSPECTIONS REQUIRED BY CODE.

E. PROVIDE WATER HAMMER ARRESTORS THROUGHOUT WATER SYSTEMS AS REQUIRED PER "WATER HAMMER ARRESTERS" DETAIL.

F. PROVIDE BACKFLOW PREVENTION DEVICES IN WATER LINES FEEDING PLUMBING FIXTURES AND/OR EQUIPMENT AS SHOWN ON PLANS AND ELSEWHERE AS REQUIRED BY AUTHORITY HAVING JURISDICTION. USE DEVICES OF APPROVED MANUFACTURER AND TYPE IN ACCORDANCE WITH REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.

G. CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. IF PRESSURE AT BUILDING ENTRY PRIOR TO ALL LOCALLY REQUIRED DEVICES IS LESS THAN 60 PSIG STATIC, CONTACT OWNER'S REPRESENTATIVE. IF PRESSURE EXCEEDS 80 PSIG, PROVIDE PRESSURE REDUCING VALVE.

H. SUSPEND HORIZONTAL SERVICE PIPING FROM UNDERSIDE OF ROOF OR FLOOR STRUCTURE UNLESS OTHERWISE INDICATED. INSTALL PIPING AS HIGH AS POSSIBLE. EXTEND PIPING DOWN IN WALLS, PARTITIONS AND CHASES TO SERVE FIXTURES AND EQUIPMENT.

I. VERIFY SERVICE CONNECTION POINTS, SIZES, ELEVATIONS AND METERING LOCATIONS FOR PROJECT WITH LOCAL UTILITY COMPANIES AND/OR CIVIL ENGINEER, AS APPLICABLE.

J. USE OF COMBUSTIBLE MATERIALS IS NOT ALLOWED IN THE RETURN AIR PLENUM. MATERIALS USED IN THE PLENUM SHALL HAVE FLAME SPREAD RATING NOT TO EXCEED 25 AND SMOKE DEVELOPED RATING NOT TO EXCEED 50 WHEN TESTED IN ACCORDANCE WITH ASTM E84.

CORE STATES GROUP
CORESTATES, INC.
9 Cotton Street
Suite 101
Watertown, MA 02472
617.923.3500
617.923.3500fax

ARLINGTON HEIGHTS, IL

750 E. RAND ROAD

DRAWING ISSUES:
80% Set.
NOT FOR CONSTRUCTION

JOB NO: AHG.33607

PLUMBING DETAILS & SCHEDULES

P3.0

AH2G - AHP #18-26

P:\At Home Group\Arlington Heights, IL (750 E. Rand Road)-AHG.33607\Design Files\Mechanical-Plumbing\AHG.33607_Plumbing.dwg: 3/7/2022 3:26:48 PM

EXHIBIT B-3

BUILDING MATERIALS PLAN

	FINISH SCHEDULE		
A1	STOREFRONT		ANOD. ALUM. FINISH
A2	BRAKE METAL TRIM		ANOD. ALUM. FINISH
A3	METAL COPING		SHASTA WHITE BY BERRIDGE
E1	EIFS W/ SAND FINISH		AT HOME DARK GRAY
E2	EIFS W/ SAND FINISH		AT HOME JENINSON GRAY
E3	EIFS W/ SAND FINISH		AT HOME GREEK VILLA
G1	GLAZING		LOW-E VISION GLASS
P1	PAINT		AT HOME DARK GRAY
P2	PAINT		AT HOME JENINSON GRAY
P3	PAINT		AT HOME GREEK VILLA
R1	METAL ROOFING		ZINC GREY BY BERRIDGE
R2	METAL ROOFING		SHASTA WHITE BY BERRIDGE

NEW CONSTRUCTION BEYOND

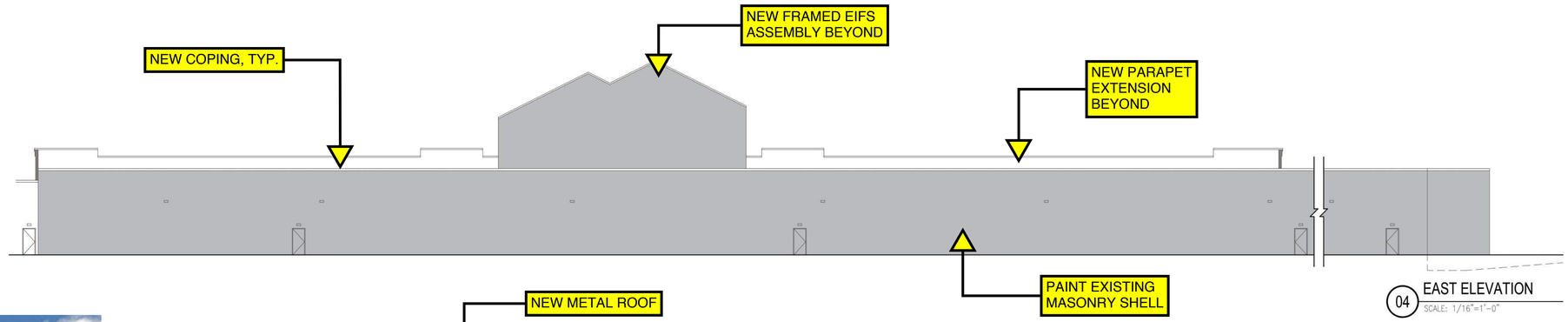
APPROXIMATE LOCATION OF NEW CONSTRUCTION

DEMOLISH EXISTING ARACADE

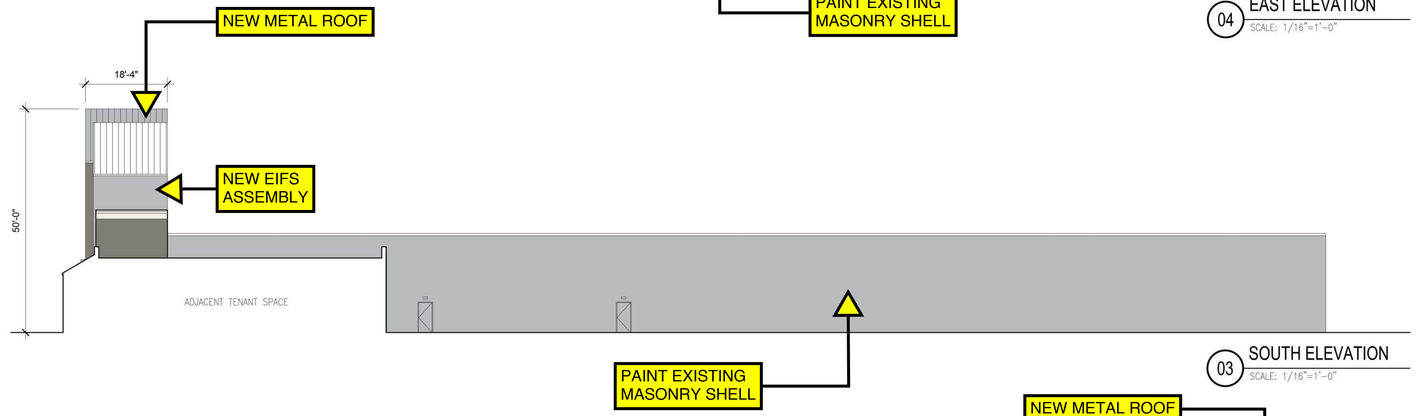
EXISTING CONSTRUCTION TO REMAIN

DEMOLISH EXISTING ARCADE

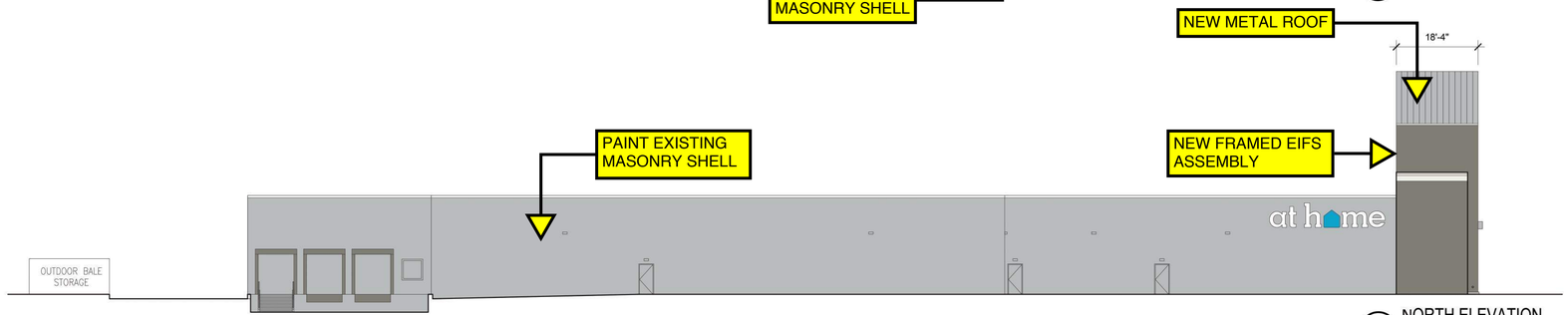
LIMITS OF NEW CONSTRUCTION



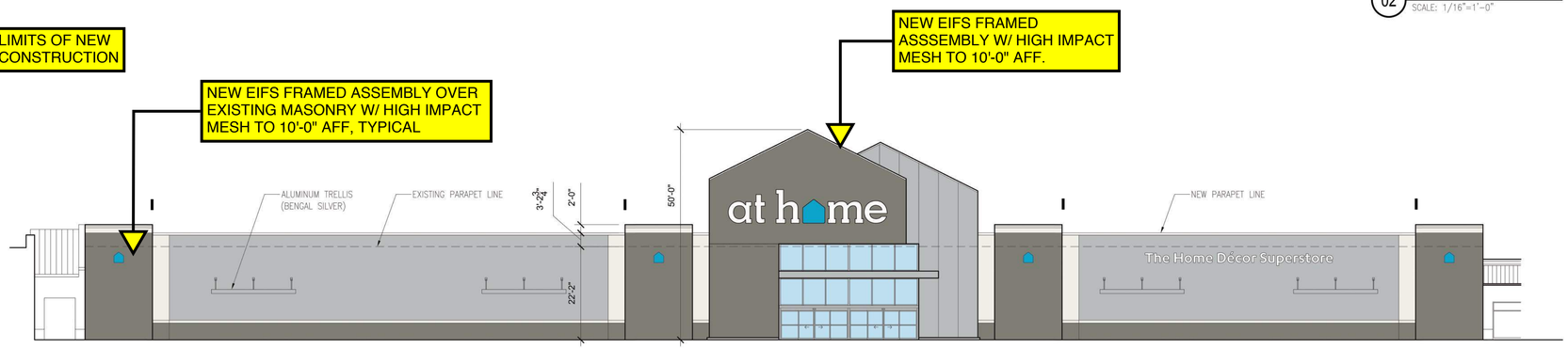
04 EAST ELEVATION
SCALE: 1/16"=1'-0"



03 SOUTH ELEVATION
SCALE: 1/16"=1'-0"



02 NORTH ELEVATION
SCALE: 1/16"=1'-0"



01 WEST ELEVATION
SCALE: 1/16"=1'-0"

at home
The Home Décor Superstore™

STORE NUMBER: #357
CSG NUMBER: AHG: 33607

AT HOME
750 East Rand Rd.
Arlington Heights, Illinois, 60004

REV	DESCRIPTION	DATE
	DESIGN COMMISSION SUBMITTAL	02.22.22
	INITIAL REVIEW COMMENTS	03.28.22

CORE STATES GROUP
CORESTATES, INC.
6060 N. Central Expy.
Suite 550
Dallas, TX 75206
214.377.5060
core-states.com

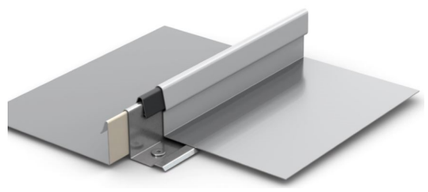
At Home:
Digital Material Board

MATERIALS NOT SHOWN BUT PROVIDED BY LANDLORD

- HVAC: BY LANDLORD
- Roof: BY LANDLORD
- LIGHTING: AS REQUIRED

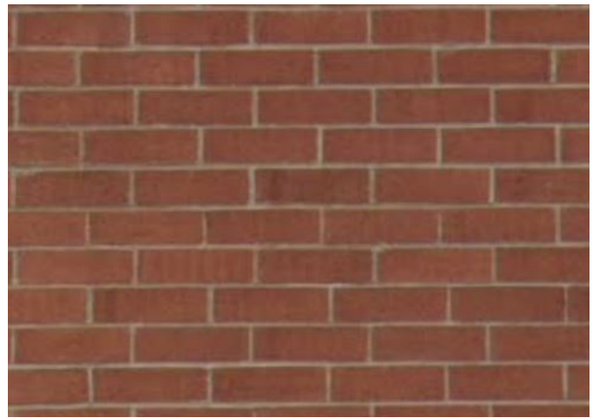
STOREFRONT:

STANDING SEAM METAL ROOFING :
SHASTA WHITE



STANDING SEAM METAL ROOFING :
ZINC GRAY

BRICK EXISTING TO REMAIN



At Home Greek Villa
EFIS sample

At Home Jenison Gray
EFIS sample

At Home Dark Grey
EFIS sample

PROPOSED EXTERIOR MATERIALS

at home
The Home Décor Superstore

STORE NUMBER: 357
CSG NUMBER: AHG.30911

AT HOME
750 E. RAND ROAD
ARLINGTON HEIGHTS, IL 60004

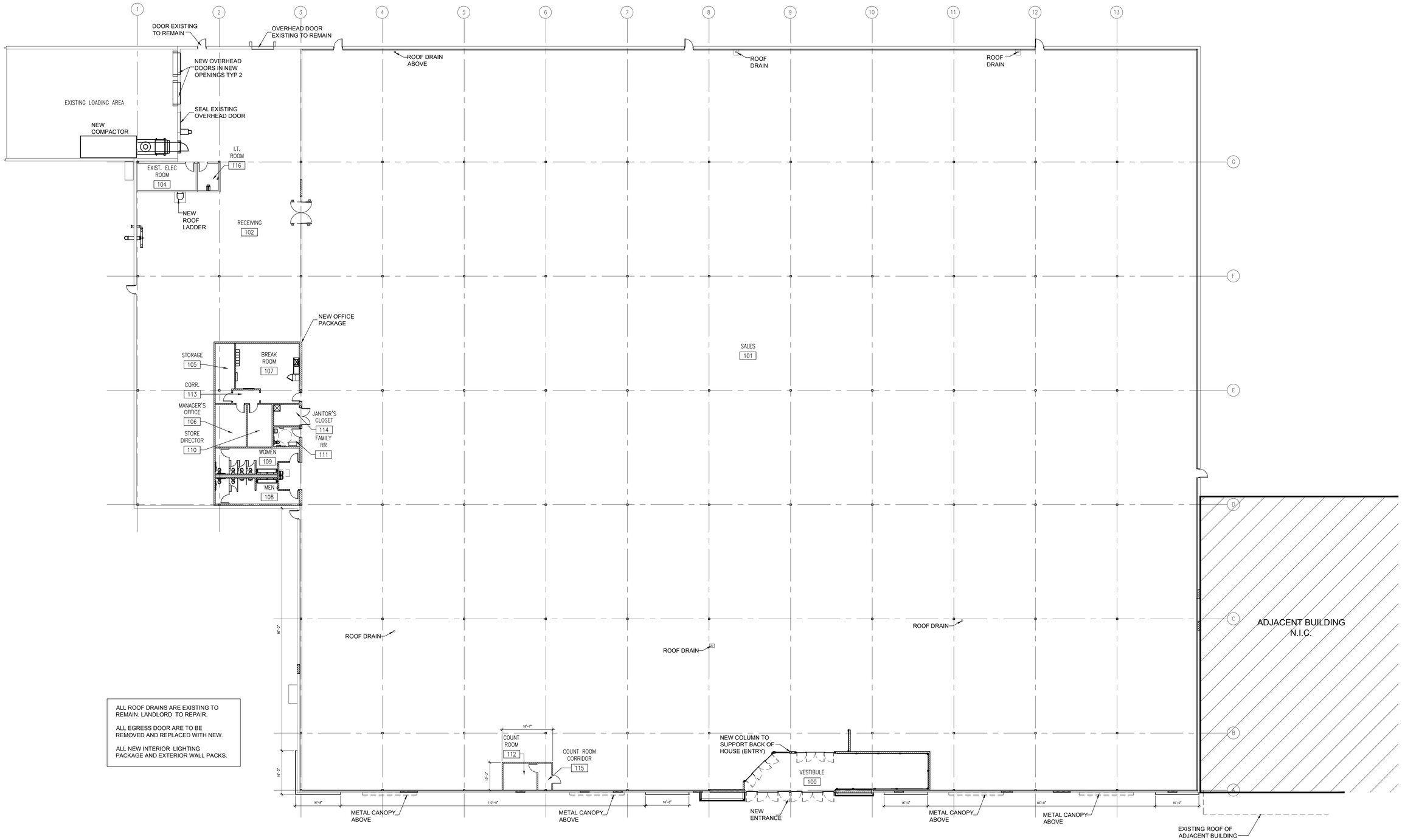
02.22.2022

REV	DESCRIPTION	BY	DATE
	DIGITAL MATERIAL BOARD		02.22.22

CORE STATES GROUP
8140 N. Central Expy.
Suite 530
Dallas, TX 75206
214.377.3060
core-states.com
CORESTATES, INC.

EXHIBIT B-4

FLOOR PLANS



ALL ROOF DRAINS ARE EXISTING TO REMAIN. LANDLORD TO REPAIR.

ALL EGRESS DOOR ARE TO BE REMOVED AND REPLACED WITH NEW.

ALL NEW INTERIOR LIGHTING PACKAGE AND EXTERIOR WALL PACKS.

at home
The Home Décor Superstore™

STORE NUMBER: 357
CSG NUMBER: AHG.30911

AT HOME
750 E. RAND ROAD
ARLINGTON HEIGHTS, IL 60004

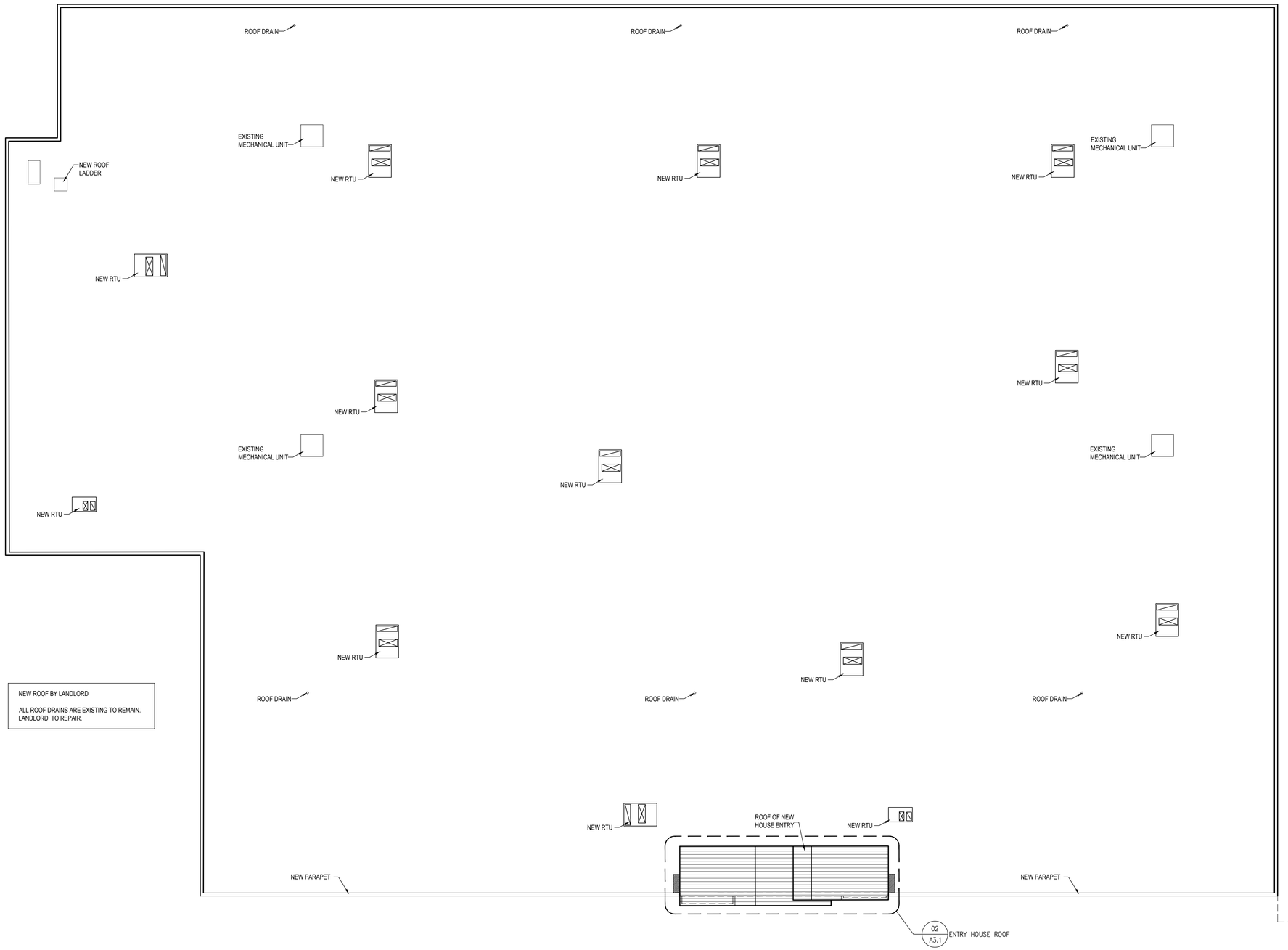
02.22.2022

REV	DESCRIPTION	BY	DATE
	PROPOSED FLOOR PLAN		04.12.22

CORE STATES GROUP
CORESTATES, INC.
6060 N. Central Expy.
Suite 850
Dallas, TX 75206
214.377.5060
core-states.com

EXHIBIT B-5

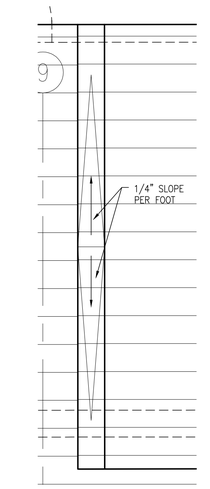
ROOF PLAN



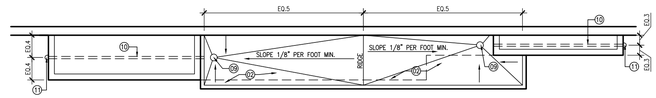
NEW ROOF BY LANDLORD

ALL ROOF DRAINS ARE EXISTING TO REMAIN. LANDLORD TO REPAIR.

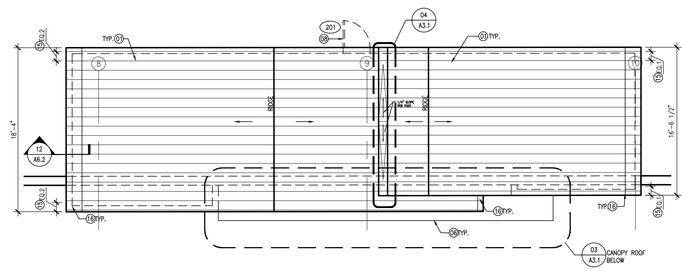
01 ROOF PLAN
SCALE: 1/16"=1'-0"



04 ROOF VALLEY CRICKET
SCALE: 3/16"=1'-0"



03 ENTRY CANOPY ROOF PLAN
SCALE: 3/16"=1'-0"



02 ENTRY HOUSE METAL ROOF PLAN
SCALE: 3/16"=1'-0"

at home
The Home Décor Superstore

STORE NUMBER: 357
CSG NUMBER: AHG.30911

AT HOME
750 E. RAND ROAD
ARLINGTON HEIGHTS, IL 60004

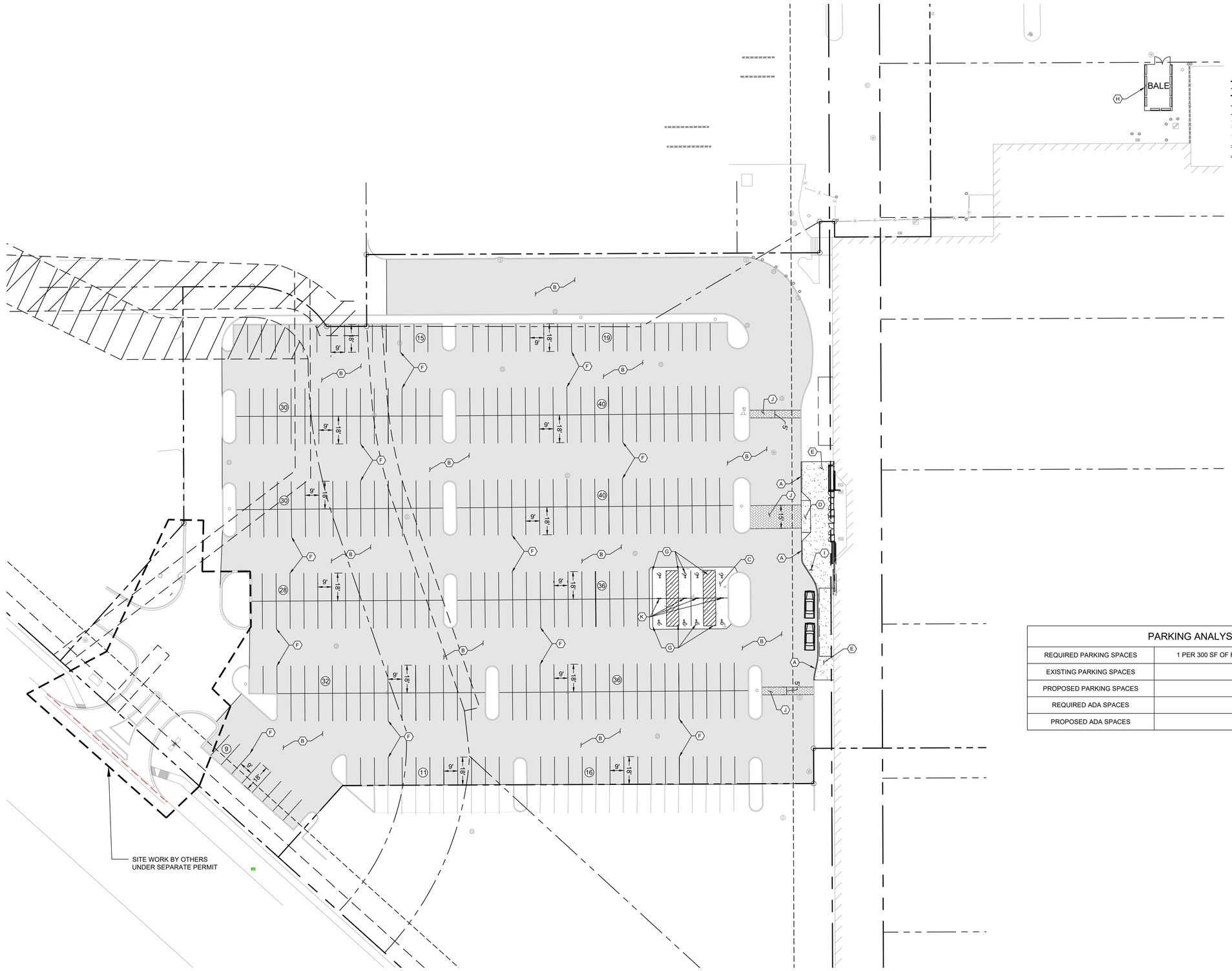
02.22.2022

REV	DESCRIPTION	BY	DATE
	ROOF PLAN		04.12.22

CORE STATES GROUP
6060 N. Central Expy.
Suite 850
Dallas, TX 75206
214.377.5060
core-states.com
CORESTATES, INC.

EXHIBIT B-6

PARKING LOT PLAN



SITE LEGEND

- EXISTING PROPERTY BOUNDARY LINE
- EXISTING SETBACK LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING ADJOINING PROPERTY LINE
- EXISTING UTILITY EASEMENT
- EXISTING CURB AND GUTTER
- EXISTING EDGE OF PAVEMENT
- PROPOSED CURB
- PROPOSED BUILDING
- PROPOSED SIDEWALK
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- EXISTING GAS STRUCTURES
- EXISTING LIGHTING FIXTURES
- EXISTING STORMWATER STRUCTURES
- EXISTING SANITARY STRUCTURES
- EXISTING WATER STRUCTURE
- EXISTING ELECTRIC STRUCTURE
- PROPOSED PARKING COUNT

KEYED NOTES:

A. PROPOSED 6" CONCRETE CURB.
B. PROPOSED ASPHALT PAVEMENT SURFACE COAT.
C. PROPOSED CONCRETE PAVEMENT.
D. PROPOSED ADA ACCESSIBLE CONCRETE RAMP.
E. PROPOSED CONCRETE SIDEWALK.
F. PROPOSED 4" WHITE PAVEMENT MARKING.
G. PROPOSED BLUE ADA PARKING PAVEMENT MARKING.
H. PROPOSED LOCATION FOR BALE STORAGE ENCLOSURE.
I. PROPOSED CUSTOMER PICK-UP LANE SIGN.
J. PROPOSED STAMPED CONCRETE PEDESTIRAN CROSSWALK.
K. PROPOSED ADA PARKING SIGN.

PARKING ANALYSIS	
REQUIRED PARKING SPACES	1 PER 300 SF OF FLOOR AREA: 99,455 SF / 300 = 332
EXISTING PARKING SPACES	343
PROPOSED PARKING SPACES	342
REQUIRED ADA SPACES	8
PROPOSED ADA SPACES	8

N

GRAPHIC SCALE
30 15 7.5 0 30
1" = 30'

CORE STATES GROUP
7217 WATSON ROAD #19039
ST. LOUIS, MO 63119
PHONE (314) 270-5093
ZMICHELS@CORE-STATES.COM

DOCUMENTS PREPARED BY CORESTATES, INC., INCLUDING THIS DOCUMENT, ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY EXTENSION OF USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORESTATES, INC. IS DONE UNLAWFULLY AND AT THE USERS OWN RISK. IF USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED, USER WILL HOLD CORESTATES, INC. HARMLESS FROM ALL CLAIMS AND LOSSES.

CLIENT
at home
The Home Décor Superstore

811 Know what's below. Call before you dig.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS AND/OR FIELD SURVEY INFORMATION AND ARE NOT GUARANTEED TO BE MEASUREMENTS TAKEN IN THE FIELD. CORE STATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

REVISIONS

REV	DATE	COMMENT	BY

DOCUMENT
CIVIL SITE PLAN
FOR AT HOME
ARLINGTON
HEIGHTS, IL

SITE LOCATION
750 E. RAND ROAD,
ARLINGTON HEIGHTS, IL
60004

ENGINEER SEAL

SHEET TITLE
SITE PLAN

JOB #:	AHG.33067
DATE:	03/28/2022
SCALE:	1"=30'
DRAWN BY:	
CHECKED BY:	ZM

SHEET NO.
C1

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	QUE RUB	6	QUERCUS RUBRA / RED OAK	4" CAL.
	ROB CHI	11	ROBINIA PSEUDOACACIA 'CHICAGO BLUES' / CHICAGO BLUES BLACK LOCUST	4" CAL.
	TIL GSP	15	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	4" CAL.

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	CLE COM	20	CLETHRA ALNIFOLIA 'COMPACTA' / COMPACT SUMMERSWEET	5 GAL.	36" o.c.
	COR FA4	47	CORNUS SERICEA 'FARROW' TM / ARCTIC FIRE RED TWIG DOGWOOD	5 GAL.	48" o.c.
	HYD J23	26	HYDRANGEA PANICULATA 'JANE' / LITTLE LIME HYDRANGEA	5 GAL.	48" o.c.
	JUN BL3	115	JUNIPERUS HORIZONTALIS 'BLUE CHIP' / BLUE CHIP JUNIPER	5 GAL.	36" o.c.
	PAN SHD	108	PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS	5 GAL.	36" o.c.
	PHY LIT	5	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM / LITTLE DEVIL DWARF NINEBARK	5 GAL.	42" o.c.
	POT FAR	358	POTENTILLA FRUTICOSA 'FARGO' TM / FARGO BUSH CINQUEFOIL	5 GAL.	24" o.c.
	SCH SCO	140	SCHIZACHYRIUM SCOPARIUM 'THE BLUES' / THE BLUES LITTLE BLUESTEM	5 GAL.	24" o.c.

LANDSCAPE REQUIREMENTS

4" TREES IN ALL PARKING LOT ISLANDS (SHOWN, EXCEPTIONS NOTED DUE TO UTILITIES)

CAUTION
PER VILLAGE ORDINANCE, TREES REQUIRED NEAR EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING UTILITY LOCATIONS PRIOR TO CONSTRUCTION.

CAUTION
PER VILLAGE ORDINANCE, TREES REQUIRED NEAR EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING UTILITY LOCATIONS PRIOR TO CONSTRUCTION.

NOTE: ONLY ONE TREE SHOWN IN ISLAND DUE TO DRAINAGE EASEMENT

NOTE: ONLY ONE TREE SHOWN IN ISLAND DUE TO DRAINAGE EASEMENT

NOTE: ONLY ONE TREE SHOWN IN ISLAND DUE TO FIRE HYDRANT AND UTILITIES

ON-GRADE PLANTING AREAS, FLUSH WITH SIDEWALK

ON-GRADE PLANTING AREAS, FLUSH WITH SIDEWALK

BUILDING

SIDEWALK

NORTH

Scale 1" = 20'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

EVERGREEN DESIGN GROUP
(800) 680-6630
4625 Lindell Blvd., Ste 200
St Louis, MO 63101
www.EvergreenDesignGroup.com

CORE STATES GROUP
7217 MATSON ROAD #19039
ST. LOUIS, MO 63119
PHONE (314) 270-5093
ZMICHELS@CORE-STATES.COM

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CLIENT

at home The Home Décor Superstore

811 Know what's below. Call before you dig.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS ONLY AND THAT THE ACTUAL LOCATION AND/OR ELEVATION MUST BE VERIFIED AND MEASUREMENTS TAKEN IN THE FIELD. CORE STATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES A MINIMUM OF 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

REV	DATE	COMMENT	BY

DOCUMENT

CIVIL SITE PLAN
FOR AT HOME
ARLINGTON
HEIGHTS, IL

SITE LOCATION

750 E. RAND ROAD,
ARLINGTON HEIGHTS, IL
60004

ENGINEER SEAL

SHEET TITLE

LANDSCAPE PLANTING PLAN

JOB #:	AHG.33067
DATE:	02/18/2022
SCALE:	AS SHOWN
DRAWN BY:	AMK
CHECKED BY:	ZM

SHEET NO.

LP-1

EXHIBIT C

[Intentionally omitted]

EXHIBIT D

SCHEDULE OF TIF-ELIGIBLE COSTS

Architectural & Engineering	**$85,000**
Asbestos Removal	**$115,000**
Roof Replacement	**$627,000**
Parking Lot Improvements	**$473,000**
Total	**$1,300,000**

EXHIBIT E

TOTAL PROJECT BUDGET

Southpoint Shopping Center Redevelopment
Arlington Heights, IL

Acqusition & Hold Costs			
Acquisition Costs	$	1,055,774	
Real Estate Taxes	$	669,400	*2 Years*
Other Prop Op Costs	$	212,668	*Thru 3/31/22*
Est. Prop Op Costs until At Home Rent Commencement	$	175,000	
Interest Carry on Financing	$	520,000	
Sub-Total	**$**	**2,632,842**	
Soft & Hard Construction Costs			
Architectural & Engineering	$	95,000	
Legal Fees	$	55,000	
Leasing Commissions	$	420,000	
Miscellaneous Costs	$	230,000	
Development Fee	$	221,894	
HVAC	$	275,000	
Lot Landscaping	$	30,000	
Monument Sign	$	75,000	
Parking Lot	$	675,000	
Parking Lot Lights	$	45,000	
RIRO Access	$	100,000	
Roof	$	642,000	
Façade Renovation Allowance	$	650,000	*At Home completing Façade, Asbestos, & Interior Demo*
Tenant Improvement Allowance	$	550,000	
Asbestos	$	-	*Reimbursing At Home through TI*
Demo	$	-	*Reimbursing At Home through TI*
Utility & Fire Alarm Split - New	$	100,000	
Subtotal:	**$**	**4,163,894**	
Total Project Costs*	**$**	**6,796,736**	

EXHIBIT F

LETTER OF INTENT

November 5, 2021- Final Signed LOI

RPS Arlington
4921 Centre Pointe Drive
Suite 300
North Charleston, SC 29418

RE: 730 E. Rand Road, Arlington Heights, IL 60004

Dear Charles:

This is a proposal to lease the former BIF Furniture property located in Arlington Heights, IL subject to the following terms and conditions.

1. PARTIES: The parties to the transaction shall be RPS Arlington ("Landlord") and At Home Stores LLC, a Delaware limited liability company ("Tenant").

2. DEMISED PREMISES: Landlord shall lease to Tenant the premises consisting of a 100,501 square foot building ("Building"); the land underneath the Building; and all site improvements to be used for parking, ingress, and egress to public roads and other purposes ("Common Areas") as depicted on the attached site plan identified as Exhibit B ("Demised Premises").

3. STREET ADDRESS: 730 E. Rand Road, Arlington Heights, IL 60004

4. TERM: Tenant shall have a ten (10) year term ("Primary Term") from Rent Commencement Date.

5. OPTIONS: Tenant shall have three (3) successive five (5) year options ("Options") to extend the term of the lease by providing Landlord a six (6) month written notice of its intent to exercise.

6. RENT: Tenant shall pay Landlord the following annual fixed NNN rent during the Primary Term and Options ("Rent").

a.	Primary Term:	$703,507	NNN
b.	1st Option:	$759,787	NNN
c.	2nd Option:	$820,570	NNN
d.	3rd Option:	$886,216	NNN

7. LEASE COMMENCEMENT DATE: Upon the Delivery Date as defined below.

8. RENT COMMENCEMENT DATE: The payment of Rent and all other obligations under the lease shall commence the earlier of: (i) the grand opening of Tenant's store to the public, or 120 days after Tenant accepts possession of the Demised Premises in the condition required herein (defined in Article 10); and (ii) after substantial completion of Landlord's Work (defined in Article 11). Interior demolition to be completed by Tenant along with any abatement work.

9. DELIVERY DATE: Landlord shall deliver exclusive possession of the Demised Premises to Tenant no later than Q1 2022 ("Delivery Date").

10. DELIVERY CONDITIONS: Tenant's acceptance of the Demised Premises from Landlord shall be conditioned upon the: (i) substantial completion of Landlord's Work; (ii) delivery of the Demised Premises in compliance with all laws, regulations, codes, ordinances including but not limited to and the American's with Disabilities Act; (iii) delivery of the Building in a water tight condition and in good condition and repair; (iv) delivery of all building mechanical systems in good condition and repair; (v) delivery of the parking lot and site utilities in good condition and repair; (vi) receipt of Landlord's approval of Tenant's construction plans; (vii) receipt of all required third party approvals; (viii) receipt of an executed subordination, non-disturbance and attornment agreement from Landlord's lender(s) [and the primary landlord], if applicable, (ix) receipt of a building permit and all other required governmental and quasi-governmental permits and approvals,; (collectively, "Delivery Conditions"). Tenant shall assume no liability for pre-existing environmental conditions or environmental conditions continuing and related to a pre-existing condition other than asbestos abatement if applicable.

11. LANDLORD'S WORK: Landlord shall deliver the Demised Premises to Tenant with the substantial completion of all work setforth on EXHIBIT A and in a broom clean condition ("Landlord's Work"). Landlord's Work shall be completed on or before the Delivery Date. Landlord to entitle and install a right in right out into the property from Rand Road if approved by the Village of Arlington Heights and Illinois Department of Transportation.

12. TENANT'S WORK: Tenant accepts delivery of the Demised Premises "As-Is", subject to substantial completion of Landlord's Work and the fulfillment of the Delivery Conditions. Tenant shall complete all work required to open the Building as a typical At Home store pursuant to Tenant's Plans ("Tenant's Work") and Landlord agrees to cooperate with Tenant in applying for and obtaining any required permits and approvals. At the end of the lease all Tenant improvements shall belong to the Landlord and all furniture, fixtures and equipment provided and installed by Tenant shall remain property of the Tenant.

13. TENANT'S PLANS: Tenant shall provide Landlord with a copy of its construction plans outlining in detail Tenant's Work ("Tenant's Plans") to the Building and Common Areas, if applicable. Landlord shall have fifteen (15) business days after receipt to approve or reject Tenant's Plans with detailed comments.

14. REPAIRS: During the term of the lease (and any extensions thereof), Landlord and Tenant shall have the responsibility to maintain and repair the Demised Premises as follows:

    a. Landlord shall be responsible for maintaining, repairing and replacing the:

        i. Structural portions of the Shopping Center, the Demised Premises, and the structural components of the Building, including but not limited to theinterior and exterior walls, foundation systems and all other structural components;
        ii. Building roof, roof insulation, and roof deck;

iii. Utilities to the point that they enter the Building; and

b. Tenant shall be responsible for maintaining and repairing all items not reserved for the Landlord.

15. COMMON AREA MAINTENANCE: Landlord shall maintain, repair and replace all Shopping Center common areas in a manner similar to comparable shopping centers.. Tenant shall maintain and repair the Common Areas and Parking lot contained within the Demised Premises in a manner and Tenant shall contribute to the upkeep of the common areas of the shopping center. Controllable Expenses not to exceed 0.75 per square foot ($75,375 per year)

16. REAL ESTATE TAXES: Tenant shall pay all real estate taxes attributable to the Demised Premises as set forth in a separate tax parcel. Real Estate Taxes are currently estimated at $2.25 psf.

17. INSURANCE: Tenant shall add the Demised Premises to its existing blanket insurance policy and keep in place a general liability policy naming the Landlord as an additional insured and shall make no other contribution toward Building property damage insurance or Shopping Center common area liability insurance. To be further discussed in the lease with input from risk management.

18. UTILITIES: Landlord shall provide separately metered utilities to the Demised Premises and Tenant shall pay all charges for those utilities furnished to the Demised Premises during Primary Term and Options.

19. SIGNAGE: Tenant shall be entitled to install its standard signage package on the Building subject only to governmental approvals. Tenant shall also have the right to install its sign panel in the location and on all pylon and monument signs which contained a BIF Furniture sign subject only to approval from governmental authorities. Tenant to have top billing on three existing monument signs – two on Rand Road and one on Palatine Road. Landlord to install a single tenant pylong sign fronting Rand Road for Tenant's exclusive use if approved by the Village of Arlington Heights. Signage is a contingency of deal.

20. FAÇADE: Intentionally Deleted. See Work Exhibit

21. BROKERAGE COMMISSION: Landlord and Tenant acknowledge that other than Adam Cody of JLL and RealtyLink Commercial (the "Brokers"), no other brokers, agents or other parties are due a brokerage commission or fee as a result of this transaction. Landlord shall be responsible for paying any and all fees owed to the Broker pursuant to the terms of a separate brokerage agreement between Landlord and Broker.

22. CONFIDENTIALITY: Landlord and Tenant shall keep the matters concerning this proposal and its negotiation confidential and not disclose any material information to third parties.

23. PARKING RATIO: The Shopping Center and Demised Premises shall at all times maintain a minimum parking ratio of 4 parking spaces for each 1,000 square feet of building floor area or greater, if required by local zoning ordinances. Outlots

shall be self-parked and all retail and offices uses located in outlots shall maintain a minimum parking ratio of 5 spaces for each 1,000 square of building floor area.. All inline and outlot restaurants shall maintain a minimum parking ratio of: (i) 10 to 1 if 5,000 square feet of building floor area or less; (ii) 15 to 1 if >5,000 – 7,000 square feet building floor area; and (iii) 20 to 1 if >7,000 square feet of building floor area.

24. SITE PLAN RESTRICTIONS: All Shopping Center buildings, including outlots, shall be placed within permissible building areas and shall meet the minimum parking ratio trequirements outlined herein. Outlot buildings shall: (i) not exceed one storey and 25' in height, (ii) not contain more than one occupant, and (iii) self maintain their common areas. No inline restaurant shall be located within 300 feet of the At Home building and no theatre, health spa or gym shall be located within 1000 feet of the At Home building. This term shall only apply to areas owned and controlled by the Landlord. Arlington RPS only controls the Demised Premises.

25. TENANT RENT CREDIT: Landlord acknowledges that Tenant must make improvements to the Demised Premises prior to occupying the Building and using the Common Areas. In consideration for Tenant improving the Demised Premises Landlord shall waive Rent during the first 6 months of the Primary Term but not Additional Rent.

26. TENANT IMPROVEMENT ALLOWANCE: Landlord shall pay to Tenant an allowance in the amount of $550,000 to offset the costs Tenant will incur in improving the Demised Premises for its occupancy ("Tenant Improvement Allowance"). The Tenant Improvement Allowance shall be paid to Tenant as follows: (i) 50% after a lease agreement is fully executed, all contingencies are waived, and Tenant receives its building permit; and (ii) 50% after Tenant opens for business to the public and provides Landlord with a copy of its final or temporary certificate of occupancy and all standard documentation evidencing the completion and payment of Tenant's Work.

27. CO-TENANCY REQUIREMENTS: Intentionally Deleted

28. OPTION TO TERMINATE: Tenant shall have a one time option to terminate the lease if Tenant's store sales for the 79th month thru the 90th month of the Primary Term do not exceed $8,100,000.00. Tenant may exercise the option by delivering written notice to landlord at any time during the 90th month thru the 91st month of the Primary Term ("Termination Notice"). If Tenant exercises the option, the lease shall terminate and Tenant shall vacate the Demised Premises no later than last day of the next February ("Lease Termination Date") after Landlord's receipt of the Termination Notice. Tenant shall be responsible for the payment of rent and other charges under the lease thru the Lease Termination Date.

29. NON-BINDING- Landlord and Tenant each acknowledge that a transaction of this type involves terms and conditions which have not yet been agreed upon and that this letter is in no way intended to be a complete or definitive statement of all of the terms and conditions of the proposed transaction, but contemplates and is subject to the negotiation and execution of a lease and other legal agreements. Landlord and Tenant further acknowledge that they are both expending time and money on this transaction at their own risk. Neither Landlord or Tenant shall be legally bound

in any manner unless and until approval of the terms set forth in this letter have been obtained from Tenant's real estate committee, board of directors and the lease and all related legal agreements have been executed and delivered by both parties. Notwithstanding the previous sentence, both parties agree that Article #22 shall be a binding agreement.

Time is of the essence, therefore this letter shall remain open until November 1, 2021 at 5:00 pm Central Standard Time. If both parties hereto do not execute the letter by this time, the letter shall become null and void and neither party shall have any further obligations to one another hereunder except for Article #22 above.

Sincerely,

Tenant: At Home Stores LLC

By: _____

Name: Carolyn Glover

Its: Real Estate Director

Dated: 12-6-21

Landlord: RPS Arlington

By: _____

Name: Scott Phillips

Its: Manager

Dated: 11/5/21

cc: Dean M. Zurmely

DAL:857421.1

Exhibit A "Landlord's Work"

- Landlord shall replace the roof, HVAC system and the parking lot.

- Split the following systems and provide Tenant with separate utility meters.
    - Fire protection system
    - Electrical system
    - Water system
    - HVAC system
    - Site lighting and pylon sign systems
    - -

    - Façade- Landlord shall replace the existing building façade and improve to the Tenant's standard which includes increasing the façade's height. Tenant to approve final façade improvement design and elevations which are to be included in the lease. City approval of 50' "house" is a contingency of deal. LL is responsible for refacing/cleaning up the façade and doing all work outside of Tenant's "house" which Tenant shall construct. LL's work will include removing windows, canopies, etc to match Tenant's proposed elevation.
-

Right in Right Out – LL shall entitle and install a right in – right out to the premise from Rand Road. City approval of right in/right out will not be a contingency of deal.

- Pylon Signage – LL shall entitle and install a free standing pylong sign fronting Rand Road for Tenant's exclusive use. City approval of signage is a contingency of deal.

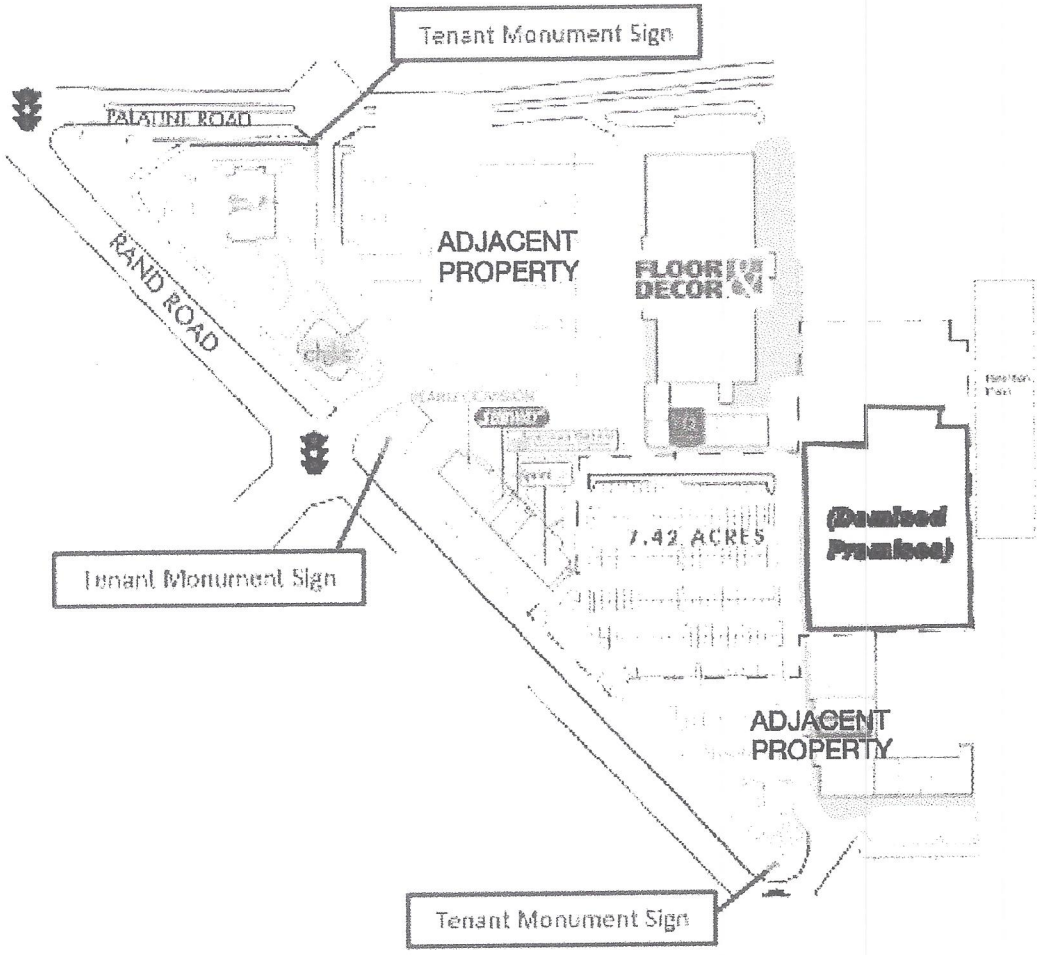

Tenant Monument Sign
PALATINE ROAD
RAND ROAD
ADJACENT PROPERTY
FLOOR & DECOR
7.42 ACRES
(Demised Premises)
Tenant Monument Sign
ADJACENT PROPERTY
Tenant Monument Sign

Exhibit B "Demised Premises"

EXHIBIT G

PROJECT TIMELINE

At Home Project Timeline

Project Start: 4/1/2022
Grand Opening: 11/11/2022

Project	Description	Start	Finish
Building			
	Façade Modifications		
	Design Commission Review	4/12/22	4/12/22
	Submit Plans for Permit	4/13/22	5/13/22
	Construction Duration	5/16/22	8/5/22
	Separate Utilities		
	Submit Plans for Permit	4/13/22	5/13/22
	Construction Duration	5/16/22	6/10/22
	HVAC Replacement		
	Submit Plans for Permit	4/13/22	5/13/22
	Construction Duration	6/20/22	7/1/22
	Roof Replacement		
	Submit Plans for Permit	4/13/22	5/13/22
	Construction Duration	7/11/22	7/22/22
Tenant			
	Build-Out		
	Submit Plans for Permit	4/13/22	5/13/22
	Construction Duration	5/16/22	10/14/22
	Fixturing		
	Submit Plans for Permit	4/13/22	5/13/22
	Construction Duraton	10/17/22	11/4/22
Site/Civil			
	Monument Signage		
	Design Commission Review	4/12/22	4/12/22
	Submit Plans for Permit	4/13/22	5/13/22
	Construction Duration	8/1/22	8/5/22
	Curb Rework and Parking Lot		
	Design Commission Review	4/12/22	4/12/22
	Submit Plans for Permit	4/13/22	5/13/22
	Construction Duration	7/25/22	8/12/22
	Right-In/Right-Out		
	Submit Plans for Permit	6/1/22	6/15/22
	Constructin Duration	7/18/22	8/12/22

AT HOME PROJECT TIMELINE

TASK NAME	SUB TASK NAME	START DATE	END DATE	DURATION in days
Façade Modifications	Design Commission Review, Permit Submittal & Approval, and Construction Duration	04/12	08/05	115
Separate Utilities	Permit Submittal & Approval and Construction Duration	04/13	06/10	58
HVAC Replacement	Permit Submittal & Approval and Construction Duration	04/13	07/01	79
Roof Replacement	Permit Submittal & Approval and Construction Duration	04/13	07/22	100
Build-Out	Permit Submittal & Approval and Construction Duration	04/13	10/14	184
Fixturing & Store Grand Opening	Construction Duration	10/17	11/11	18
Monument Signage	Design Commission Review, Permit Submittal & Approval, and Construction Duration	04/12	08/05	115
Curb Rework and Parking Lot	Design Commission Review, Permit Submittal & Approval, and Construction Duration	04/12	08/12	122
Right-In/Right-Out	Permit Submittal & Approval and Construction Duration	06/01	08/12	72

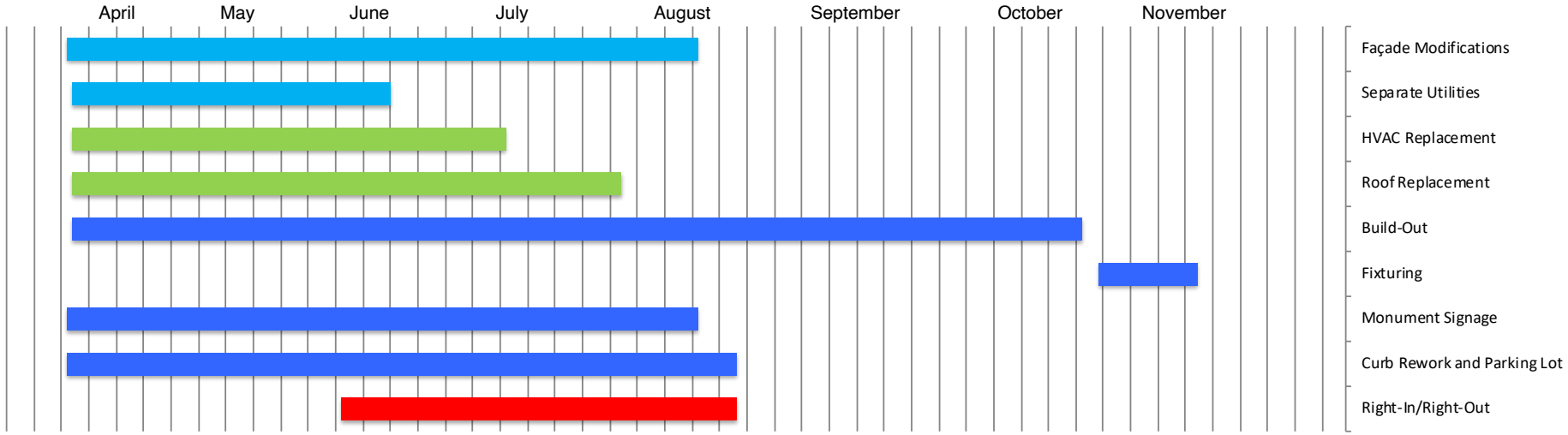


EXHIBIT H

FORM CERTIFICATE OF EXPENDITURE

EXHIBIT H

CERTIFICATE OF EXPENDITURE

To: Village of Arlington Heights
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005
Attention: Village Manager

From: RPS Arlington, LLC (***"Developer"***)

Subject: Redevelopment Agreement dated _____, 2022, by and between the Village of Arlington Heights and RPS Arlington, LLC ("***Redevelopment Agreement****")*

Date: _____

This is a Certification Request, submitted pursuant to Section 8.C of the Redevelopment Agreement, requesting the Manager to approve this certificate of expenditure for the Redevelopment Project Costs detailed in the attached schedule. The undersigned hereby certifies that:

i. The Developer actually incurred such Redevelopment Project Costs;

ii. Such Redevelopment Project Costs are also "redevelopment project costs" as defined in the TIF Act;

iii. Reimbursement is permitted pursuant to the Redevelopment Agreement, the TIF Act, and the Redevelopment Plan;

iv. The Developer is not in default or breach of any obligation under the Redevelopment Agreement which constitutes an Event of Default; and

v. An Anchor Tenant has commenced occupancy and operations in the Building, in satisfaction of the Redevelopment Agreement.

Terms capitalized herein have the meanings specified in the Redevelopment Agreement, the terms of which are incorporated herein by reference.

RPS Arlington, LLC

By: _____

Its: _____

ATTACHMENTS TO CERTIFICATION OF EXPENDITURE

1. **Schedule of Redevelopment Project Costs**

2. **Bills, contracts, invoices, and other evidence that Developer has incurred and paid all Redevelopment Project Costs**

3. **Sworn statements and lien waivers**

4. **Proof of Anchor Tenant occupancy and commencement of operations.**

EXHIBIT I

TRANSFEREE ASSUMPTION AGREEMENT

EXHIBIT I

TRANSFEREE ASSUMPTION AGREEMENT

THIS AGREEMENT is made as of this _____ day of _____, 202_, between the **VILLAGE OF ARLINGTON HEIGHTS**, an Illinois municipal corporation (***"Village"***), and **RPS ARLINGTON, LLC**, a Florida limited liability company (***"Developer"***), and _____ (***"Transferee"***).

W I T N E S S E T H:

WHEREAS, pursuant to that certain real estate sale contract dated _____, 20__, the Transferee agreed to purchase from Developer certain real property situated in Lake County, Illinois and legally described in **Exhibit 1** attached to and, by this reference, made a part of this Agreement (***"Property"***); and

WHEREAS, following the conveyance of the Property by Developer, the Transferee will be the legal owner of the Property; and

WHEREAS, as a condition to the conveyance of the Property by Developer, the Village and Developer require that the Transferee agree to comply with all the terms, requirements, and obligations set forth in that certain Development Agreement, dated as of _____ __, 202_, and recorded in the office of the Lake County Recorder on _____, 202_, as Document No. _____, by and between the Village and Developer (***"Development Agreement"***);

NOW, THEREFORE, in consideration of the agreement of Developer to convey the Property to the Transferee, and of the Village to accept the transfer of obligations as provided herein and to grant the releases granted herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is hereby agreed by, between, and among the Village, Developer, and the Transferee as follows:

1. **Recitals**. The foregoing recitals are by this reference incorporated herein and made a part hereof as substantive provisions of this Agreement.

2. **Assumption of Obligations**. The Transferee, on its behalf and on behalf of its successors, assigns, heirs, executors, and administrators, hereby agrees, at its sole cost and expense, to comply with all of the terms, requirements, and obligations of the Development Agreement, including all exhibits and attachments thereto, regardless of whether such terms, requirements, and obligations are to be performed and provided by, or are imposed upon, Developer of the Property.

3. **Payment of Village Fees and Costs**. In addition to any other costs, payments, fees, charges, contributions, or dedications required by this Agreement, the Development Agreement or by applicable Village codes, ordinances, resolutions, rules, or regulations, the Transferee must pay to the Village, immediately upon presentation of a written demand or demands therefor, all legal, engineering, and other consulting or administrative fees, costs, and expenses incurred in connection with the negotiation, preparation, consideration, and review of this Agreement.

4. **Acknowledgment and Release of Developer**. The Village hereby acknowledges its agreement to the Transferee's assumption of the obligation to comply with the terms, requirements, and obligations of the Development Agreement, including all exhibits and attachments thereto, and the Village hereby releases Developer from any personal liability for failure to comply with the terms, requirements, and obligations of the Development Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the day and year first written above.

ATTEST:

_____
Village Clerk

VILLAGE OF ARLINGTON HEIGHTS,
an Illinois municipal corporation

By:_____
Its: Village Manager

ATTEST:

By:_____

Its:_____

RPS ARLINGTON, LLC,
a Florida limited liability company

By:_____

Its:_____

ATTEST:

By:_____

Its:_____

[TRANSFEREE]

By:_____

Its:_____

Village Board
5/16/2022

Item: Resolution - Class 6b Property Tax Classification Renewal - 3727 N Ventura Dr.

Department: Planning/Legal

The property owner is requesting Village approval for a Cook County Class 6b Property Tax Classification renewal relative to 3733 N. Ventura Drive, consisting of one parcel of property. The site has received two previous Class 6b designations, with initial approval in April 2002, and a first renewal in March 2013.

In order to retain the existing tenant, Atomatic Mechanical, at this property and add additional space to the facility, a Class 6b property tax abatement renewal is being requested. The buyer/applicant, String 6 LLC, is the legal entity that also represents the ownership of the tenant. The Village's guidelines for Class 6b applicants are based upon employing at least 25 workers, showing financial benefit to the Village, and commitment to providing 10% of their property tax savings towards the Zero Interest Loan program over the first five years of the incentive renewal period.

Atomatic Mechanical moved to this particular site in 2003, following initial Class 6b approval. The company employs 165 workers, of which 47 work on-site full-time. The company plans to hire as many as 35-40 new full-time employees in the next ten years, adding approximately 15 more full-time staff to their Arlington Heights facility. Atomatic anticipates having a continued positive financial impact on the Village. Both existing and current Staff will provide direct and indirect spending to Village businesses.

Additionally, the ownership plans to spend $1 million on building improvements, either in the form of building expansion or construction of an interior mezzanine, in order to accommodate their space needs in the long term. This expansion would include sustainable features such installation of LED lighting, and mechanical insulation which conserves energy and helps reduce greenhouse gas emissions. The amount of property tax revenue gained from occupying the property with a Class 6b renewal is estimated at over $750,000 over the 12-year life of the abatement, which is calculated to be approximately $273,000 more than if the property were to be completely vacant over that same period of time.

The applicant has signed an agreement to provide the Village with 10% of their property tax savings over the first five years of the abatement, in order to help fund the Zero Interest Loan program or other economic development programs as needed.

Atomatic Mechanical is an established enterprise, and a significant employer, looking to grow within Arlington Heights. The Class 6b incentive would allow for continued occupancy of a 36,500 square foot industrial facility, with planned expansion, helping minimize industrial vacancy while allowing the business to grow in the Village and create additional employment opportunities. A detailed summary of the request by String 6 LLC for a Cook County Class 6b incentive is attached.

RECOMMENDATION

It is recommended that the Village Board of Trustees approve a Resolution supporting the application for a Class 6b tax incentive renewal for String 6 LLC for the property located at 3733 N. Ventura Drive. This approval is subject to compliance with all Village codes and regulations.

ATTACHMENTS:

Description	Type
Class 6b Renewal - 3733 N. Ventura Dr.	Resolution
Application Summary - 3733 N. Ventura Dr.	Exhibits

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

WHEREAS, the President and Board of Trustees of the Village of Arlington Heights has reviewed the renewal application for Class 6b property tax status from String 6 LLC, located at 3733 N Ventura Drive, Arlington Heights, Illinois, and String 6 LLC, has proven to this Board that the renewal of such incentive is necessary for development to occur on this specific real estate, and hereby find that said property qualifies for an assessment reduction pursuant to renewal of the Cook County Class 6b assessment incentive program,

WHEREAS, Applicant, String 6 LLC, has informed the Village of Arlington Heights that the property shall continue to be used by Atomatic Mechanical Services, Inc., an industrial company that is owned by the same member of String 6 LLC.

WHEREAS, the Applicant has provided an economic disclosure statement to the Village.

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

SECTION ONE: That String 6 LLC, located at 3733 N Ventura Drive, Arlington Heights, Illinois, legally described in Exhibit A, attached hereto and made a part hereof, is approved for participation in the Cook County Class 6b assessment incentive program and the Village of Arlington Heights hereby supports and consents to said property receiving Class 6b status from the Cook County Assessor.

SECTION TWO: The Village Clerk is hereby authorized and directed to file a certified copy of this Resolution with the Cook County Assessor.

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

AYES:

NAYS:

PASSED AND APPROVED this 16th day of May, 2022.

ATTEST: _____ Village President

_____
Village Clerk

EXHIBIT A

Legal Description

ALL OF LOTS 9 AND 10 AND THAT PART OF LOT 11 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 11; THENCE SOUTH 0° 14' 14" WEST, A DISTANCE OF 33.72 FEET TO A POINT; THENCE NORTH 89° 45' 46" WEST, A DISTANCE OF 224.26 FEET TO A POINT; THENCE NORTH 43° 49' 24" WEST, A DISTANCE OF 127.77 FEET TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OFWAY LINE OF VENTURA DRIVE; THENCE NORTHEASTERLY 83.31 FEET ALONG THE ARC OF A CIRCLE CONVEX TO THE SOUTHEAST, AND HAVING A RADIUS OF 282.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 11, THENCE SOUTH 64° 14' 19" EAST, A DISTANCE OF 296.62 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING, ALL IN 53 PARK OF COMMERCE, BEING A SUBDIVISION OF PARTS OF GOVERNMENT LOTS 1 AND 2 IN THE WEST ½ OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PIN 03-06-304-018-0000
commonly described as 3733 N Ventura Drive, Arlington Heights, IL 60004

THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

The review for determination of support for County Tax abatement for the property identified as 3733 N. Ventura Drive will be conducted as follows:

I. Item by item review as per Village Procedures and Application Form

II. Synopsis of application

III. Correlation of application to Comprehensive Plan

IV. Correlation of application to zoning

V. State of economy of industry making application

VI. Site visit summary

VII. Site specifics of property requesting abatement

VIII. Relationship of property tax abatement goals to application

IX. Relationship of Village guidelines to application

X. Finance Department review

XI. Adherence to Zero Interest Loan program / economic program requirements

XII. Department of Planning and Community Development recommendation

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

I. Review Item by Item of Application

A) INTRODUCTION: Complete. Applicant asserts that computations are to the best of its knowledge based on current value.

B) PROPERTY DESCRIPTION: Complete. Submitted as Exhibit A.

C) IDENTIFICATION OF PERSONS: Complete. Submitted as Exhibit D.

D) PROPERTY USE: Complete. Exhibits E, F, G, and H summarized in cover letter.

E) TRAFFIC: Complete. Approximately 40-50 automobiles are projected to enter/exit the facility on a daily basis as well as an estimated 5-8 trucks. Ventura Drive, via Wilke and Dundee Roads, will be the main route of ingress and egress. The property offers 82 parking spaces. Following anticipated employment growth over the next ten years, and including that fact that many of the employees work entirely off-site, the user will require only 45 by Code. Therefore, the use meets parking requirements.

F) EVIDENCE OF NEW CONSTRUCTION: Ownership plans to conduct a $1 million interior addition to the facility, either in the form of a new mezzanine or building expansion. Submitted as Exhibit J.

G) EMPLOYMENT OPPORTUNITIES: Complete. The business currently employs 165 full-time workers and two part-time workers. However, only 47 work on-site, while the remainder go directly to job sites from their homes. By the end of the life of the Class 6b, the owner anticipates the business to employ an additional 40 full-time staff. The applicant exceeds the minimum number of employees (25) per the application's requirements. Submitted as Exhibit K.

H) FINANCIAL INFORMATION: Complete. Submitted as Exhibit L.

I) FISCAL EFFECT: Complete. Submitted as Exhibit M.

J) OTHER INDUCEMENTS: Complete. No other inducements requested. Submitted as Exhibit N.

K) JUSTIFICATION: Complete. Submitted as Exhibit O.

L) OTHER DATA: Complete. Provided copy of plat of survey, land title survey, impact of abatement on taxing bodies, and comparative real estate costs of the site compared to similar buildings in other communities. Submitted as Exhibits B, C, P, and Q.

II. Synopsis

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

The property at 3733 N. Ventura Drive is applying for a second Class 6b renewal. It was first approved for a Class 6b designation in April 2002, and then initially renewed in March 2013. String 6 LLC, which is owned by the owner of Atomatic Mechanical Services, is looking to purchase the property (one parcel) and continue to operate within the entirety of the building's approximately 36,500 square feet. However, with the current 6b set to expire, the company will otherwise look to nearby counties with a lower tax burden. A renewal of the abatement would allow for the company to expand their operation, either through a substantial interior renovation (such as a mezzanine) or via a building expansion.

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

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

Currently the industrial/flex vacancy rate in Arlington Heights is 15.6%. The loss of this tenant, and therefore the building going vacant, would increase the vacancy rate by over a half-percent to 16.2% (source: CoStar – April 2022).

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

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

The applicant wishes to obtain a Cook County Class 6b Property Tax classification. Elliott & Associates, Property Tax Attorneys, filed the original Class 6b application on behalf of the applicant.

III. Correlation of Application to Comprehensive Plan

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

- Distribution and Warehousing 37%
- Fabrication and Production 24%
- Production Engineering 11%
- Offices 14%
- Common Areas 14%

This takes into account approximately 26,250 square feet of industrial space and an estimated 8,100 square feet of office.

IV. Correlation of Application to Zoning

The Village of Arlington Heights Zoning Map designates the relevant parcel as an **M-1 Research, Development, and Light Manufacturing District**. Within this district warehousing, wholesale, and distribution are permitted, as well as light manufacturing/processing. The proposed uses of the planned businesses within subject site fall under the Zoning Code Permitted Use Table as *Instruments and Supplies Manufacturing,* and *Wholesale and Warehouse Facility*, which are both permitted outright in the M-1 zoning district.

As proposed, the site will have a surplus of 37 parking spaces. Currently, Atomatic Mechanical employs 165 full-time workers, and two part-time workers. The company plans to add 40 new full-time jobs over the next ten years. The following chart details the proposed parking scenario at 3733 N. Ventura Drive (note: additional on-site employees over the next 10 years are taken into consideration and accounted for in this analysis as well):

Use/Business	Code Use	Square Feet	Parking Standard	Employees	Vehicles	Parking Req.
Office (Including planned expansion)	Offices - Business and Professional	8,150	1 space/300 SF	57	N/A	27
Warehouse/Production/ Engineering	Warehouses and Storage	26,250	0.5 spaces/employee; 1 space/commercial vehicle	6	5	8
Commercial Vehicles	Vehicles	N/A	1 space per vehicle stored outdoors overnight	N/A	10	10
Common Area	N/A	5,100	N/A	N/A	N/A	N/A
		39,500		**SPACES REQUIRED**		**45**
				SPACES AVAILABLE		**82**
				SURPLUS / (DEFICIT)		**37**

The company estimates that, following the growth in employment in ten years, approximately 144 of their employees will work exclusively in the field, while 63 will work primarily on-site.

V. State of Economy of Industry Making Application

Atomatic Mechanical is a fabricator, assembler and distributor of piping, sheet metal, ventilation and mechanical systems, and supplies for the company's off-site HVAC operations. The company has been located in Arlington Heights since 2003. The Village guidelines suggest that the applicant have a minimum employment threshold of 25 employees. Atomatic has over 160 workers, which easily meets the minimum threshold for number of employees. The company expects to have a continued positive financial impact on the community. Over the 12-year life of the incentive, the applicant estimates that the property will generate over $273,000 more in property taxes with the Class 6b designation than if it were to remain vacant for the same period.

The intent of the Class 6b program is to facilitate industrial occupancy as quickly as possible. Bringing in new employees will also garner residual spending. This is something that a vacant building would not provide. Even with the abatement, the applicant expects the property to generate $757,000 in total property tax revenue from 2022-2033.

VI. Site Visit

Planning and Community Development Department staff met with ownership of Atomatic Mechanical at their Arlington Heights facility on April 25, 2022. Due to their business growth, the company needs more space to conduct their operation. A Class 6b renewal would enable Atomatic to expand their physical space to accommodate their ongoing growth, and retain this significant enterprise within the community.

VII. Site Specifics of Property Requesting Abatement

The building at 3733 N. Ventura Drive is approximately 36,464 square feet. The owner is applying for a Class 6b property tax abatement renewal that would allow for the tenant to purchase the property and complete of a $1 million interior expansion of the facility. The site specifics are provided below:

A. The tenant, Atomatic Mechanical, has been located in Arlington Heights since 2003 and is planning investment in terms of physical expansion and employment growth.

B. The cost of completing the proposed expansion is approximately $1 million. The purchase of the property is contingent upon receiving the abatement and, according to the buyer, would not be economically feasible without the incentive.

C. Atomatic Mechanical, is projecting employment growth over the next decade. The company currently employs 165 full-time staff, 47 of whom work on-site. By the tenth year of the renewal period, they anticipate formally employing over 200 total full-time employees, with 63 working primarily at 3733 N. Ventura Drive.

D. The planned expansion would include sustainable features such installation of LED lighting and mechanical insulation, which conserves energy and helps reduce greenhouse gas emissions.

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

As a light manufacturing and warehousing operation, this business meets M-1 zoning requirements. Further, they comply with the mission of the Class 6b designation which is that businesses and facilities meet "industrial purposes" and that there is substantial rehabilitation of the property.

VIII. Relationship of Property Tax Abatement Goals to Application

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

In this instance, the abatement would allow for a growing company to continue to operate and expand within the Village, occupying the entirety of a 36,500 square foot industrial building. The economic impact would be shown in employment growth, an increase in local consumer spending, and an increase in property value of the site.

IX. Relationship of Village Guidelines to Application

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

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

The Village of Arlington Heights initiated its own guidelines in May 1990, and have revised them multiple times. The current guidelines require:

1. The application fee shall have been paid.

2. The application form shall have been completed with attachments.

3. The business must be a manufacturing, industrial, research, warehousing, or fabricating firm for an excess of 51% of the structure's floor space or an excess of 51% of the employees.

4. The business must employ at least 25 individuals during the period when the taxes are abated.

5. The application (Section VI, VII, VIII and IX) must show a five-year financial benefit to the Village and no negative effect on any similar Village firm.

Guideline #3 is met by this application as 72% of the floor space is dedicated to production, warehousing, and engineering, with the remaining 28% dedicated to office space and common area. Guideline #4 is met as the company currently employs 165 full-time staff, and two part-time staff. Atomatic is also planning growth to add as many as 40 full-time staff during the life of the incentive. Guideline #5 is met by the retention of a long-standing business to the community, continued occupancy of an industrial facility, and residual spending at local businesses by the employees.

X. Finance Department Review

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

XI. Adherence to Zero Interest Loan Program Requirements

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

XII. Department of Planning and Community Development Recommendation

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

This request for a tax abatement is recommended for approval. The program is designed to facilitate the ongoing, long-term use of the property located at 3733 N. Ventura Drive. It is imperative that the community continues to demonstrate that it is ready to aggressively assist business development provided that is does not negatively impact the Village's quality of life. The abatement would further benefit the community by not only retaining over 160 workers community-wide, but potentially creating 40 new jobs

over the next decade. Of those, 63 would work primarily on-site, helping not only retain this operation but purchasing locally to support other businesses.

The abatement would benefit the community through ongoing occupancy of a nearly 36,500 square foot building, including approximately $1 million in interior renovation to the property. As demonstrated in the application, the Village will see a much greater return on property taxes with the Class 6b than if the building was to become and remain vacant over the same period of time.

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

For use as an EXAMPLE:

	COOK	**COOK (W/CLASS 6B)**	**LAKE**
Market Value	$1,665,586	$ 1,665,586	$1,665,586
Assessment Level	x .25	x .10	x .33
Assessed Valuation	$ 416,397	$ 166,559	$ 549,643
Equalization Factor	x 3.2234	x 3.2234	x 1.0000
Equalized Value	$1,342,212	$ 536,885	$ 549,643
Tax Rate (per $100)	x 10.446%	x 10.446%	x 7.1801%
Taxes	$ 140,208	$ 56,083	$ 39,465

Lake County taxes for a similar building are $100,000 lower than Cook County taxes. In other terms, Lake County property taxes are nearly 72% lower than Cook County non-residential property taxes in this example. With the Cook County 6b abatement, property taxes become exponentially more competitive (still 42.1% higher than Lake County property taxes) in this instance.

As with the granting of Class 6b tax abatements in general, the net result of encouraging Class 6b tax abatement approvals will provide for a more aggressive atmosphere for economic development in Arlington Heights than other communities in the six-county region. Atomatic Mechanical wishes to continue investing in the community, and with plans to employ 200 workers in the next ten years this would make it one of the Village's largest employers. Support of this incentive request will help this company thrive in the long-term and also continue to reinvest in an aging building constructed over 35 years ago. This investment will allow the building to continue serving an Arlington Heights enterprise, both now and in the future.

Village Board
5/16/2022

Item: At Home - 750 E Rand Rd / Sign Variation - DC#22-009

Department: Planning & Community Development

REQUESTED ACTION

1. A variation from Chapter 30, Section 30-302.a, to allow 7 ground signs, where 6 is the maximum allowed per a previously approved 1989 sign variation, and 5 is the maximum allowed per code (one for each building).

2. A variation from Chapter 30, Section 30-302.a, to allow a ground sign with 444' and 548' of separation from the adjacent ground signs, where 800' is the minimum separation required.

RECOMMENDATION

A public meeting was held by the Design Commissioners on April 12, 2022 where Commissioner Kingsley moved and Commissioner Fitzgerald seconded:

A motion to recommend to the Village Board of Trustees, approval of the following sign variations for At Home to be located at 750 E. Rand Road:

1. A variation from Chapter 30, Section 30-302.a, to allow 7 ground signs, where 6 is the maximum allowed per a previously approved 1989 sign variation, and 5 is the maximum allowed per code (one for each building).

2. A variation from Chapter 30, Section 30-302.a, to allow a ground sign with 444' and 548' of separation from the adjacent ground signs, where 800' is the minimum separation required.

This recommendation is based on the plans received 4/6/22, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. The stone for the base of the sign shall be selected to match identically the stone used on the existing Southpoint multi-tenant signs.

2. Sign approval is contingent upon IDOT and Village approvals for the new driveway.

3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

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

ATTACHMENTS:

Description	**Type**
Staff Report	Board or Commission Report
DC Minutes 4/12/22 - DRAFT	Minutes
Exhibits	Exhibits
DC Timeline Tracker	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: At Home / Southpoint – Sign Variation
Project Address: 750 E. Rand Road
Prepared By: Steve Hautzinger

Date Prepared: March 17, 2021

PETITION INFORMATION:

DC Number: 22-009
Petitioner Name: Alex Loof
Petitioner Address: Signs By Tomorrow
1315 E Davis Street
Arlington Heights, IL 60005

Meeting Date: April 12, 2022

Requested Action(s):

1. A variation from Chapter 30, Section 30-302.a, to allow 7 ground signs, where 6 is the maximum allowed per a previously approved 1989 sign variation, and 5 is the maximum allowed per code (one for each building).
2. A variation from Chapter 30, Section 30-302.a, to allow a ground sign with 444' and 548' of separation from the adjacent ground signs, where 800' is the minimum separation required.

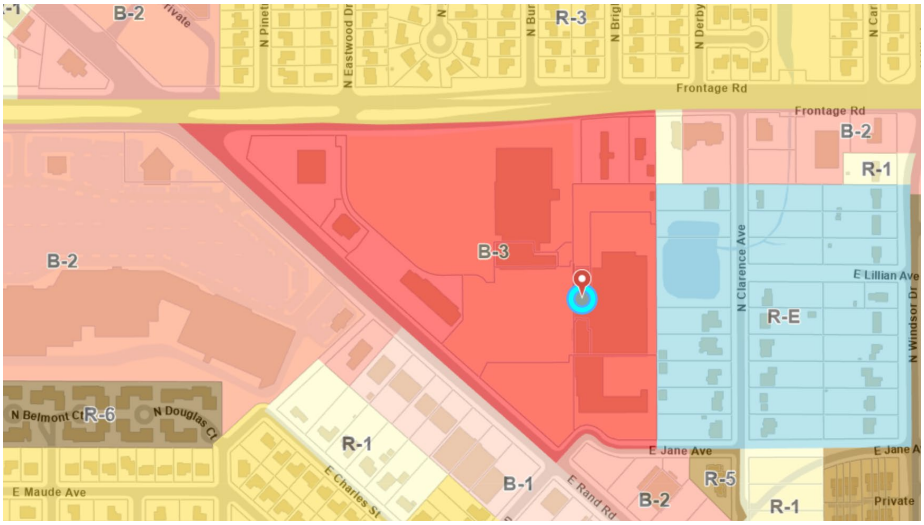
ANALYSIS:

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

'At Home' is a new retail tenant moving into the vacant space formerly occupied by Bif Furniture at the Southpoint Shopping Center. At Home is requesting a new dedicated ground sign for their store to face Rand Road. Southpoint Shopping Center currently has 6 ground signs. Per code, each building is allowed one ground sign. There are 5 buildings on the site, allowing 5 ground signs. A sign variation was approved in 1989 to allow a 6th ground sign. Please refer to Table 1 for a complete summary of the 6 existing ground signs. In addition to At Home's dedicated ground sign, they will also have tenant panels on the three existing multi-tenant "Southpoint" ground signs.

A sign variation is also required for the separation distance between the proposed At Home ground sign and the existing ground signs. Per code, 800 feet of separation is required between the signs. The proposed new sign will be located between two existing Southpoint multi-tenant ground signs with 444' and 548' of separation. The sign will be located next to a proposed new driveway entrance into the parking lot from Rand Road. The proposed driveway is subject to IDOT and Village approvals.

Zoning Map:



Surrounding Land Uses:

Direction	*Existing Zoning*	*Existing Use*
Subject Property	B-3, General Service, Wholesale and Motor Vehicle District	Southpoint Shopping Center
North	R-3, One Family Dwelling District	Single-family neighborhood
South	B-1, Business District Limited Retail B-2, General Business District	Multiple commercial businesses Dunkin Baskin
East	R-E, One Family Dwelling District	Single-family neighborhood
West	B-2, General Business District	Town & Country Shopping Center

Table 1: Existing and Proposed Ground Signs Summary:

	SIGN / STREET FRONTAGE	**SIZE (66 SF MAX ALLOWED)**	**OVERALL HEIGHT (16'-6" MAX ALLOWED)**	**REMARKS**
1	Southpoint multi-tenant sign #1, facing Palatine Road	66 sf	16'-6"	Complies with code. Sign permit approved in 1989. Sign replacement permit approved in 2012.
2	Southpoint multi-tenant sign #2, facing Rand Road	66 sf	16'-6"	Complies with code. Sign permit approved in 1989. Sign replacement permit approved in 2012.
3	Southpoint multi-tenant sign #3, facing Rand Road	66 sf	16'-6"	**Variation approved in 1989 to allow 6 ground signs, where 5 maximum are allowed**. Sign permit approved in 1989. Sign replacement permit approved in 2012.
4	Floor & Décor sign, facing Palatine Road	80 sf	15'-8"	Sign permit approved in 1986 for Cub Foods. Sign adopted by Floor & Décor in 2013.
5	Olive Garden sign, facing Rand Road	64 sf	16'-5"	Complies with code. Sign permit approved in 1989.
6	Chili's sign, facing Rand Road	36 sf	6'-6"	Complies with code. Sign permit approved in 1989.
7	**Proposed "At Home" sign**, facing Rand Road	65.5 sf proposed	12'-0" proposed	Size and Height comply with code. **Variations required for quantity and spacing**.

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

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

The petitioner has submitted a letter addressing the hardship criteria, which in summary states that the angled building orientation and mature trees along Rand Road create a substantial visibility issue for the store, and visibility has been an issue with every potential retail tenant for this location. The new sign is a contingency for At Home to join the shopping center. They feel that the proposed sign will not create a depreciation of nearby property values, but At Home's presence in this location will likely increase surrounding property values. The petitioner feels that the proposed sign is in character with the locality because it is similar to the existing Floor & Décor sign. However, it should be noted that the Floor & Décor sign was originally installed for Cub Foods which was the original building on the property, prior to the Southpoint Shopping Center development.

Staff Comments:
Staff acknowledges that At Home will be an important major tenant in the Southpoint Shopping Center. However, other major retail centers along Rand Road, including Town & Country, Northpoint, the Annex of Arlington, and Arlington Plaza, do not have separate ground signs for any of their major tenants such as Best Buy, Dick's Sporting Goods, Jewel-Osco, Binny's Beverage Depot, Petco, and Burlington. All of the retail centers utilize multi-tenant ground signs to provide equal signage for all of their tenants. If separate ground signs were allowed for every major tenant, the Rand Road shopping corridor would become overly cluttered with signage.

However, Staff acknowledges the extended vacancy of this large retail space at Southpoint, and Staff agrees that the lack of visibility may be the issue. Due to this unique circumstance and hardship, Staff is not opposed to a dedicated ground sign for At Home. Overall, the proposed sign is nicely designed with a stone base similar to the existing Southpoint Shopping Center sign design. For a cohesive appearance, it is recommended that the stone for the new sign be selected to match identically the stone used on the existing Southpoint signs.

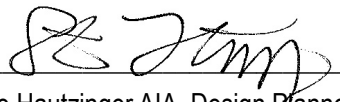
RECOMMENDATION
It is recommended that the Design Commission recommend **approval** to the Village Board for the following sign variations for *At Home* to be located at 750 E. Rand Road:

1. A variation from Chapter 30, Section 30-302.a, to allow 7 ground signs, where 6 is the maximum allowed per a previously approved 1989 sign variation, and 5 is the maximum allowed per code (one for each building).
2. A variation from Chapter 30, Section 30-302.a, to allow a ground sign with 444' and 548' of separation from the adjacent ground signs, where 800' is the minimum separation required.

This recommendation is based on the plans received 4/6/22, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. The stone for the base of the sign shall be selected to match identically the stone used on the existing Southpoint multi-tenant signs.
2. Sign approval is contingent upon IDOT and Village approvals for the new driveway.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any

other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.



April 7, 2022

Steve Hautzinger AIA, Design Planner
Department of Planning & Community Development

c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 22-009

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
APRIL 12, 2022

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

Members Present:	Jonathan Kubow, Chair Ted Eckhardt Kirsten Kingsley John Fitzgerald
Members Absent:	Scott Seyer
Also Present:	Scott Fertitta for *At Home Stores* Raphael Anguiano, Core States Group for *At Home Stores* Alex Looff, Signs by Tomorrow for *At Home Stores* Steve Hautzinger, Planning Staff Liaison

REVIEW OF MEETING MINUTES FOR MARCH 8, 2022

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF MARCH 8, 2022. ALL WERE IN FAVOR. MOTION CARRIED.

DRAFT

ITEM 2. SIGN VARIATION REVIEW

DC#22-009 – At Home – 750 E. Rand Rd.

Alex Looff, representing Signs by Tomorrow, and Scott Fertitta, representing *At Home Stores*, were present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is requesting a new dedicated ground sign for their At Home store to face Rand Road. Southpoint Shopping Center currently has 6 ground signs. Per code, each building is allowed one ground sign. There are 5 buildings on the site, allowing 5 ground signs. A sign variation was approved in 1989 to allow a 6th ground sign. Table 1 in the Staff report provides a complete summary of the 6 existing ground signs. In addition to At Home's dedicated ground sign, they will also have tenant panels on the three existing multi-tenant "Southpoint" ground signs.

A sign variation is also required for the separation distance between the proposed At Home ground sign and the existing ground signs. Per code, 800 feet of separation is required between the signs. The proposed new sign will be located between two existing Southpoint multi-tenant ground signs with 444' and 548' of separation. The sign will be located next to a proposed new driveway entrance into the parking lot from Rand Road, and the proposed driveway is subject to IDOT and Village approvals.

The petitioner is seeking the following variations:

1. A variation from Chapter 30, Section 30-302.a, to allow 7 ground signs, where 6 is the maximum allowed per the previously approved 1989 sign variation, and 5 is the maximum allowed per code (one for each building).
2. A variation from Chapter 30, Section 30-302.a, to allow a ground sign with 444' and 548' of separation from the adjacent ground signs, where 800' is the minimum separation required.

The petitioner submitted a letter addressing the hardship criteria, which in summary states that the angled building orientation and mature trees along Rand Road create a substantial visibility issue for the store, and visibility has been an issue with every potential retail tenant for this location. The new sign is a contingency for At Home to join the shopping center. They feel that the proposed sign will not create a depreciation of nearby property values, but At Home's presence in this location will likely increase surrounding property values. The petitioner feels that the proposed sign is in character with the locality because it is similar to the existing Floor & Décor sign. However, it should be noted that the Floor & Décor sign was originally installed for Cub Foods which was the original building on the property, prior to the Southpoint Shopping Center development.

Staff acknowledges that At Home will be an important major tenant in the Southpoint Shopping Center. However, other major retail centers along Rand Road, including Town & Country, Northpoint, the Annex of Arlington, and Arlington Plaza, do not have separate ground signs for any of their major tenants such as Best Buy, Dick's Sporting Goods, Jewel-Osco, Binny's Beverage Depot, Petco, and Burlington. All of the retail centers utilize multi-tenant ground signs to provide equal signage for all of their tenants. If separate ground signs were allowed for every major tenant, the Rand Road shopping corridor would become overly cluttered with signage.

DRAFT

However, Staff acknowledges the extended vacancy of this large retail space at Southpoint, and Staff agrees that the lack of visibility may be the issue. Due to this unique circumstance and hardship, Staff is not opposed to a dedicated ground sign for At Home. Overall, the proposed sign is nicely designed with a stone base similar to the existing Southpoint Shopping Center sign design. For a cohesive appearance, Staff recommends a requirement that the stone for the new sign be selected to match identically the stone used on the existing Southpoint signs.

Chair Kubow asked if the petitioner had any comments at this time. Ms. Looff said that visibility is their biggest concern here, and she is not aware of the status of IDOT approval for the new driveway. Mr. Fertitta did not have an update on that matter either.

The commissioners summarized their comments. Commissioner Kingsley said the proposed new monument sign was nicely designed and she liked the colors and the stone that matches the existing Southpoint signs. It made sense to her that if the name of the store will be on the 3 existing multi-tenant signs, that this new monument sign be contingent upon IDOT approval for the new entry off Rand Road. She had no further comments and agreed with Staff's recommendations. Commissioner Eckhardt agreed with Commissioner Kingsley's comments as well as Staff's recommendations that the new monument sign be contingent upon IDOT approval for the new driveway entrance. Commissioner Fitzgerald agreed with the other commissioners. Chair Kubow agreed as well, and said that looking up and down Rand Road reminded him of how expansive this area is with a lot of trees and coverage. He was hopeful for IDOT approval of the new driveway, and he agreed with Staff that approval of the new ground sign should be contingent upon this.

Mr. Hautzinger asked the petitioner what they plan to do about the new ground sign if IDOT denies the request for the new driveway. Mr. Fertitta said that while they hope for IDOT approval of the new driveway, they still want to pursue the new ground sign to face Rand Road, and they would offer landscaping and any other changes to the sign so it does not look odd without the driveway.

Commissioner Eckhardt said that while he supports Staff's recommendation that approval of the new ground sign be contingent upon IDOT approval of the new driveway, he felt the ground sign was appropriate in this location and he would not be opposed to it. He also reiterated the large amount of distance between the building and Rand Road, which he felt was a definite hardship, and he also pointed out how long it could take IDOT to make a decision, and he did not want to hold things up for the petitioner. Mr. Feritta reiterated that if IDOT denies the new driveway, they would like the opportunity to come back before the commission with a variation request to show how this new ground sign was needed. Mr. Hautzinger commented that all sign variations require Village Board approval after a recommendation from this commission.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER FITZGERALD, TO RECOMMEND TO THE VILLAGE BOARD OF TRUSTEES, APPROVAL OF THE FOLLOWING SIGN VARIATION REQUEST FOR THE *AT HOME STORE* TO BE LOCATED AT 750 E. RAND ROAD:

1. A VARIATION FROM CHAPTER 30, SECTION 30-302.A, TO ALLOW 7 GROUND SIGNS, WHERE 6 IS THE MAXIMUM ALLOWED PER THE PREVIOUSLY APPROVED 1989 SIGN VARIATION, AND 5 IS THE MAXIMUM ALLOWED PER CODE (ONE FOR EACH BUILDING).
2. A VARIATION FROM CHAPTER 30, SECTION 30-302.A, TO ALLOW A GROUND SIGN WITH 444' AND 548' OF SEPARATION FROM THE ADJACENT GROUND SIGNS, WHERE 800' IS THE MINIMUM SEPARATION REQUIRED.

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THIS RECOMMENDATION IS BASED ON THE PLANS RECEIVED 4/6/22, FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE STONE FOR THE BASE OF THE SIGN SHALL BE SELECTED TO MATCH AS CLOSE AS POSSIBLE THE STONE USED ON THE EXISTING SOUTHPOINT MULTI-TENANT SIGNS.
2. A REQUIREMENT THAT APPROVAL OF THE NEW MONUMENT SIGN IS CONTINGENT UPON IDOT AND VILLAGE APPROVALS FOR THE NEW DRIVEWAY.
3. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILTY 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.

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

DRAFT

RPS CAPITAL INVESTMENTS

February 25, 2022

Steve Hautzinger
Design Planner
Village of Arlington Heights
Department of Planning and Community Development
33 South Arlington Heights Road
Arlington Heights, IL 60005

VIA ELECTRONIC MAIL

Re: Letter for Variation and Hardship Request - Southpoint Shopping Center

Dear Mr. Hautzinger:

The purpose of this letter is to set forth the terms of our sign variance request. Our goal is to redevelop Southpoint Shopping Center into a Class A Shopping Center ("Shopping Center"). Creating a prime retail destination headlined by At Home, a national home and décor retailer. The installation of this sign will create a domino effect for the Shopping Center and Arlington Heights by significantly increasing annual retail sales and property values. The Shopping Center will experience a much-needed facelift with a new façade, new parking lot, new landscaping, and upgraded lighting.

Section 30-902 Standards

Standard: The difficulty or peculiar hardship is not self-created by the petitioner.

Response: The hardship is not self-created. The angled positioning of the building in relation to the road and the mature trees along Rand Road produce a substantial visibility issue for this particular parcel that is unique to this property. This has been an issue with every retailer that has toured the site.

Standard: The granting of the variation shall not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to public health, safety, morals, and welfare.

Response: The pylon sign does not create a traffic hazard. The surrounding properties will most likely experience increased shopping demand and sales. With At Home as a tenant in the Shopping Center, the adjoining properties will likely experience increased leasing activity and higher property values. The owners of the neighboring properties at the Shopping Center are in full support of bringing At Home to Arlington Heights and our request for this sign variance.

Standard: The variation will serve to relieve the applicant from a difficulty attributable to the location, topography, circumstances on nearby properties or other peculiar hardship; and not merely serve to provide the applicant with a competitive advantage over similar businesses.

Response: As stated in the response above, the angled positioning of the building in relation to the road and the mature trees along Rand Road produce a substantial visibility issue for this particular parcel that is unique to this property. A new monument sign is a contingency for At Home to join the Shopping Center and relieve the visibility complications from Rand Road. It does not create a competitive advantage to other property owners. By way of example, Floor and Décor is another big box retailer and anchor and our neighboring property, and they have their own single tenant monument sign along Palatine Road. We're requesting a similar sign for our property along Rand Road.

Standard: The variation will not alter the essential character of the locality.

Response: The proposed drawings show the sign as a replica to the Floor & Décor sign on Palatine Road and will not alter the character of the Shopping Center.

Standard: The applicant's business cannot reasonably function under the standards of this Chapter.

Response: The business cannot function as a Class A shopping center without the increased visibility that a single tenant monument sign provides. As stated above, At Home or any other Class A national or regional retailers that have toured the site would not lease the space without the increased visibility of a single tenant monument sign on Rand Road.

We are excited to engage with the Village of Arlington Heights on this request and look forward to creating another Class A Shopping Center for the community.

Sincerely,

Scott Phillips
Managing Partner

RPS Capital Investments, LLC
215 West Verne Street, Suite D
Tampa, FL 33606
www.rpscapital.com

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

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

188"(h) x 118"(w)

254"(h) x 144"(w)

54"(h) x 94"(w)

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

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

SOUTHPOINT AREA GROUND SIGNS

SIGNAGE PROOF

Client / Project Name:
RPS Capital Investment

Estimate / Order Number:
WIP 35127

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

Date Sent To Client:
2/1/22

Current Revision:
Rev6 4/6/22 dp

CLIENT TO FILL OUT

○ **Approved:**

Signature / Date

○ **Approved As Noted:**

Signature / Date

○ **Requesting Revision**

SIGNS BY TOMORROW
SIGNS & GRAPHICS NATIONWIDE

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

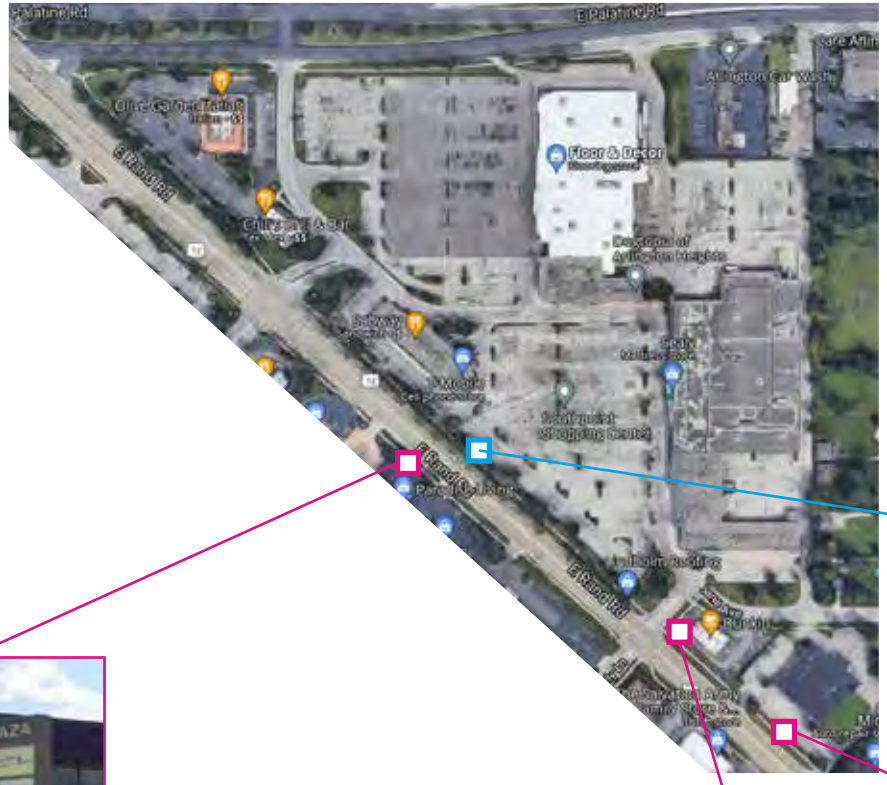
FOR INSTALLS PLEASE FILL IN INFORMATION

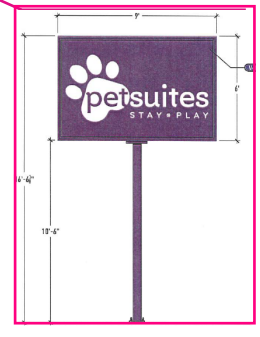
Site Address: 750 E. Rand Rd., Arlington Heights Rd

Site Contact: _____ | *Phone Numer:* _____

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

ADDITIONAL SURROUNDING AREA GROUND SIGNAGE





FOR INSTALLS PLEASE FILL IN INFORMATION

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

Site Contact: _____ | *Phone Numer:* _____

SIGNAGE PROOF

Client / Project Name:
RPS Capital Investment

Estimate / Order Number:
WIP 35127

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

Date Sent To Client:
2/1/22

Current Revision:
Rev6 4/6/22 dp

CLIENT TO FILL OUT

○ **Approved:**

_____
Signature / Date

○ **Approved As Noted:**

_____
Signature / Date

○ **Requesting Revision**

SIGNS BY TOMORROW
SIGNS & GRAPHICS NATIONWIDE

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

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

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

PAVING LEGEND

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

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

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

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

SURFACE LEGEND

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

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

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

(D) DETECTABLE WARNING PANEL

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

(F) TREE PROTECTION FENCE – TEMPORARY

PLANTING LEGEND

TREES

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

SHRUBS

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

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

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

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

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

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

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

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

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

SITE & LANDSCAPE PLAN

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

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

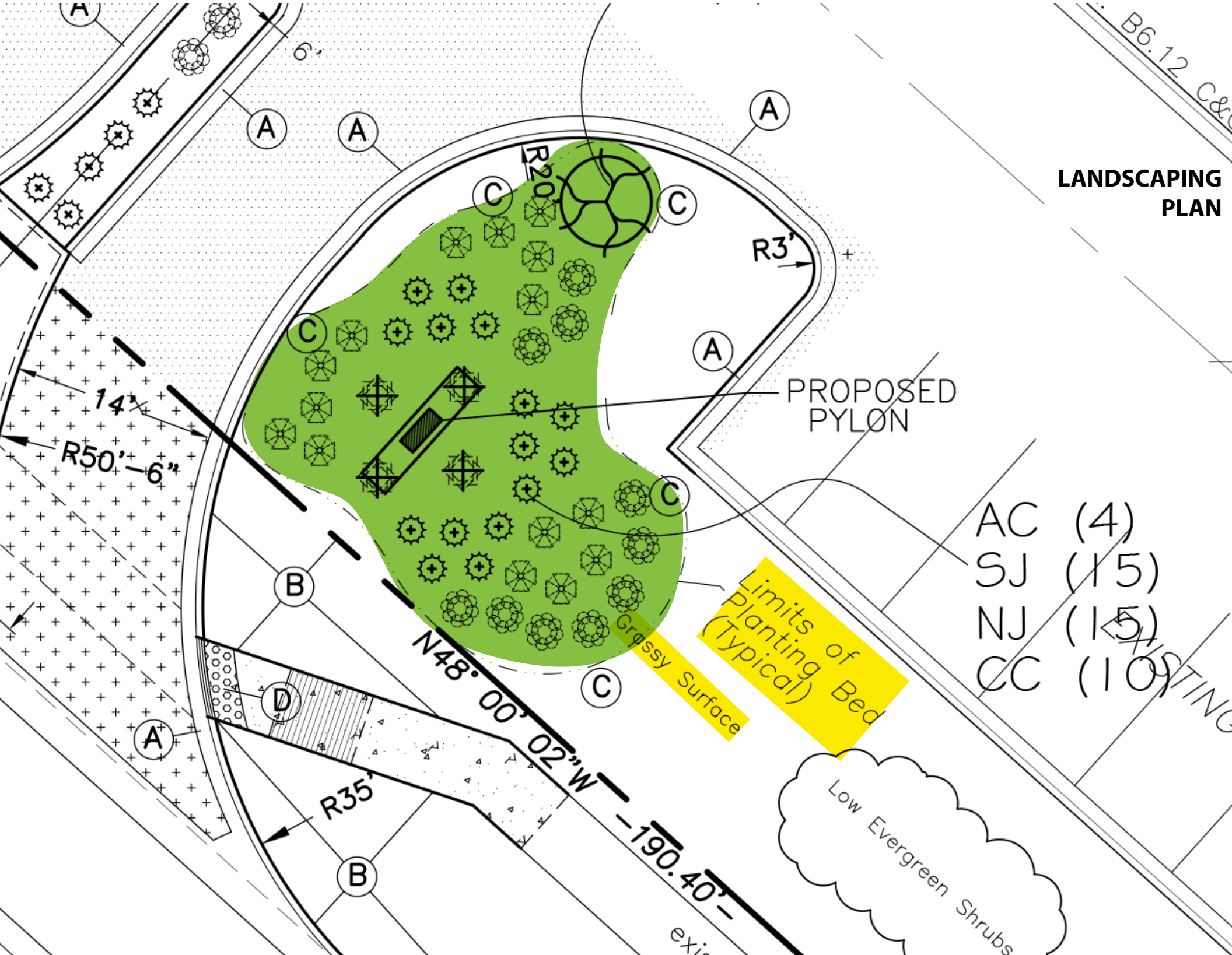
CLIFFORD J. TOBERMAN 050567 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS
EXPIRES: 11/30/21

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

Sheet No.
C-4

NJT Project No.
21-7259

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


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

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

FACE VIEW

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

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

SIGNAGE PROOF

Client / Project Name:
RPS Capital Investment

Estimate / Order Number:
WIP 35127

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

Date Sent To Client:
2/1/22

Current Revision:
Rev6 4/6/22 dp

CLIENT TO FILL OUT

○ **Approved:**

_____
Signature / Date

○ **Approved As Noted:**

_____
Signature / Date

○ **Requesting Revision**

SIGNS BY TOMORROW
SIGNS & GRAPHICS NATIONWIDE

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

FOR INSTALLS PLEASE FILL IN INFORMATION

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

Site Contact: _____ | *Phone Numer:* _____

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Approximate Location Rendering

SIGNAGE PROOF

Client / Project Name:
RPS Capital Investment

Estimate / Order Number:
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Specifications:
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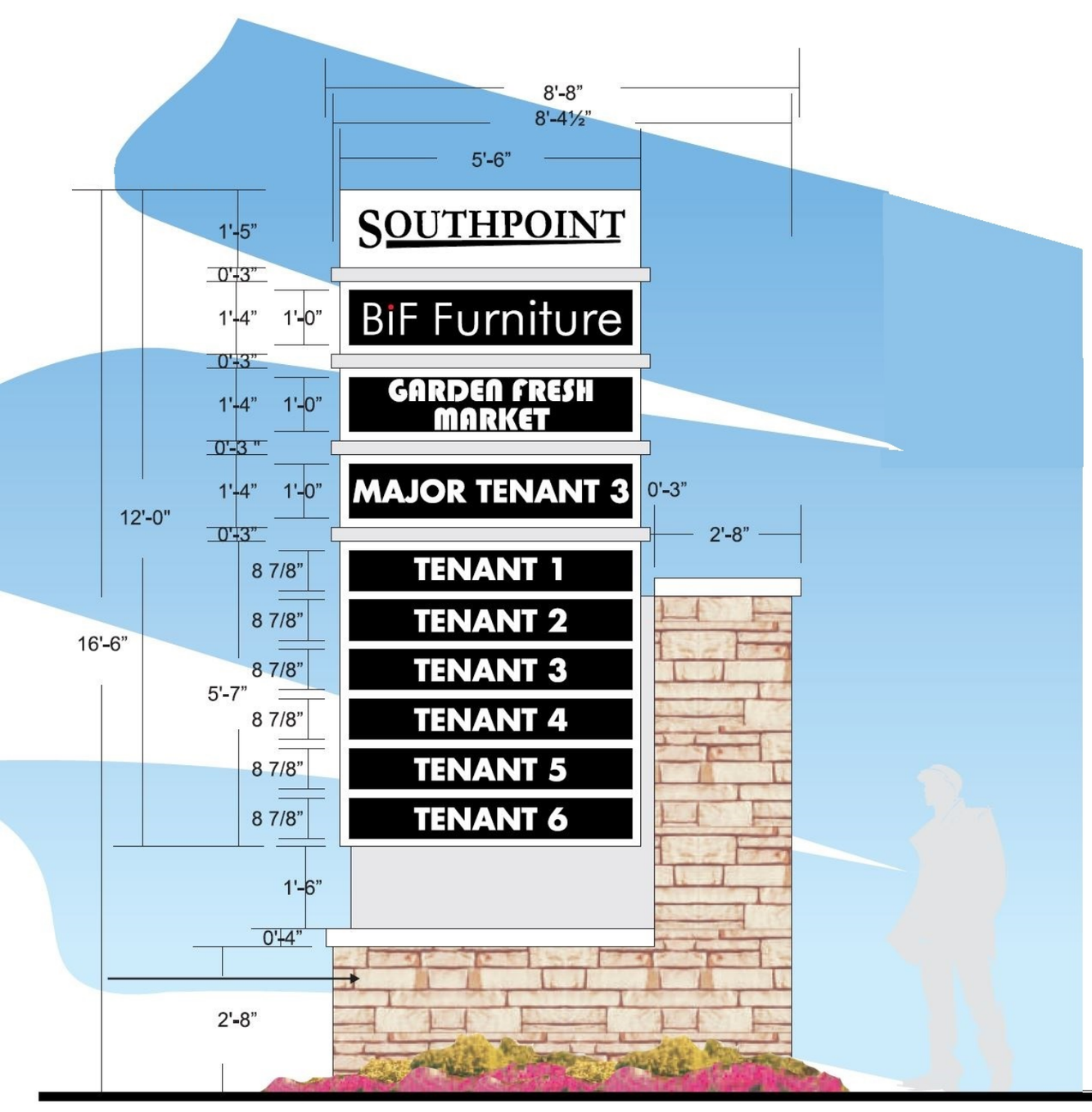

Existing Southpoint Multi-Tenant Signs

Proposed At Home Ground Sign

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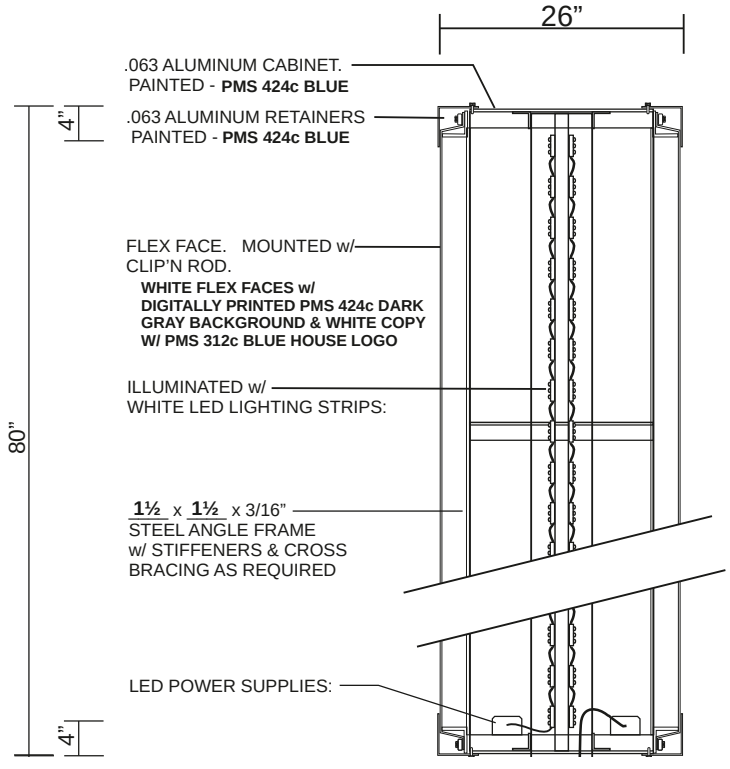

SIGNAGE PROOF

Client / Project Name:
RPS Capital Investment

Estimate / Order Number:
WIP 35127

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

Date Sent To Client:
2/1/22

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Rev6 4/6/22 dp

CLIENT TO FILL OUT

○ **Approved:**

Signature / Date

○ **Approved As Noted:**

Signature / Date

○ **Requesting Revision**

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FOR INSTALLS PLEASE FILL IN INFORMATION

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

Site Contact: _____ | *Phone Numer:* _____

1315 E. Davis Street
Arlington Heights, IL 60005
T847-255-0123, F 847-255-0183

Material List

1. Petitioner Name: Signs By Tomorrow/ Alex Looff
2. Date: 2/3/22
3. Project: RPS Capitol Investment
4. Location: 750 E. Rand Rd

Retail Building:

Signage: Internally LED Illuminated Aluminum Pylon Sign
Painted Duranodic Bronze Frame
Lexan Sign face with Translucent Vinyl Graphics

Frame Color Duranodic Bronze	Sign Face – Dark Gray Background	Sign Face Lettering White	Sign Face Logo Color: Pantone 312c

DESIGN COMMISSION PROJECT TIMELINE

Project Name: At Home
DC Number: DC:22-009
Location: 750 E. Rand Road
Requested Action: Sign Variation

	Date	# of Business Days
DC Application Submittal Date	3/3/22	
Design Commission Meeting	4/12/22	28
Village Board Meeting	5/16/22	24

Notification Requirements:

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