



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 15, 2017

8:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

IV. APPROVAL OF MINUTES

- A. Village Board 05/01/2017
- B. Committee of the Whole 05/08/2017

V. APPROVAL OF ACCOUNTS PAYABLE

- A. Warrant Register 05/15/2017

VI. RECOGNITIONS AND PRESENTATIONS

- A. Memorial Day 2017 Preview from Greg Padovani, Chairman - Veterans Memorial Committee

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 8, 2017

Election of President Pro Tem

Trustee Sidor moved, seconded by Trustee Tinaglia, that the

Committee-of-the-Whole recommend to the Village Board the Election of Trustee Carol Blackwood as President Pro Tem. The motion passed unanimously.

B. Report of the Committee-of-the-Whole Meeting of May 8, 2017

Proposed Change From a Self-Insurance Program to IRMA

Trustee Tinaglia moved, seconded by Trustee Scaletta, that the Committee-of-the-Whole recommend to the Village Board to enter into an agreement with IRMA to provide all of the Village's General Liability and Workers' Compensation Insurance needs as of June 1, 2017. This includes the establishment of a \$540,038 Village Reserve Fund at IRMA using existing reserves from the General Liability and Workers' Compensation Insurance Funds. The motion passed unanimously.

C. Report of the Committee-of-the-Whole Meeting of May 15, 2017

Consideration of recommending to the Liquor Commissioner the issuance of a Class "A" Liquor License to Shakou LLC Series Arlington Heights, dba Shakou, located at 70 N. Vail

D. Report of the Committee-of-the-Whole Meeting of May 15, 2017

Consideration of recommending to the Liquor Commissioner the issuance of a Class "E" Liquor License to Raul's Kitchen Corp., dba Raul's Kitchen, located at 2200 W. Euclide Ave. (Backstretch Kitchen)

E. Report of the Committee-of-the-Whole Meeting of May 15, 2017

Interview of Scott Rowader for Appointment to the Special Events Commission - Term Ending: 4/30/21

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. Asphalt Cold Patch 2017
- B. Police Station Pre-Cast and Structural Steel Bid Package #3B
- C. Rand Road Corridor Identification Enhancement - RFP
- D. Pavement Rejuvenation Contract
- E. Northwest Highway/Wilke Road Improvements; Construction Engineering Services Addendum No. 1
- F. 2017 MFT Street Reconstruction Program

CONSENT LEGAL

- A. A Resolution Accepting an Illinois Criminal Justice Information Authority Grant
(Victim Services Coordinator Program)
- B. An Ordinance Amending Chapter 13 of the Arlington Heights Municipal Code
(Making available a Class "A" liquor license)
- C. A Resolution Approving an Intergovernmental Agreement with the City of Rolling Meadows
(Use of Rolling Meadows' jail facility during construction of police building)
- D. A Resolution Approving an Intergovernmental Agreement with Elk Grove Village
(Use of Elk Grove Village's jail facility during construction of police building)
- E. A Resolution Approving an Intergovernmental Agreement with the Village of Buffalo Grove
(Use of Buffalo Grove's jail facility during construction of police building)
- F. A Resolution Approving an Intergovernmental Agreement with the Village of Palatine
(Use of Palatine's jail facility during construction of police building)
- G. A Resolution Approving an Intergovernmental Agreement with the Village of Mount Prospect
(Use of Mt. Prospect's jail facility during construction of police building)

CONSENT APPOINTMENTS

- A. Boards & Commissions Appointments/Reappointments

CONSENT PETITIONS AND COMMUNICATIONS

- A. Bond Waiver - Arlington Heights Historical Society

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

- A. 2214 E. Palatine Rd. Subdivision - PC#17-002
Preliminary Plat of Subdivision, Rezoning from R-1 to R-2

XIII. LEGAL

- A. Ordinance Authorizing the Village of Arlington Heights to Join the Intergovernmental Risk Management Agency
(Intergovernmental joint risk pool)
- B. A Resolution Appointing a Delegate and Alternate Delegate to the Intergovernmental Risk Management Agency
(Thomas Kuehne, Delegate and Mary Rath, Alternate Delegate)

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

XVII. ADJOURNMENT

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



Item: VB minutes 5/1/17

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
VB Minutes 5/1/17	Minutes



MINUTES

President and Board of Trustees
Village of Arlington Heights
Board Room

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

May 1, 2017

8:00 PM

I. CALL TO ORDER

- A. Oath of Office administered to Thomas W. Hayes as Village President by Village Clerk Becky Hume

Village Clerk Hume administered the Oath of Office to Thomas W. Hayes.

President Hayes thanked the residents for making the Board and Village what it is today. He thanked the residents for their contributions to the quality of life in the village of Arlington Heights. He said his goal was to move forward as a cohesive Board which votes in the way they think is the best for the community. He thanked the Board and the staff for their contributions.

- B. Oath of Office administered to Trustees Glasgow, Rosenberg, Tinaglia and Trustee-elect Richard Baldino by Village President Thomas W. Hayes

President Hayes administered the Oath of Office to Thomas Glasgow.

Trustee Glasgow said this Board shows respect for one another. He loves this Village, takes governing very seriously and cares about the community. The Board works together for what is best for Arlington Heights and he will always do his best to do the right thing.

President Hayes administered the Oath of Office to Bert Rosenberg.

Trustee Rosenberg said he has served 16 years and thanked the residents for their support. He thanked his family, Trustee Scaletta and his wife Sandy. He said he thinks we have one of the finest Villages in the State.

President Hayes administered the Oath of Office to Jim Tinaglia.

Trustee Tinaglia thanked his family. It is a lot of work campaigning and this was a family event. He expressed his gratitude to all his supporters, especially the late Mike Schroeder. He thanked Kelly and Rob at his office. He promised to make the Village better than when he got here.

President Hayes administered the Oath of Office to Richard Baldino.

Trustee Baldino thanked his family, supporters and his wife. He said it is his honor and privilege to serve as Village Trustee and he will do his very best.

II. PLEDGE OF ALLEGIANCE

- A. Presentation of the Colors by Boy Scout Troop
#32 from First Presbyterian Church

III. ROLL CALL OF MEMBERS

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

Also present were: Randy Recklaus, Robin Ward, Mark Burkland, Charles Perkins, Jim Massarelli and Becky Hume.

IV. APPROVAL OF MINUTES

- A. Village Board 4/17/2017 Approved

Trustee Carol Blackwood moved to approve. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

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

V. APPROVAL OF ACCOUNTS PAYABLE

- A. Warrant Register 4/30/17 Approved

Trustee Bert Rosenberg moved to approve the Warrant Register in the amount of \$1,707,805.15. Trustee Thomas Glasgow Seconded the Motion.

The Motion: Passed

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

VI. RECOGNITIONS AND PRESENTATIONS

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

Greg Andjeski complained that some of the pot holes on Kensington were filled after he called, but others were left. He was referring to the section between Mariano's and Prospect High School. He said there should be a pot hole guy that goes down every street to fill pot holes. He said it didn't make sense to have crews driving around and not fixing one street completely. He suggested a plan could be developed. The hydrant flushers go to every street. The Village needs a better plan so it is not wasting money.

Mr. Recklaus said the Village has 260 miles of roads to maintain. The Budget for road work was just increased by 46%. The Village has to look at all the needs and do repairs on an as needed basis focusing on the worst ones. There is limited staff so crews can't get to everything every day. The staff does its best and will try to do better. There is a plan in place and the Village is chipping away at improving the roads.

IX. OLD BUSINESS

- A. Report of the Committee-of-the-Whole Meeting Approved
of May 1, 2017

Mago Grill & Cantina - 107 & 115 W. Campbell
St.
Service of Alcohol on Public Property for
Outdoor Dining

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

The Motion: Passed

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

Abstain: Rosenberg

- B. Report of the Committee-of-the-Whole Meeting Approved
of May 1, 2017

Consideration of recommending to the Liquor
Commissioner the issuance of a Class "AA"
Liquor License to Fun Eats and Drinks, LLC, dba

Fox & Hound #65060, located at 910-918 W.
Dundee Road, Suites A01-A03.

Trustee Robin LaBedz moved to approve. Trustee Mike Sidor Seconded the Motion.

The Motion: Passed

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

Abstain: Rosenberg

X. CONSENT AGENDA

CONSENT OLD BUSINESS

CONSENT APPROVAL OF BIDS

A. 2017 Resurfacing Program Approved

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

The Motion: Passed

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

CONSENT LEGAL

A. A Resolution Approving a License Agreement with Egg Harbor Cafe III, Inc. (Egg Harbor Cafe, 140 E. Wing street, use of public sidewalk as outdoor eating area) Approved

Trustee Robin LaBedz moved to approve R17-014/A17-031. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

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

CONSENT REPORT OF THE VILLAGE MANAGER

A. Settlement - Workers' Compensation Claim - Approved

O'Rourke

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

The Motion: Passed

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

- B. Destruction of Closed Session Recordings from Approved
the meetings of 4/20/15, 5/4/15, 5/11/15,
5/26/15, 7/6/15, 8/3/15 and 9/21/15.

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

The Motion: Passed

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

CONSENT APPOINTMENTS

- A. Boards & Commissions Reappointments Approved

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

The Motion: Passed

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

Abstain: Glasgow

CONSENT PETITIONS AND COMMUNICATIONS

- A. Permit Fee Waiver - Arlington Heights Memorial Library Approved

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

The Motion: Passed

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

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

XIII. LEGAL

- A. A Resolution Approving a License Agreement with Mago AH LLC (Mago Grill and Cantina, 107 and 115 W. Campbell Street, use of public sidewalk as outdoor eating area) Approved

Trustee Robin LaBedz moved to approve R R17-015/A17-032. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

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

- B. An Ordinance Amending Chapter 7 of the Arlington Heights Municipal Code (Article added - Article XIV, Conflicts with Certain Home Rule County Ordinances - minimum hourly wages and paid sick leave) Approved

Mr. Recklaus said the Board is looking at whether or not the Village should opt out of the Cook County Ordinances increasing the minimum wage and providing for paid sick time. As this is a philosophical issue versus an operational one, there is no staff recommendation. Home rule authorities can opt out at any time after the County's Ordinance goes into effect. If the Village were to opt out, it is still subject to State and Federal wage laws. Local governments are not included in this legislation, nor are people under the age of 18. The Ordinance requires businesses which receive 6b tax incentives pay the County wage even if their communities opt out. The State of Illinois is currently discussing a statewide minimum wage ordinance at this time. It is not known if it will pass. A 2014 non-binding referenda question was on the ballot and 67% of Arlington Heights residents in Elk Grove and Wheeling Townships supported the statewide minimum wage increase. Mr. Recklaus listed the communities which have opted out already which include Mt. Prospect, Schaumburg, Wheeling and Rolling Meadows.

Many people were in attendance and chose to speak on the issue. The speakers in favor of the Cook County Ordinances were: Mark Michaels, Keith Moens, Ryan Danzinger, Dawn Frenzel, Andrea Johnson, Ann

Gillespie, Angie Hamada, Pedro Zamarripa, Robert Hollenbach, Peg Lane, Sarah Fischer, Bill Slankard, Sue Walton, Joseph Perksy, Erik Varela speaking for Cook County President Toni Preckwinkle, William Warfield, Cook County Clerk David Orr, Joseph Plata, George Motto, James Glimco, Fr. Corey Brost, Lisa Doty, Anand Sandhiniti, Nancy Angelopoulos, Gillian Petrick, and Allison Anderson. Their reasons for not opting out were:

- Research demonstrates that small business won't close.
- If people are paid more, they will spend more in the community.
- Care givers and child care workers are affected.
- Poor employment conditions impact all resident's lifestyles and living conditions.
- The Arlington Economic Alliance is not objective and a commission that considers both worker and business interests should weigh in.
- Financial security is the very basis of life, students are greatly impacted and often are working to help their family pay bills and put food on the table.
- Minimum Wage has not kept up with the cost of living.
- People skip medications and appointments which leads to higher medical costs.
- Productivity is higher when the workforce is healthy.
- Board members should vote in a manner reflecting the referendum outcome.
- Board members should listen to the voices of their constituents.
- 19,000 families in the Village are living on less than \$25,000 a year.
- More people will spend money in the Village if it opts in as people will choose to spend their money in a Village where wages are respectable.
- Single moms are typically minimum wage earners and a vote against an increase is a vote against a living wage.
- Evidenced based research shows that employees spend money where they live and work, improving the economy.
- Racetrack employees struggle on minimum wage.
- Employers often refuse to provide increases.
- Employees have to work multiple jobs and miss time with their families.
- Employers will save money as turnover would diminish.
- The current wages are starvation wages. If you work 60 hours a week at the current minimum wage you earn \$25,000 a year.
- Seniors must choose between eating and medication.
- These laws do not apply to those under 18 years of age.
- Those on minimum wage cannot afford healthcare or transportation.
- If a business cannot support living wages, it should not be in business.
- Low paid citizens are forced to seek subsidies which increase taxes.
- Families in the lowest 10% of earning have gone from no wealth to \$2,000 in debt in the past 50 years.
- Ideology from the 1920's is not the science of the 21st century and the old ways of thinking do not hold up.
- Higher minimum wages raise the level of worker productivity.

- Evidence shows that increased wages do not affect prices or profits.
- Support a strong and healthy work force to increase economic development by cooperating with the County.
- Stand up for workers, do not let fears of theories persuade you.
- 75% of Arlington Heights voters supported the sick leave policy and 65% supported the minimum wage increase.
- Sick time should not even need to be discussed; it is a basic human right.
- Increased income would not be disposable; it would be used for food, medicine and transportation.
- Senior care will suffer as there is only one qualified caregiver for every 17 seniors.
- Poverty is rampant and the current business model is not working.
- Vote as your residents have already voted and represent them.
- Be a moral leader and serve those less fortunate.
- The traditions and values of Arlington Heights set it apart.
- Laws are put in place to protect those who cannot fight for themselves.
- The people this would help are those who ride their bikes to work in the pouring rain. They have to go to work sick, listen to your heart.
- Day care workers are minimum wage workers with no time off and are exposed to illnesses every day. They then expose the children to illness because they must go to work sick.
- The increase would be gradual, equaling a couple hundred dollars per person for the first year and \$160 increases for the following years. The money will be spent helping single mothers get out of poverty.
- It is shameful that an affluent area is opting out of paying a decent wage.

Those speaking for opting out were: Al Panico, Steve Rauschenberger, Brian Block and Jon Ridler. Their reasons for supporting opting out were:

- Businesses are already over regulated in Illinois.
- Cook County does not have the standing to enact these laws.
- Villages should focus on law enforcement, fire safety and roads which are their primary responsibilities.
- The Federal and State governments are the appropriate agencies to address minimum wage and sick leave issues. Adding Cook County as a regulator is a mistake.
- Small businesses cannot add dollars like bigger companies can. People don't stay if they are not well paid, let the businesses do what is right without regulation.
- The employment situation will be messed up if it is not State wide or nationwide.
- 84% of the local businesses want the Village to opt out.
- 67% of the local businesses pay more than the minimum wage.
- Commercial properties are taxed 2.5% more than residential properties and there are a lot of mandates on businesses that are not on residents.
- It's an unfair ordinance to the community and small businesses.

- Businesses which already pay more will lose their hiring advantage.

President Hayes clarified that the stated purpose of the Arlington Economic Alliance is to provide recommendations to the Board. They are charged with advising and recommending programs and policies to the Village.

President Hayes said the Board has worked hard to make sure that any and all could weigh in. There has been testimony over three meetings and many emails and phone calls from community have been received. Typically the Board tackles issues regarding police, fire and public works. He said he believes everyone's goals are the same; to make sure our workers have a living wage. There are different ways of achieving that goal. The referendum that was taken in 2014, asked whether or not the minimum wage should be increased in the State. It did not ask if the Village Board should increase the minimum wage in Arlington Heights. He said he believes that this issue rests with a larger governmental body than this municipality or Cook County. It should be decided by the State or Federal Government. He said he was very sympathetic to the arguments tonight and has an immediate family member that works many jobs at minimum wage to make ends meet. Businesses are entitled to uniformity so they know what to expect and to have a patchwork of laws is anti-business and not the right way to go about achieving our common goal. Our businesses would be at a disadvantage. Only 27 lower governments at the local or municipal levels have passed a minimum wage law. He said he believes that business should run as they see fit and local government should not interfere with their rights. Arlington Heights businesses do pay a living wage and provide sick leave and it is a point of pride.

Trustee Glasgow said he gives his employees all the sick time they need. The referenda was statewide and not local. He said he understands the social justice issue. He said he has to take into consideration the fact that Illinois' population is dropping. Illinois is one of the worst states to do business in. The County does not have the expertise to formulate this legislation. The Village is surrounded by communities who have opted out. He said he didn't want to put more pressure on businesses. This is a state issue and better regulated on that platform. Some business owners did not want to come forward so they would not be pilloried in the public forum. People should not be shouted down or talked over. We should be able to talk to one another. He said he was concerned that people were worried about coming forward because of negative repercussions. He questioned if the County has the legal authority to do what it wants to do with the sick leave ordinance. He said he did not think this Ordinance was fair to everyone.

Trustee Sidor said after reading two dozen research articles there was no evidence that there was anything detrimental to small businesses. Homeless people are coming into the public buildings when they are open longer. The residents put the Board up on the dais. The residents have told us what they want Arlington Heights to be. No one can live on \$8.25 in the

Northwest Suburbs. He said he will vote no to opt out.

Trustee LaBedz said this is the most difficult issue she has faced on this Board. She said she believes it would be best passed at the State or Federal level, but doesn't see that anything will happen anytime soon. These ordinances are not perfect, but perfect can't be the enemy of the good. She said she can't wait for the State or Federal government to act. She will vote against opting out.

Trustee Blackwood said as the Past President of the Chamber of Commerce she doesn't like government telling business owners what to do. Businesses that are successful create jobs with fair wages. She said she has to consider what is being presented to her, and what is being presented is fair. The median income of the Village is \$74,700. The proposed ordinance brings people to \$27,000 a year. The community was clear on their opinion. She said she agrees with the Mayor and Trustee Glasgow that this is imperfect, but it is the only option before her. She said she will vote for not opting out.

Trustee Tinaglia said his business was hit hard by the recession and went from 14 employees to 3. He said it is not easy to stay afloat in a competitive market. He said his children are in the workforce, and one is working 3 jobs just to survive. He said this is a philosophical issue. We choose to regulate or over regulate locally or we allow/encourage the larger powers to do their job. This is one the State should tackle and not dump on the 9 of us and the other communities. When a government agency tells business owners to increase their rates and at the same time doesn't include government agencies in the same requirement, it is not fair. It doesn't make any sense. How do you tell some people this is right but not have it apply to all businesses? He said he accepts that residents voted for him, but his philosophical position is that it is not fair unless it is fair for all of Arlington Heights. He said he agrees that there are people who are underpaid, and pledged to be part of any kind of group or program to help find a way to help the people who need help.

Trustee Scaletta said he personally voted yes to increase the minimum wage knowing it would be a statewide issue. He said Arlington Heights is an island bordered by 7 other suburbs. This puts our business community at an unfair advantage. When the City of Chicago increased its minimum wage, employers cut hours and employees. The Village operating budget relies on sales tax and real estate taxes. It's not just as simple as raise your prices because people can shop in any of the other 7 communities. He said he was concerned about the jobs and businesses in the Village. His philosophy is to be fair and equitable to residents and businesses alike. The State or Federal governments need to act, a county by county answer is not appropriate.

Trustee Rosenberg said he was sympathetic to the cause, and doesn't disagree with an increase. The vote was a State referendum, not a local

one. He said residents should take this passion to the State legislature to pass a law. The County continues to try to micro manage the suburbs and passes ordinances that they feel are proper. A new soda tax is coming and there will be tax on the tax. This is the way the County does it. This is a State issue. He said he will vote to opt out.

Trustee Baldino said that he agrees that this should be a Federal or State issue. The decision has fallen to the Village Board tonight. All people know the cost of hiring and training new employees. Retention is a good thing. This is a philosophical issue and he will vote to not opt out.

Trustee Sidor said there are things that could be done in the Village quickly that are 100% under the Board's purview to help businesses. Ordinances for signs, electrical codes and building codes vary from community to community. If you work in every other community, they are all different. He said having a different pay scale would not put the Village at a disadvantage. He said the Village would attract businesses that put their employees first. He said he didn't think there would be a giant exodus of businesses leaving.

President Hayes said each Trustee is making a vote that they think is the best for this community. They have a common goal but there are different ways of getting there.

Trustee Thomas Glasgow moved to approve. Trustee Jim Tinaglia
Seconded the Motion.
The Motion: Passed
Ayes: Glasgow, Hayes, Rosenberg, Scaletta, Tinaglia
Nays: Baldino, Blackwood, LaBedz, Sidor

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

The Community Bike Ride is Saturday, May 13th at North School Park at 9 am. Registration is at 8 a.m.

XVII. ADJOURNMENT

Trustee Robin LaBedz moved to adjourn at 10:46 p.m.. Trustee Jim Tinaglia Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia



Item: Committee of the Whole 5 8 17

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Committee of the Whole 5 8 17	Minutes

MINUTES
Committee of the Whole Meeting
May 8, 2017
Board Room, Village Hall
33 S. Arlington Heights Road, Arlington Heights, IL 60005

I. CALL TO ORDER

President Hayes called the meeting to order at 7:30 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

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

Trustees Baldino and Glasgow were absent.

Also in attendance were: Randy Recklaus, Tom Kuehne, Ken Koeppen, Tom Kuehne, Becky Hume, Margo Ely from IRMA and Peter Wright of Wright Benefit Strategies.

IV. NEW BUSINESS

A. Election of President Pro Tem

Trustee Sidor moved, seconded by Trustee Tinaglia, that the Committee-of-the-Whole recommend to the Village Board the Election of Trustee Carol Blackwood as President Pro Tem. The motion passed unanimously.

B. Proposed Change from a Self-Insurance Program to IRMA

Mr. Kuehne explained the IRMA program outlined in Exhibit A. IMRA pools risks with multiple communities therefore taking away the highs and lows of insurance claims. The Village could save approximately \$340,000 a year or 12% in total insurance costs by moving to IRMA. IRMA's plan includes a self-insurance component, but at a much lower deductible of \$100,000 per claim. IRMA offers cyber security and terrorism coverage at no extra cost.

Ms. Ward said that the Board would no longer need to give formal approval for workers' compensation cases that need to be settled. If the Board would like to be part of settlement conversations, a discussion could be called and the Board can disagree with a proposed settlement.

Mr. Recklaus said in his previous workplaces IRMA was used. He said their program created a collaborative environment and was a positive experience. IMRA adds value by offering a forum for discussing risk management in a global community. Mr. Kuehne said the numbers speak for themselves; there is a cost reduction and reduced liability for the Board. The biggest change is that some of the Board's independence is removed.

Trustee Rosenberg asked if there would be a staff cost savings. Mr. Kuehne said no. Staff will take part in IMRA meetings and be part of their committees. Kelly Livingston's time will be used more judiciously in the future. She has had to do more follow-up and HR is already stretched.

Trustee Rosenberg asked why the \$100,000 level was chosen. Mr. Kuehne said he chose that number so the Village would be in a less risky position. This level could be increased later. Trustee Rosenberg asked if there was a recommended level. Margo Ely, Executive Director of IRMA said about half of the municipalities are at a deductible higher than a \$2,500 deductible. IMRA is encouraging moving to higher deductibles. Arlington Heights would be the third member at \$100,000 and no one is higher. Trustee Rosenberg asked if this is the correct level based on previous claims. Ms. Ely said she agreed with Mr. Kuehne that the Village can move higher in the future. IRMA will give an analysis of where the Village would have been if it was at a different deductible each year. Money in reserves with IMRA will grow as they have an aggressive investment strategy. They earned 8% on their investments in 2016.

Trustee Rosenberg asked how existing claims will be handled. Ms. Ely said they have provided a tail coverage for claims made until 2019. Then, it's all occurrence based. There will be no gap in coverage. Gallagher Basset will handle claims that occur or have occurred up until the switch is made.

Trustee Rosenberg asked if the cyber coverage is sufficient. Mr. Kuehne said he will continue to monitor this. If it needs to be raised, the issue would go to the IRMA Executive Committee. Mr. Kuehne said going from nothing to something is better. Mr. Wright said IRMA is different from commercial insurance because it is an agreement of self-insurance amongst members. Commercial insurance is different as it defines exclusions and sets limits. IRMA's property coverage covers cyber but doesn't have a separate limit that is a scheduled loss. With IRMA there is a \$250 million property limit for each member. Right now the Village has \$219 million. There will be an inventory taken and an insurance agreement will insure up to the amount necessary. The two structures treat communications property differently.

Trustee Scaletta said he liked the lower cost, improved service and quality. He liked the addition of a nurse. He asked what the process for settlement is and how will the Board be notified?

Ms. Ward said a memo explaining each case will still be created giving the Board the opportunity to discuss or not. If there are concerns, the Board can express them to staff and IRMA can be informed of the differing considerations. Closed Sessions could still happen, but are no longer a requirement.

Trustee Scaletta said he wants to be aware of what is going on without complicating the system. He would like opportunity to discuss if necessary and have 10 days' notice so that if the Board wanted to discuss a settlement they would have the opportunity.

Trustee Scaletta asked if it was cost effective to cancel the General Liability Policy considering the 10% penalty. Mr. Kuehne said more money would be saved by doing so than leaving the policy in place.

Trustee Scaletta asked what the plan is for the savings. Mr. Kuehne said money would go to the General Fund. Sources for this fund, like sales and income taxes, are leveling off. This would be an expense savings to help support his fund. Trustee Scaletta said he would like the money to go toward pensions. Mr. Kuehne said the pensions are levied at a little higher level than what is required.

Trustee Scaletta asked what happens if a member is misbehaving. Ms. Levy said members can be asked to leave. Prior to that they receive training and strong prevention measures are taken if there is not cooperation; the fiduciary responsibility is to the pool. Each member has a seat on the board and removal would go to full board for a vote.

Trustee LaBedz said she liked the idea of the vendor having a case manager assigned to a workers' comp claim. As the largest member, she asked what is the Village's burden or risk. Mr. Recklaus said Tinley Park is the next largest, then Hanover Park and Northbrook. Because of the Village's size, it will be the largest in any group it joins. Mr. Wright said there is a sharing formula. Arlington Heights' losses are a little higher than what IRMA would expect so there is a 6% adjustment to the Village's price. This percentage will be adjusted each year. The Village would be joining to share risk, and is only responsible for the first \$100,000 of each claim. All members share the largest unpredictable risks together. When losses get high, the price will go up. If a member has a great year, the price might not drop. They balance one another out. The contribution formula has been heavily studied. Based on these studies, the pool charges you based on a percentage of revenue. In good years you assume costs for others, in bad years you are not charged with very high claims, the prices will be smoothed out. Trustee LaBedz said the predictability is the beauty part. Mr. Kuehne or Ms. Rath will be the representative to IRMA.

Trustee Tinaglia said he liked it that it saves the Village money and reduces risk and the Village is plugged into professionals who do this for municipalities with this specialization. He said he thought it seemed easier to administer.

Mr. Recklaus said in a self-funded system, you have to drop everything to get the process together. It's unpredictable and has to be addressed immediately. This way, staff will still be putting time in, but it will be more manageable. The IRMA board is made up of municipalities. Their job is to keep all the municipalities happy. There are not a lot of appeals and there are values built into the decision making. Mr. Kuehne said there will be an account with IRMA to pay out claims under \$100,000.

Trustee Blackwood asked if the Village's claims are higher than what would be expected. Mr. Wright said the Village has generally low liability and property claims but a high amount of workers' compensation claims which are the most expensive and have difficult risk predictability. IRMA's safety training is an advantage. Their watch list criteria are very effective. They look at this very closely and train to address losses.

Trustee Scaletta said he wants a memo on every single claim that will be paid and to have it called out on the warrant register. He wants to be notified of settlements a few weeks in advance and for there to be a process developed so the Board knows where the money is going and looking at it the same way in payables.

President Hayes said he too would like details on each settlement. Ms. Ward said a memo will still be made for each potential settlement to ensure their oversight is still a priority.

Trustee Tinaglia moved, seconded by Trustee Scaletta, that the Committee-of-the-Whole recommend to the Village Board to enter into an agreement with IRMA to provide all of the Village's General

Liability and Workers' Compensation Insurance needs as of June 1, 2017. This includes the establishment of a \$540,038 Village Reserve Fund at IRMA using existing reserves from the General Liability and Workers' Compensation Insurance Funds. The motion passed unanimously.

DEPARTMENT REPORTS

Mr. Recklaus said strategic thinking requires a broad view. The division of labor requires trust on both sides. The Village Board is responsible to set policy so needs to understand the nature of the staff's work. Staff needs to understand the Board's values as an agent of the Board. The process is set up so the Board can assess and gather information, set goals, plan tasks, assess resources, assign resources and then have the work done.

C. Departmental Status Report – Finance

Mr. Kuehne summarized his memo of April 28, 2017 (Exhibit B). He highlighted the use of the dividend of prior year sales and income tax increases toward improved capital infrastructure funding levels. Sales and income tax revenues are leveling off. There is potential for upward pressure on property taxes versus reductions.

Paymentus, the online payment software company, has had delivery delays so the Department is looking at another contractor. An independent valuation of Village assets will be included with the move to IRMA and save \$26,000.

President Hayes asked if when the fee structure for commuters is revised, will there be a way to pay by app. Mr. Kuehne said the Parking Committee is responsible for this issue. The fees will be increased separately from the delivery of fees. Mr. Recklaus said these two issues will not be addressed in the same time frame. He said there may be some rethinking of how the Village manages parking, which is a broader policy project. This will come before the Board in the next year or so.

Trustee Scaletta said the parking deficits began happening over a year ago and he would like something done sooner rather than later. Trustee Scaletta asked if sales numbers were flat for any other reason than internet impact. Mr. Kuehne said there have been increases after the recession and sales are coming back to where they were, also another car dealer was added. Now, the Village is at a basic level which just increases for inflation. Mr. Recklaus said this is not only local; it is a broader metropolitan issue. It is a challenge to fill retail spaces and infilling big box stores is a challenge everywhere. Trustee Scaletta asked why on the Income Tax History chart, 2004 income taxes were so low. Mr. Kuehne said the State legislation changed, giving additional benefits for police and fire pensions. The following years the Village had to increase property taxes to recover.

Trustee LaBedz said she was concerned about the loss of retail. Mr. Kuehne said Amazon is subject to some State taxes now. The Marketplace Fairness Act needs to be in place to level the playing field. Trustee LaBedz observed that there is a trend toward buying less in younger generations. Mr. Recklaus

said regardless of revenues, the goal is to make sure commercial business spaces are filled and successful. Staff is looking to allow more experienced based uses.

Trustee Blackwood asked if there was an increase in service businesses. These are not taxed. Mr. Kuehne said that may change when Illinois tries to balance its budget.

Trustee Scaletta said there is no way to track service business through sales. Online sales tax would go to where items are delivered with internet sales. He noted that people like to have things shipped to their offices, if the Village has any influence, perhaps the taxes could go to where the credit card is billed.

Trustee Rosenberg said the soonest the bond debt can be retired is in a few years. He asked how this will affect the storm water projects. Mr. Kuehne explained that the Storm Water Utility Fee can be used to bridge this gap for funding. Another bond issue can then be issued when the current bond debt is retired. This will come back to the Board in September. The fee being considered is \$6.25 a month for residential properties. Trustee Rosenberg said if Amazon has a retail site in Illinois, they should be paying taxes. He asked if there was a contingency plan with the State regarding the budget crisis. Mr. Kuehne said he continually reassess this issue. He said he is keeping the powder dry so the Village has firepower when it is needed.

Trustee Sidor asked what options the Village has since revenues were leveling off. He asked if a real estate transfer tax was possible. Mr. Recklaus said the Village would have to hold a referendum to institute a transfer tax and not many communities have been successful in getting one passed. Mr. Kuehne said the possibilities were: a home rule sales tax, or increasing fines and fees.

Trustee LaBedz asked why income tax levels were levelling. Mr. Kuehne said a minimum wage increase would help and people are not getting large wage increases. It is also because of the age of our residents, many seniors are on fixed incomes.

D. Department Status Update – Fire

Chief Koeppen summarized his Annual Department Report (exhibit C). He said the Department is now fully staffed and the busiest and most effective in the area.

President Hayes asked why the Village has the most number of calls in the area and how can they be reduced. Chief Koeppen said the number of calls is because of the large number of nursing homes, care facilities and care centers. As those increase, the number of calls goes up. Also as the age of the community increases calls go up.

Trustee Sidor asked what qualifies as “other” in the call detail. Division Chief Tamosaitis said calls where the issue was not specific like “not feeling well”, where the caller can’t describe a specific problem would go into the “other” category. The categories are narrow, so if the resident doesn’t fall into one, they go into “other.” Trustee Sidor asked why the behavioral/psychiatric category was increasing. D.C. Tamosaitis said it was because responders are better educated regarding behaviors so it is a result of improved assessment.

Trustee Rosenberg said 70% of calls are to people over 60 years old. He asked if the engines that are paramedic equipped are staffed appropriately. Chief Koeppen said in June they will be. Since January, they have been paramedic staffed every day but one. If an ambulance is on a call, the Department now has a vehicle that has paramedic capabilities, so responders can start immediately and not wait for an ambulance. Trustee Rosenberg asked if the Department could look for grants for more power cots. Chief Koeppen said the Board has approved three power cots and he has held off on purchasing them to see if money from IRMA is available. Trustee Rosenberg asked if there was there anything else the Board can do for the Fire Department. The answer was no.

Trustee Tinaglia said the Fire Department is a model leader and example for community. He noted the ISO # 1 rating is in the top one third of 1%. Recertification happens every 4 years.

Trustee Scaletta congratulated the Department after losing the ISO rating for doubling down and proving that they should have had the rating all along.

Mr. Recklaus said the Department makes it look easy. What goes on when no one is looking is what makes them what they are. They work through all the challenges and it is not easy.

E. Department Status Report – Legal

Ms. Ward summarized the roles of the Department: administrative, research, advice, contract drafting and review, FOIA compliance and collective bargaining. The Department provides legislative updates on changes to State and Federal laws, drafts ordinances and resolutions and maintains/updates the Village Code. Ms. Ward oversees all litigation and outside counsel, manages subpoenas and provides guidance for liquor hearings and the Electoral board.

Trustee Tinaglia asked what can be done with FOIA requests. Ms. Ward said the Village does a good job providing information on the website. The kinds of requests that come through are for information the Village is unable to put on the website. She said she doesn't see a way for the requests to go away. It is the cost of doing business as a Village and required by State law. State law prohibits there being a fee associated with it. As more people become familiar with FOIA, more requests come.

Trustee Tinaglia asked if the Ale House complicated Ms. Ward's job regarding the Metropolis Condo Board. Ms. Ward said yes, it is now more difficult and complicated. The Mago expansion occurred at the same time and these two businesses have changed how the building works. They have created challenges to the use of the space and accessibility. A lot has arisen in the past 6 months that wasn't there before. 90% of initial issues come to her and she can sometimes farm them out.

Trustee Scaletta said Metropolis is important to Village, so Ms. Ward's responsibility to it helps protect the Village's investment. FOIAs are important for transparency and it is good for the Village to be transparent. He asked when the new website will be online. Mr. Recklaus said sometime this summer.

Trustee Sidor asked why no one enforces half of what is on the books. Ms. Ward said a lot of enforcement is on a complaint basis. She said it is like trying to stop all speeding cars. Staff can't possibly

enforce every condition of the Code. Issues are tackled on a periodic basis. He said he would like a health inspector to be at restaurants in the evenings sometimes.

Mr. Recklaus said there are a lot of process improvements in the Legal Department. They don't make a lot, but they make a lot better. The Department contributes to a lot of projects and keeps the Village on the straight and narrow.

V. OTHER BUSINESS

VI. ADJOURNEMENT

Trustee LaBedz moved to adjourn at 9:53 p.m. Trustee Scaletta seconded the motion. The motion carried unanimously.



Item: PROPOSED CHANGE FROM A SELF-INSURANCE PROGRAM TO IRMA

Department: Finance

Since September 2016 Finance, Human Resources, and Legal Staff have been working on a cost/benefit comparison of maintaining our current self-insurance program versus joining the Intergovernmental Risk Management Association (IRMA). The combined annual cost budgeted for the Village's General Liability and Workers' Compensation insurance program is nearly \$2.8 million per year including personal services and contractual costs. To help the Village administer these coverages over the years, the Village has worked with an insurance broker, Rich Stokluska from A. J. Gallagher, partnered with the High Level Excess Liability Pool (HELP), and worked with our Third-Party Administrator (TPA) Gallagher-Bassett (GB).

Four years ago the Village solicited Requests for Proposals for our TPA service. After reviewing the proposals from other TPAs, the Village decided to stay with GB for another three year term. However, the Village has continued to experience some concerns about the number of changes in GB's Account Manager and changes in our Claims Managers, both of which have resulted in some inconsistent service. In addition, Village Staff has had to push GB to follow-up on a number of our workers' compensation claims. GB is paid about \$75,000 per year to handle workers' compensation claims and about \$21,000 for general liability claims. This three-year contract expires on 4/30/17, but it has been extended for one month while the Village worked to complete our overall insurance analysis.

The Village's insurance program represents a significant cost and is reviewed from time to time. Under our existing self-insurance program, the Village has benefitted during low claims years, but has experienced significant charges during high claims years which have occasionally required infusions of cash into our insurance funds. IRMA offers an alternative program where local communities pool their risk under an insurance pool that specializes in this risk environment. IRMA is comprised of 69 public entities and Arlington Heights would be its largest member. The theory behind pooling is that the annual insurance cost for member communities will be more predictable from year to year as high and low claim years are smoothed out across the pool. With this in mind, Staff held numerous meetings with IRMA representatives to gain a detailed understanding of IRMA's plan.

To completely compare the two insurance options required more specialized knowledge of the insurance field. The Village subsequently retained Wright Benefit Strategies to prepare a formal review of the costs and coverages of our current insurance program and compare it to the pooled risk plan offered by IRMA. Peter Wright completed this review and his recommendation is set forth in the attached **Executive Summary of Commercial Insurance and Pool Strategies**. A separate **Risk Pooling Proposal from IRMA** is also attached. By using actual claims data for the prior five years and insurance coverage information provided by A. J. Gallagher and IRMA, Mr. Wright's analysis outlines the following basic conclusions:

- On an average claims year basis, the Village could save approximately \$230,000 or about 9% per year in total insurance costs by moving to IRMA.
- IRMA's plan includes a self-insured component, but at a much lower deductible of \$100,000 per claim. The Village's current self-insured retention (SIR) levels are \$750,000 for Workers' Compensation and \$1 million for General Liability claims.
- IRMA offers cyber security and terrorism coverages at no extra cost.

Mr. Wright recommends that the Village join IRMA.

IRMA offers some opportunities that are not available from GB. One is that the Village would be eligible for IRMA grants that would cover a portion of the cost for the new power cots being installed in the Village's ambulances. On the Workers' Compensation claims side, IRMA assigns a Nurse Case Manager to all claims where an employee is missing work. The nurse frequently attends medical appointments, monitors treatment and progress and makes recommendations to ensure the injured worker returns to work as fast as possible. The Village will receive emails from the nurses after every appointment to make sure the Village is aware of the status of all of our injured workers. GB generally assigns a Nurse Case Manager only to the bigger claims. It is anticipated that IRMA will be more aggressive in following up on employee's appointments and treatments in an effort to get our employees back to work sooner. In addition, IRMA offers a number of training opportunities aimed at preventing and reducing losses, and has a well-tenured and experienced claims administration staff, with an average tenure of 13 years.

Many of the other day-to-day insurance processes that Staff currently completes would remain essentially the same under IRMA's insurance program. However, one of the more substantive process changes that would occur with a move to IRMA relates to settlements – both lawsuits and workers' compensation cases. Currently, because the Village is self-insured, final settlement authority resides with the Village, up to the Village's SIR level. Accordingly, the current practice is that settlements over \$20,000 (the Village Manager's authority) are submitted to the Village Board for approval, first in Closed Session, followed by formal approval at a Village Board meeting. IRMA operates more like a traditional insurance provider – settlement authority ultimately resides with IRMA. The

Village Board would not be required to approve any such settlement.

Village Staff will have input into the settlement discussions but the final approval of all settlements rests with IRMA. The IRMA Bylaws provide a procedure in which the Village has a right to object to a settlement recommendation; the issue would then be decided by a committee of IRMA members. However, should the Village wish to pursue a claim that IRMA has chosen to settle, the Village can do so at its own expense. There are some IRMA member communities who still take proposed settlements to their Boards in Closed Session to obtain the Board's opinion on a settlement, but there are many others who do not. According to IRMA's Executive Director, there have been very few appeals.

RECOMMENDATION: Enter into an agreement with IRMA to provide all of the Village's General Liability and Workers' Compensation insurance needs as of 6/1/17.

Due to contractual obligations, the Village's high level liability coverage through HELP will continue through 4/30/18, and the Village's existing Workers' Compensation policy would remain in place through 12/31/17. The existing General Liability policy would be cancelled as of 6/1/17 with a 10% penalty on the unearned premium or approximately \$12,500, and IRMA would take over the claims administration duties for new claims as of this date. IRMA's fee for 2017 would be prorated for the inception date and would include deductions for the temporary continuation of the Village's existing HELP and Workers' Compensation policies.

ATTACHMENTS:

Description	Type
Executive Summary of Commercial Insurance and Pool Strategies	Report

I N T E R

O F F I C E

MEMO

To: Randy Recklaus, Village Manager
From: Thomas F. Kuehne, Finance Director/Treasurer
Date: April 28, 2017
Subject: 2017 FINANCE DEPARTMENT REPORT

The Finance Department is comprised of 17.5 full-time equivalent (FTE) employees who provide an array of services to various internal and external customers. Internal customers include the Village Board, Village Manager, all Village Departments, employees, and pensioners. External customers include residents, vendors, other governments, bond buyers, purchasers of building and parking permits, and other Front Desk customers.

Over the years the Finance Department has worked to continually improve its efficient delivery of service to all of our customers. Since 2002 the Finance Department has decreased from 23 FTE's to 17.5 FTE's in 2017, or a decrease in staffing of 24%. This has been accomplished through the use of technology and hiring quality staff.

Scope of Services

The Department's scope of services includes key required annual activities, daily/ongoing activities, and a number of special projects that change from year to year. **Attachment A** provides an outline of these activities and projects. Some of the key annual activities are required by State statute such as the annual audit, annual actuary projections, budget/tax levy, and the annual Treasurer's Report. Other key annual activities that are good government or recommended practice activities include the Village's annual 5-year Capital Improvement Program and the 3-year annual operating fund projections. It takes the Finance Staff a number of months to complete each of these annual activities by working extensively with our internal customers. Following the Village Board's approval of these annual reports they are posted online for the benefit of the Village's external customers.

The Department's daily and ongoing activities cover numerous functions that relate to all of our customers. These daily services include activities such as payroll, accounts payable and receivable, treasury, general liability insurance claims and Front Desk interactions among others. As an administrative unit, the Finance Department provides accounting and financial internal services to all levels of the Village organization. As such, it is incumbent on Finance Staff to provide accurate, clear, and dependable information in an efficient manner. This information is subsequently delivered on a daily, weekly, biweekly, monthly, quarterly, or annual basis.

There are a number of special projects that arise each year. Some of these are planned for years in advance, while others can arise quickly. The recently completed two-phase property tax adjustment to increase the Village's annual street improvement program from \$5.8 million to

\$8.5 million per year was the result of a number of years of planning, whereas the review and suggested changes to the Village's general liability and workers' compensation insurance program came up rather quickly over the last nine months. Other ongoing financing proposals that the Village Manager and Finance Staff are currently working on for the Board's review, include the determination of a stormwater utility fee schedule for larger non-single-family properties, and developing a revised commuter parking fee structure.

One ongoing special project is the implementation of new online payment software that the Village's Assistant Finance Director, Mary Ellen Juarez is spearheading. Customers have asked for a number of service enhancements including a paperless utility bill option, the ability to look online for utility bill and usage history, an easier to use online vehicle sticker payment option, and ease of use of online services through smart phones and tablets. Ms. Juarez identified a software product called Paymentus that is expected to address the requests of our customers, while seamlessly integrating with the Village's existing accounting software as well as the Village's new website.

Department Staff will also continue to work on internal staff committees including the Police Station Committee, Garage Renovation Committee, Parking Committee, the Arlington Heights Firefighters' and Police Pension Fund Boards, and others. In addition to these types of internal activities, Finance Staff participates in a number of intergovernmental organizations including membership on the Illinois Municipal Retirement Fund Board, active participation with the Illinois Government Finance Officers' Association, acting as a GFOA national budget reviewer, membership in the High Level Liability Pool, as well as other organizations.

Workload and Performance Data

From a broad, policy-type perspective there are measures that reflect the differences between the Village's desire to provide high levels of service and sustainable infrastructure improvements, versus the long-term financial goals of maintaining taxes and fees at reasonable rates. As shown in **Attachment B**, Village staffing levels have decreased over the years, especially during the Great Recession. As of 2017 the Village is operating with nearly 10% less employees than were employed during FY2002. Most of these reductions have come in each Department's administrative areas. Sales and income tax history, building permit revenue, and property tax history show how the Village's key growth revenues have performed over the years. Another good measure is how favorably the Village compares with other area communities as is shown in **Attachment C**, Community Survey of Annual Estimated Payments.

After the precipitous decrease in sales and income taxes during the Great Recession, from 2010 through 2015 the Village experienced a positive economic cycle which provided greatly improved results for these revenues as shown in **Attachments D and E**. These revenue sources represent a significant portion of the Village's General Fund revenues and can vary significantly depending on the conditions of the economy. The recent positive economic cycle has allowed the Village to keep property tax increases to a minimum as shown in **Attachment F**. Also, by continuing to take a conservative approach to budgeting, the Village previously experienced a few years of General Fund surpluses which were used to bolster infrastructure improvements throughout the Village. The positive portion of the economic cycle provided a much needed pause after the turmoil and effects of the Great Recession. However, this cycle is now leveling off and a discussion of concerns for the future are outlined later.

Key Accomplishments – Past Year

There have been a number of key accomplishments over the past year including:

- Completion of the two-phase property tax adjustment to increase the Village's annual street improvement program from \$5.8 million to \$8.5 million per year.
- Reduced Finance staffing by .5 FTE – Front Desk.
- Continued to assist with the parking garage renovation project.
- Finance, Planning and Legal closed out TIF 1 and TIF 2.
- Finance, HR and Legal reviewed and suggested changes to the Village's general liability and workers' compensation insurance program.
- Worked with the Village Manager, Engineering, and Public Works to develop stormwater improvement financing alternatives.

The first accomplishment listed provides an example of where Staff and the Village Board have prudently planned for the future. The Village has worked diligently to identify the need and cost of infrastructure improvements, while living within the constraints of our long-term financial goals. **Attachment G** outlines the various infrastructure improvements, costs, and funding sources that the Village has undertaken over the last couple of years. These capital improvements have allowed the Village to continue our sustainable path of providing a high level of services and infrastructure improvements.

Current and Anticipated Challenges

The State of Illinois' budget impasse may present significant financial challenges for the Village. Questions have arisen such as: Will there be a property tax freeze, and if so will it be temporary or permanent? Will the State take a portion of the Village's revenues (income tax receipts)? Will there be an expansion of slots to the Arlington Park Racetrack? Answers to these questions over the next year or two could have negative or positive consequences for the Village.

Funding ongoing Village services is a potential concern given the ongoing State budget impasse. Also, if the country was to experience another significant recession it would be more difficult for the Village to work around compared to the steps we took as a result of the Great Recession. This is due to the fact that the Village has not increased its staffing levels since the 10% reduction in staffing during the last recession. These position decreases were substantially covered by reductions in administrative personnel and not basic service providers.

In addition, the Village has used the 2010 through 2015 sales and income tax increases to keep property taxes down and to drastically improve funding for the Village's annual street improvement program. Sales and income taxes are the Village's key "growth revenues, but they are now leveling off. As a result there is a potential for upward pressure on property taxes. To relieve this pressure as much as possible, the Village will continue to review its processes, look for savings where possible, and review our fee structure.

Key Initiatives Now Underway

- Developing a stormwater utility fee schedule for large non-single family properties. The new stormwater utility fee will be used for ongoing maintenance costs associated with the stormwater system and one-time stormwater infrastructure projects. It is anticipated that the proposed stormwater utility fee schedule will be presented to the Village Board by August 2017.
- Finance Staff and the Assistant Village Manager are developing a revised commuter parking fee structure. This would bring the Village in-line with other area communities' parking fees, and would help close the gap between the Municipal Parking Fund's revenues and expenses. Staff plans on bringing the proposed parking fee changes to the Village Board in June 2017.
- Finance Staff is continuing to work on implementing the new online payment system outlined earlier. The current vendor, Paymentus has had a number of delays in implementing the new software. To keep the Village's options open we are also requesting online transaction pricing from another vendor, First Billing. Staff had hoped to have the new online payment software implemented by July 2017, but this date is questionable since we are subject to the vendor's implementation schedule.
- Finance Staff was planning on using an independent valuation firm to complete an asset valuation of the Village's fixed assets for general liability and property insurance purposes. It was expected that this independent valuation would cost about \$26,000. However, if the Village Board agrees with Staff's recommendation to move the Village's insurance program to the Intergovernmental Risk Management Agency (IRMA), this valuation would be completed as part of IRMA's coverage at no extra cost to the Village.

Potential New Initiatives

- Review the Village's Investment Policy. Every few years it is advisable to review this policy to insure that it meets the Village's current needs, reflects current State statutes, and that it reflects best practices for public investments.
- Develop financial reports through the COGNOS report writer. The Village recently purchased a new report writer that extracts data from our existing enterprise software system. Finance Staff would like to develop "dashboard" reports for certain budgetary information. We would also look into replacing the current hardcopy monthly financial reports that are mailed internally to Departments, with a more reader-friendly format that can be distributed electronically.
- Reassess the Village's funding and service models given the ongoing State budget crisis, and potential decreases in sales tax revenue due to diminishing brick and mortar retail sales versus the precipitous rise of online sales.

Cc: M. Juarez, A. Smulson, J. Obog, D. Ruda, G. Voight, B. Hume

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Special Projects

Attachment A

[illegible]

CHANGE IN VILLAGE FTE STAFFING LEVEL FY2002 V. 2017

	<u>FY2002</u>	<u>2017</u>	<u>+ (-)</u>	<u>% of Increase (Decrease)</u>
Village Manager	5.00	5.00	0.00	0% *
IT	9.00	6.00	(3.00)	-33% *
Human Resources	4.50	4.00	(0.50)	-11%
Legal	3.50	2.75	(0.75)	-21%
Finance/Village Clerk	22.00	16.50	(5.50)	-25% *
Front Desk - Customer Service Rep.	1.00	1.00	0.00	0% *
Police	149.00	139.00	(10.00)	-7%
Fire	105.50	110.00	4.50	4%
Planning	12.00	10.00	(2.00)	-17%
Building	19.00	17.00	(2.00)	-11%
Health/Senior Services	16.50	13.50	(3.00)	-18%
Youth Services	3.00	0.00	(3.00)	-100% **
Engineering	15.00	10.00	(5.00)	-33%
Public Works/Fleet	68.00	52.75	(15.25)	-22%
Water Utilities	40.00	40.75	0.75	2%
	473.00	428.25	(44.75)	-9.46%

* As of FY2015 IT was moved from Finance to the Village Manager's office and the Customer Service Rep moved from Village Manager to Finance. For comparison purposes all of these areas are shown separately.

** The Youth Services division was eliminated FY2011.

**SURVEY OF COMPARABLE MUNICIPALITIES
ESTIMATED ANNUAL REVENUES RECEIVED FROM AN AVERAGE HOME
JUNE 2016**

Attachment C

ANNUAL ESTIMATED PAYMENTS:

<u>Municipality</u>	<u>2016 Passenger Veh. Stickers</u>	<u>Garbage Bill*</u>	<u>Yard Waste Bill</u>	<u>Combined** Residential Water & Sewer Bill</u>	<u>Storm Water Fee</u>	<u>Home*** Rule Sales Tax</u>	<u>Food & Beverage Sales Tax</u>	<u>Municipal Motor Fuel Tax</u>	<u>Entertain. Tax</u>	<u>Electric Utility Tax</u> 12,300 kWh/Yr	<u>Gas Utility Tax</u> 1,700 therms/Yr	<u>Telecom Tax</u>	<u>2015**** Municipal Property Tax</u>	<u>Total Estimated Annual Homeowner Costs</u>
Assumptions for Average Family	2 Cars	12 /Yr	48 Bags/Yr	144,000 Gallons/Yr	Estimated Fee/Yr	\$6,000 /Year	\$3,000 /Year	650 Gallons/Yr	\$2,400 /Year	\$1,400 /Year	\$1,650 /Year	\$1,200 /Year	\$73,766 EAV	
1. Rolling Meadows	60.00	\$359.40	\$0.00	1,938.24	49.20	60.00	60.00	26.00	0.00	75.03	0.00	72.00	1379.42	\$4,079.29
2. Hoffman Estates	0.00	\$204.00	\$134.40	1,580.88	24.00	60.00	60.00	162.50	144.00	69.00	85.00	72.00	1152.96	\$3,748.75
3. Mount Prospect	90.00	\$234.96	\$120.00	1,579.20	0.00	60.00	30.00	26.00	0.00	43.17	24.99	72.00	997.32	\$3,277.64
4. Elk Grove Village	50.00	\$255.12	\$108.00	1,728.00	0.00	60.00	30.00	0.00	0.00	75.03	17.00	60.00	748.72	\$3,131.87
5. Wheeling	0.00	\$240.48	\$0.00	1,045.44	24.00	60.00	30.00	0.00	0.00	75.03	85.00	72.00	1275.41	\$2,907.36
6. Des Plaines	60.00	\$198.36	\$0.00	1,147.68	109.44	60.00	30.00	26.00	0.00	70.23	42.50	72.00	1054.12	\$2,870.33
7. Park Ridge	90.00	\$0.00	\$0.00	1,430.04	0.00	60.00	30.00	26.00	0.00	68.63	34.00	72.00	975.92	\$2,786.60
8. Arlington Heights	60.00	\$210.00	\$124.80	1,030.56	0.00	60.00	37.50	0.00	0.00	75.03	85.00	72.00	1002.48	\$2,757.37
9. Schaumburg	0.00	\$24.72	\$0.00	1,583.52	0.00	60.00	60.00	0.00	120.00	0.00	0.00	72.00	523.74	\$2,443.98
10. Buffalo Grove	0.00	\$245.52	\$0.00	819.36	60.96	60.00	30.00	0.00	0.00	75.03	85.00	72.00	971.50	\$2,419.37
11. Palatine	60.00	\$273.00	\$0.00	736.80	60.00	60.00	30.00	0.00	0.00	52.52	0.00	72.00	1037.15	\$2,381.47

*AH Garbage Bill based on estimated once per week pick-up cost for comparison purposes.

Rates include carts and/or SWANCC fees where applicable.

** Rate/100 cubic ft. x 1.3367197 = rate/1000 gals.

***Home/Rules Sales Taxes are on general merchandise only, not applied against vehicles or qualifying food, drugs, or medical appliances.

**** Municipal tax only, does not include libraries, schools, special districts, or other taxing authorities.

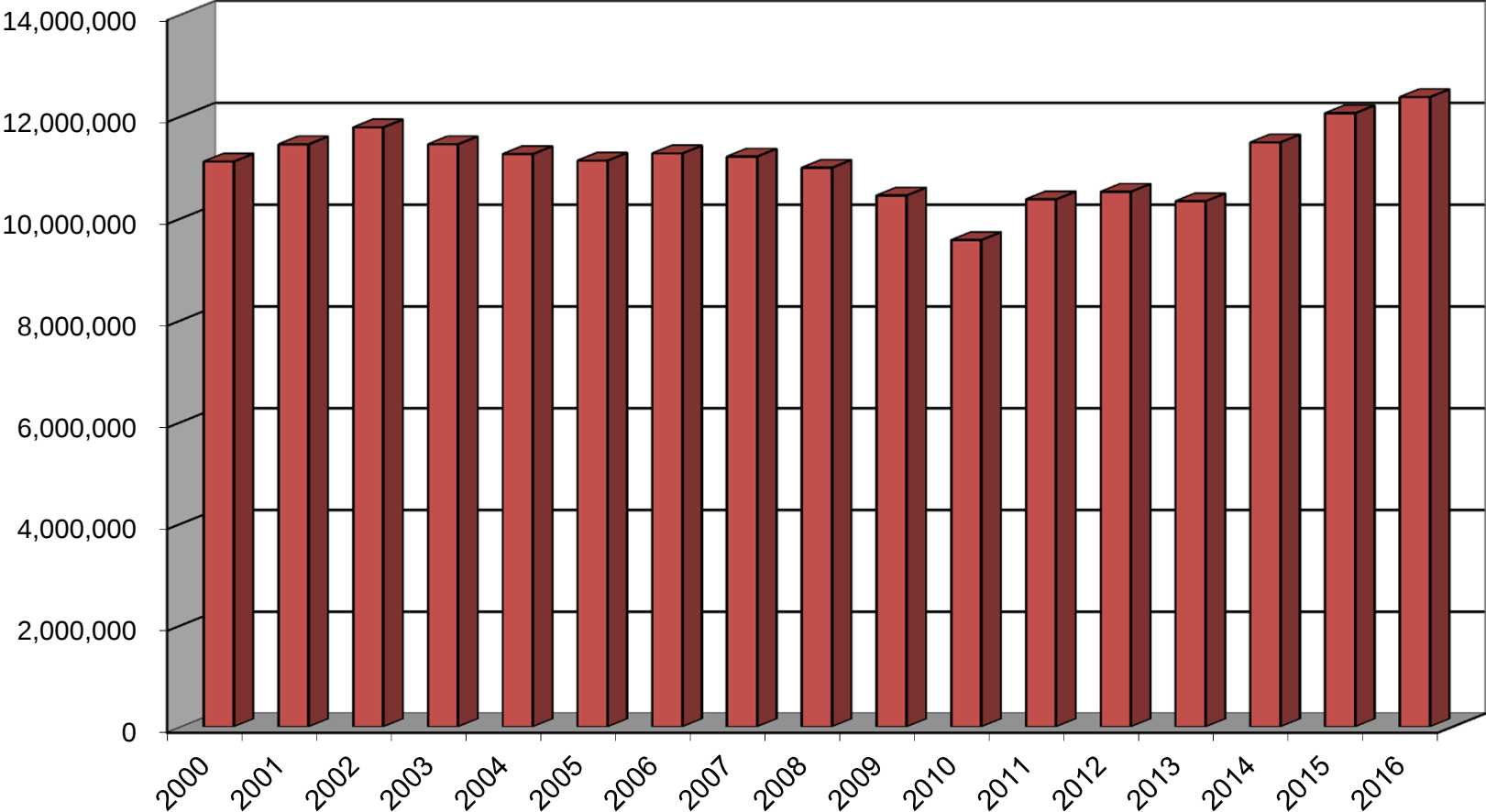
Sources: Surveys: Arlington Heights (08/15), / Cook County Clerk website / Municipal websites / Codes

RATES:

<u>Municipality</u>	<u>2016 Passenger Veh. Stickers</u>	<u>Est. Monthly Garbage Rate (1x/week)</u>	<u>Yard Waste Rate /Bag</u>	<u>Combined Water & Sewer Rate/ 1000 Gallons + fixed fees</u>	<u>Estimated Storm Water Fee/Month</u>	<u>Home Rule Sales Tax Rate</u>	<u>Food & Beverage Sales Tax Rate</u>	<u>Municipal Motor Fuel Tax Cents/Gal</u>	<u>Entertain. Tax Rate</u>	<u>Electric Utility Tax /kWh</u>	<u>Gas Utility Tax /Therm</u>	<u>Telecom Tax Rate</u>	<u>2015 Municipal Property Tax Rate</u>
Arlington Heights	30.00	17.50	2.60	6.94	0.00	1.00%	1.25%	0.00	0.00%	0.00610	0.050	6.00%	1.3590
Buffalo Grove	0.00	20.46	0.00	31.20	5.08	1.00%	1.00%	0.00	0.00%	0.00610	0.050	6.00%	1.3170
Des Plaines	30.00	16.53	0.00	7.97	9.12	1.00%	1.00%	0.04	0.00%	0.00571	0.025	6.00%	1.4290
Elk Grove Village	25.00	21.26	2.25	12.00	0.00	1.00%	1.00%	0.00	0.00%	0.00610	0.010	5.00%	1.0150
Hoffman Estates	0.00	17.00	2.80	10.49	2.00	1.00%	2.00%	0.25	6.00%	0.00561	0.050	6.00%	1.5630
Mount Prospect	45.00	19.58	2.50	70.32	0.00	1.00%	1.00%	0.04	0.00%	0.00351	0.015	6.00%	1.3520
Palatine	30.00	22.75	0.00	60.00	4.75	1.00%	1.00%	0.00	0.00%	0.00427	0.000	6.00%	1.4060
Park Ridge	45.00	0.00	0.00	52.80	0.00	1.00%	1.00%	0.04	0.00%	0.00558	0.020	6.00%	1.3230
Rolling Meadows	30.00	29.95	0.00	77.88	4.10	1.00%	2.00%	0.04	0.00%	0.00610	0.000	6.00%	1.8700
Schaumburg	0.00	2.06	0.00	36.00	0.00	1.00%	2.00%	0.00	5.00%	0.00000	0.000	6.00%	0.7100
Wheeling	0.00	20.04	0.00	52.80	2.00	1.00%	1.00%	0.00	0.00%	0.00610	0.050	6.00%	1.7290

Sales Tax History

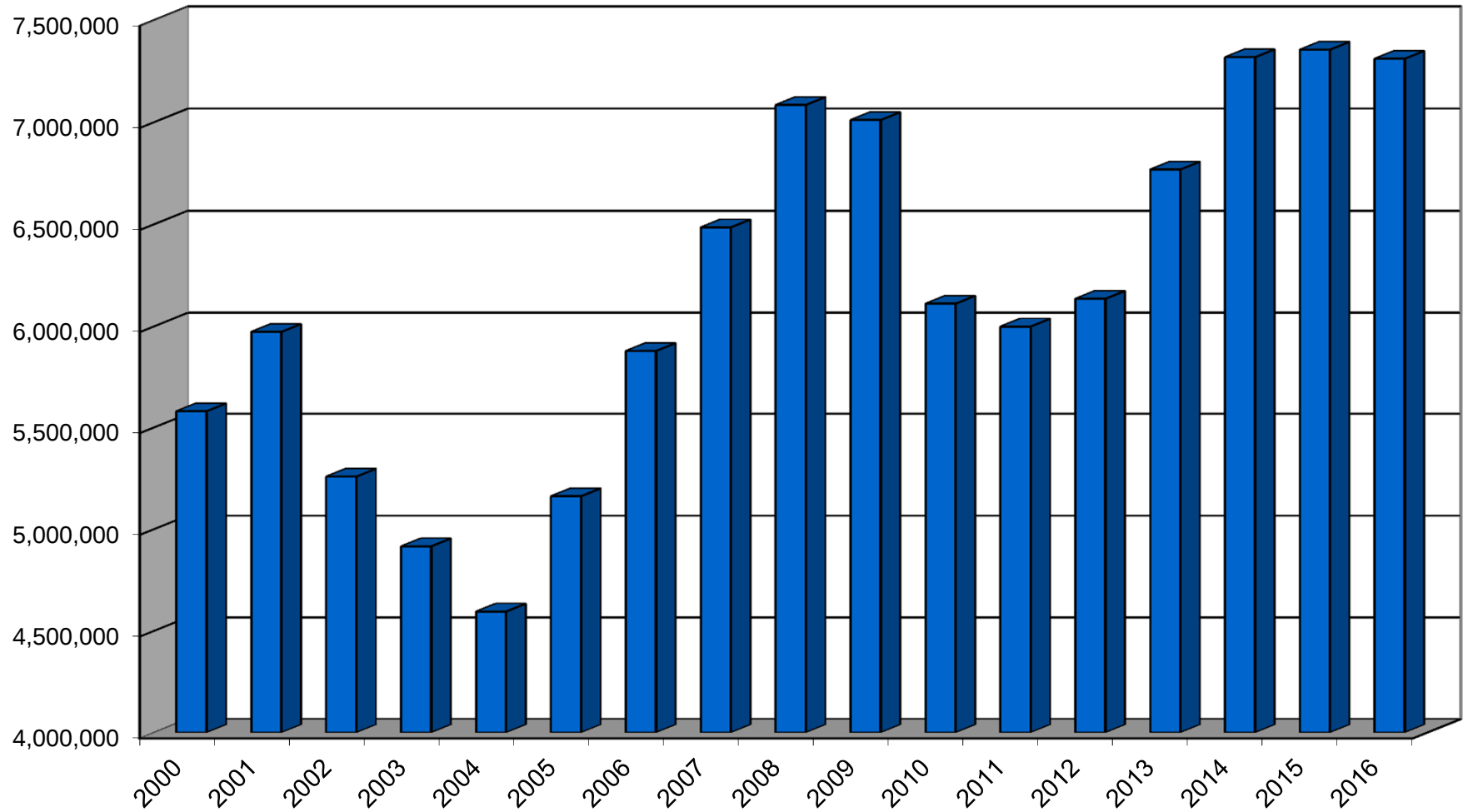
Attachment D



Note: The 8 month year was removed because of lower amount due to short year.

Income Tax History

Attachment E



Note: The 8 month year was removed because of lower amount due to short year.

PROPERTY TAX LEVY HISTORY

Attachment F

LEVY YEARS 2003 - 2016

<u>LEVY YEAR</u>	<u>VILLAGE % INCREASE</u>	<u>LIBRARY % INCREASE</u>	<u>TOTAL % INCREASE</u>	<u>COMMENTS</u>	<u>BUDGET YEAR</u>	<u>All Funds APPROVED</u>
2016	1.95	0.00	1.38	Entire increase for street purposes (Phase 2)	2017	180,361,200
2015	3.59	0.00	2.51	Entire increase for street purposes (Phase 1)	2016	164,728,204
2014	0.00	0.00	0.00		8-mo.	119,443,082
2013	2.65	0.00	1.84		FY2015	154,550,004
2012	1.74	0.00	1.20		FY2014	145,374,818
2011	0.00	0.00	0.00		FY2013	137,443,222
2010	4.30	0.00	2.93	Police/Fire Pension Funds - market crash	FY2012	134,885,496
2009	5.74	1.77	4.44	Police/Fire Pension Funds - market crash	FY2011	134,689,318
2008	0.32	0.00	0.21		FY2010	132,053,616
2007	2.48	4.90	3.26		FY2009	136,663,660
2006	11.14	9.20	10.51	Taxing districts captured expiration of TIF #1	FY2008	140,665,900
2005	14.67	4.99	11.32	Fire Pension benefit increase - State legislation	FY2007	158,406,339
2004	11.98	4.00	9.09	Police/Fire Pension benefit increase - State legislation	FY2006	140,846,200
2003	2.14	0.99	1.72		FY2005	133,088,500

INFRASTRUCTURE IMPROVEMENT NEEDS AND FUNDING SOURCES

Attachment G

<u>KEY INFRASTRUCTURE NEEDS</u>	<u>ESTIMATED COST</u>	<u>FUNDING SOURCES</u>
Parkway Ash Tree Removal/Replacement Program (13,000 parkway ash trees or 30% of the Village's tree inventory)	\$11 million	General Fund Surplus Transfers/Maturing Debt
New Police Station (to replace the 38,000 square foot building constructed in 1978 with a new 72,000 square foot building)	\$27.985 million	Maturing Debt
Increase Water Main Replacement program from \$500,000 to \$3 million per year by 2020 (Internal water and sewer facility study)	\$2.5 million/year	Water & Sewer rate increase - September 2014 (5%-19%-5%-5% and 5%)
Increase Street Resurfacing/Reconstruction Program by \$2.7 million per year (External pavement study recommended increasing Village's street program from \$5.8 M to \$8.5 M per year in order to maintain "good" rating)	\$2.7 million/year	\$500,00 annual transfer from SWANCC Fund \$1.2 M 2015 property tax levy increase \$700K 2016 property tax levy increase
Storm Water/ Flood Control Ongoing storm sewer maintenance One-time infrastructure improvements	\$500,000 / year \$38million (potential projects)	Storm Water Utility Fee Storm Water Utility Fee / G.O. Bond

Fire Department - Annual Departmental Report - 2016

The following is a summary of Fire Department operations in 2016, a report on our current status, and a description of some of our key initiatives in motion.

Scope of Services

The Fire Department provides suppression, emergency medical, specialty rescue, and educational services for the residents and businesses of Arlington Heights. In 2016 the Department responded to 10,201 calls with a total staff of 111, 108 sworn Firefighters and three administrative personnel (two part time). There are eight Command Staff personnel, 16 Lieutenants, and 80 Firefighters assigned as shown on the organizational chart on the last page of this report.

All of our Firefighters have achieved Basic Firefighter Operations certification; our Lieutenants are all certified as Fire Officer I; our Chief Officers all have Fire Officer II certification. Fire Chief Koeppen received the highest certification conferred by the Office of the State Fire Marshal – Chief Fire Officer – in 2015. Our two Deputy Chiefs completed the CFO program in late 2016.

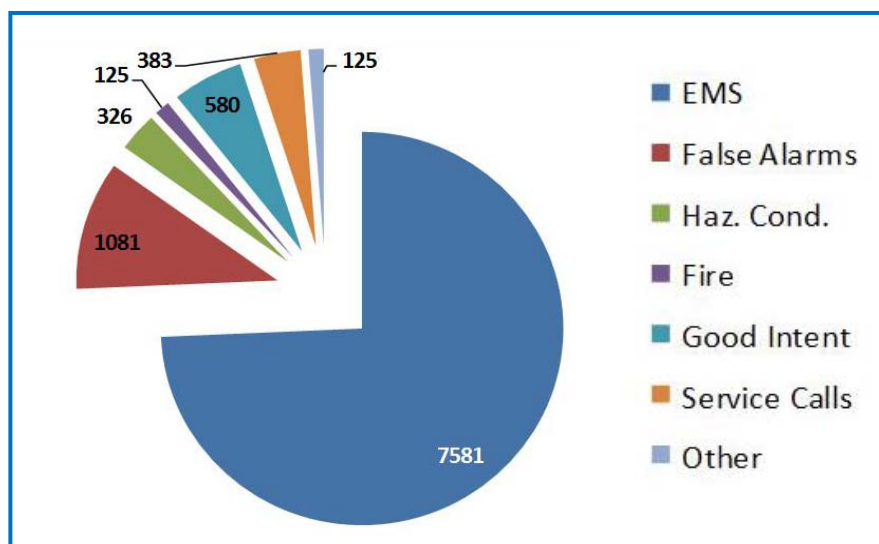
The Public Education/Fire Prevention office is a critical area of the Fire Department. It works to meet the safety needs of our Firefighters, and the safety and educational needs of Village residents through classes and programs like the Katie Project smoke detector program. In addition, the Public Education/Fire Prevention Officer is the Fire Department representative who reviews construction documents in the Village review process, identifying safety issues pertaining to access and egress routes and addressing fire detection and fire suppression system issues.

The Fire Department has four Specialty Teams – Hazardous Materials, Dive Rescue, Technical Rescue and Fire Investigation.

Workload and Performance Data

Our call volume in 2016 was the second highest in our history – 10,201 calls; 2,620 fire and 7,581 emergency medical service calls. During the last five years, EMS calls have generally accounted for about 67% of our call volume. In 2016 EMS calls accounted for 74% of our call volume. We will continue to monitor this percentage.

FIRE CALLS		EMS CALLS	
Structure fires – Arl. Hts.	19	EMS calls, excluding vehicle accident	7,030
Other fires	106		
Total fires	125	Vehicle accident with injuries	365
Overpressure, rupture	11		
Service calls	383	Motor vehicle/pedestrian accident	18
Hazardous conditions	326		
Good intent	580	Medical assist, assist EMS crew	15
False alarms	1,081		
Rescues (extrication; lock in)	107	Other	153
Other	7		
FIRE CALLS TOTAL	2,620	EMS CALLS TOTAL	7,581
COMBINED TOTAL – 10,201 CALLS			



Patients Transported By Destination	
Northwest Community Hospital	5,207
Lutheran General Hospital	50
Alexian Brothers Medical Center	44
Glenbrook Hospital	12
St. Alexius Medical Center	6
Condell Medical Center	6
Good Shepherd Hospital	3

Top 10 EMS Incident Types	
Fall Victim	1,309
Breathing Problem	502
Traffic Accident	487
Other	475
Behavioral / Psychiatric	409
Sick Person	381
Chest Pain	352
Pain	302
Unconscious / Fainting	222
Abdominal Pain	194

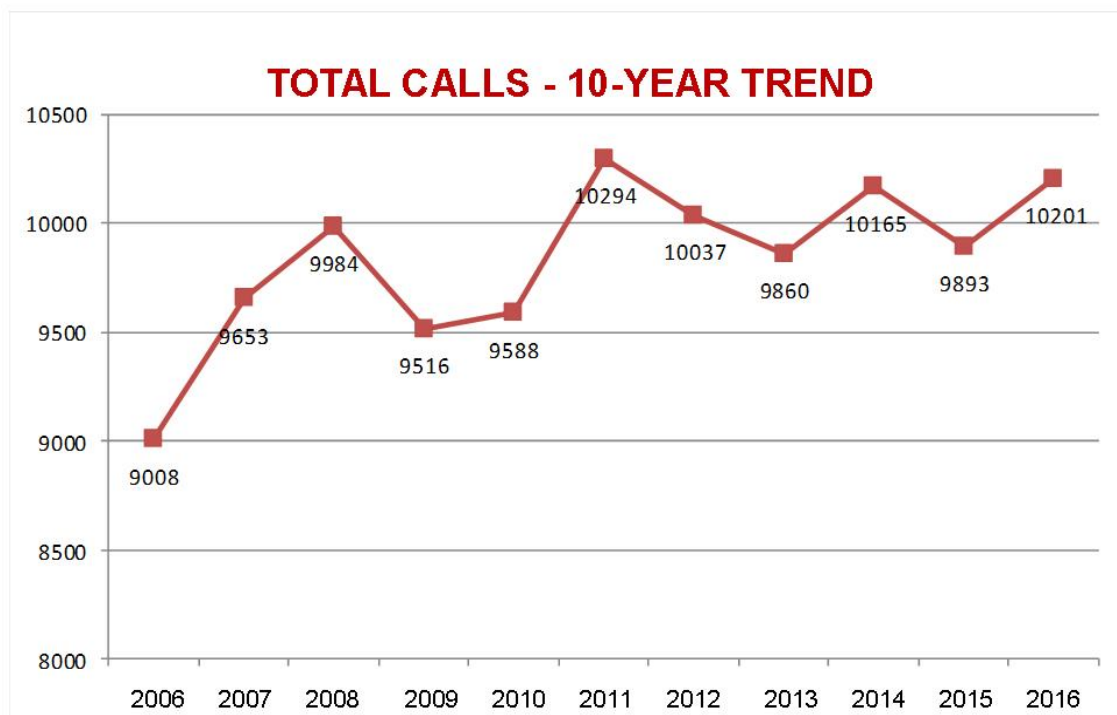
EMS Calls by Age	
Under age 1	41
1-9	145
10-20	221
21-30	401
31-40	498
41-50	558
51-60	760
61-70	781
71-80	1,062
Over 80	2,418

2016 EMS Summary	
EMS calls, excl. vehicle accidents	7,030
Motor vehicle accidents with injuries	365
Motor vehicle/pedestrian accident	18
Medical assist	15
Other	153
TOTAL	7,581

ALS vs. BLS Transports	
ALS (Advanced Life)	3,510
BLS (Basic Life Support)	1,825

We continue to be the busiest and most efficient fire department in the area in terms of call volume, as shown below by our ratio of Firefighters to number of calls.

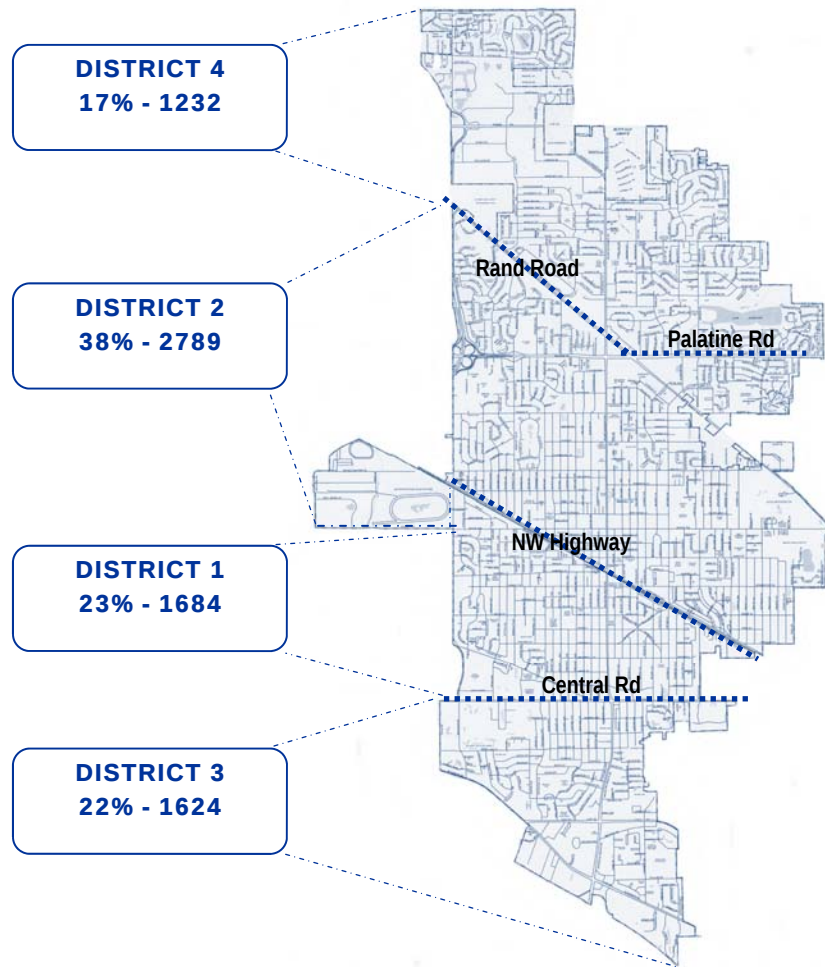
<u>Town</u>	<u>Population (2015)</u>	<u># of Shift Personnel</u>	<u>Total 2016 Calls</u>	<u>No. of Calls divided by No. of Firefighters</u>
Arlington Heights	75,926	104	10,201	98
Schaumburg	74,693	120	9,097	76
Mt. Prospect	54,747	72	5,902	82
Buffalo Grove	41,503	57	4,748	83
Elk Grove Village	33,238	88	5,735	65
Rolling Meadows	24,190	44	3,991	91



We had continued success in 2016 in our efforts to balance the number of automatic/mutual aid responses we give with those we receive.

2016 TOTALS		
	AID GIVEN	AID RECEIVED
EMS	681	692
FIRE	442	655
TOTAL	1123	1347

CALLS BY DISTRICT (excluding auto and mutual aid)



Key accomplishments over the past year

- ISO Public Protection Class 1 rating

The ISO Class 1 rating received in December, 2016 was our Department's biggest accomplishment in 2016. Preparation for this exhaustive review by the Insurance Services Office took several months and addressed all components of the Department's ability to fight fires, including water supply, staffing, training, equipment, communications and response times. As Chief Koeppen has commented, the Village Board has always supported our commitment to excellence. Our Public Works Department provides us with one of the best water supply systems in the area, our Building Department has an excellent fire inspection program, our Human Resources Department works hard to provide us with the best and brightest candidates, and we receive remarkable support from our citizens.

The total evaluation is based on scores in three areas: 1) fire department; 2) water supply; and 3) dispatch communications. ISO informed us, and we take great pride in the fact, that **we are the first fire department ever to receive a perfect score of 50** in the Fire Department portion of the evaluation, broken down in ISO's summary report as shown in the table below:

ISO REPORT – ARLINGTON HEIGHTS		
	Earned	Credit Available
513. Credit for Engine Companies	5.96	6
523. Credit for Reserve Pumpers	0.50	0.5
532. Credit for Pumper Capacity	3.00	3
549. Credit for Ladder Service	3.87	4
553. Credit for Reserve Ladder and Service Trucks	0.50	0.5
561. Credit for Deployment Analysis	7.66	10
571. Credit for Company Personnel	19.84	15
581. Credit for Training	8.01	9
730. Credit for Operational Considerations	2.00	2
ITEM 590. CREDIT FOR FIRE DEPARTMENT	50.00	50

ISO's assessment of Northwest Central Dispatch System's capabilities also contributed to the Class 1 rating. NWCDs provides emergency dispatching services for the Village from its award-winning, state-of-the-art communications center that is considered one of the best in the nation.

The ISO Class 1 rating is a reflection of the Village of Arlington Heights' commitment to provide the best possible public safety services to its residents and businesses. As Village Manager Randy Recklaus has stated, "This places our Department in the top 1/3rd of one percent of fire departments in the United States. Over the over 47,000 fire departments nationwide, less than 200 have received such a rating. This means, objectively, our Fire Department is truly elite and among the best of the best in the business."

- Katie Project

Another success in 2016 was the continuation of the Katie Project, with approximately 100 residents living in safer environments because of working smoke detectors.

- Dryden Apartments initiative

In June, 2016 then-Lt. Andrew Larson, Firefighter Peter Gripper, and other Village personnel including Al Baumgartner, Nancy Kluz, and Andy Duda, conducted a variation of the Katie Project initiative with a focus on one particular location on N. Dryden. This multi-family complex had been the scene of a recent fire. Through this initiative, 23 of 24 apartments were accessed which led to the installation of 27, 10-year lithium battery-operated, sealed smoke alarms. Additional smoke alarms were placed in common hallways, ceilings of stairwells, and the lower level laundry room. The building owner and the residents were extremely grateful for the Village's assistance in this potentially life-saving effort.

A subsequent event was held in the fall. The Dryden Apartments Community Outreach Event on September 8 was a collaborative effort with School District 25 and other community partners which provided a great opportunity for interaction with the residents, especially the children. Bilingual educational materials were available, and our personnel interacted with the parents and children, answering questions and entertaining them while providing important fire safety information. The event was a huge success.

- Consolidated emergency management responsibilities

In 2016 we consolidated part of our Emergency Management functions with other fire departments. Arlington Heights, along with nine other departments in the Northwest Central Dispatch System, entered into an agreement to form a Joint Emergency Management System (JEMS) and share a Joint Emergency Management Coordinator. The Coordinator serves as an emergency management resource for all the participating departments. He will help with pharmaceutical distribution guidelines, disaster planning, objectives and format, and Emergency Action Plans.

- Balanced automatic/mutual aid received from and given to other towns.

In 2016 we maintained a relative balance between the automatic aid/mutual aid we give to other towns and what we receive from them (1123 given; 1347 received). This is accomplished through careful monitoring of statistics and negotiating modifications to formal agreements when necessary.

A number of projects, while accomplished in one sense, are included in Key Initiatives Now Underway below as they are, in another sense, ongoing.

Review of current and anticipated challenges

- Rescue Task Force

Active shooter incidents have been on the rise in the United States from single digits in the early 2000's to the tens and twenties during the last few years. With the increase in incidents comes an increase in casualties, those numbers often near or above 100 per year. Gone are the days when Firefighters and Paramedics "wait until the scene is secure." Time is critical in these situations. EMS personnel must get in there and assess casualties, stop bleeding and get victims to safety. Time is the difference between life and death for these people – we have to get in there. This was dramatically demonstrated in the domestic violence incident in December of 2013 in which Police Officer Michael McEvoy was shot in the neck and critically wounded after entering a home on the 1900 block of Windham Court. Fire Chief Ken Koeppen, a Deputy Chief at the time with many years of paramedic experience, provided immediate lifesaving assistance to Officer McEvoy. In addition to Chief Koeppen, sixteen Fire Department employees were involved in saving the life of Officer McEvoy that day. All of these people put themselves in harm's way and worked in extreme circumstances. None hesitated even though the scene had not been secured or declared safe. No one knew if the gunman, who was eventually killed by police, was inside or outside the building.

We had an earlier active shooter incident in 2010, also involving domestic violence, at 400 West Palatine Road. Our Paramedics were initially on scene for the shooter's nine-year-old son who had been injured and, remaining at the scene, were potentially in harm's way throughout the incident. When the shooter fired several rounds through the window at Police, he was shot and critically wounded.

In recent years, some fire departments have been using a concept called the Rescue Task Force. These are Firefighters and Paramedics who have been trained on dangerous scenarios and are equipped with protective gear and critical medical supplies. There have been concerns about putting Firefighters in an environment previously in the law enforcement

domain. This led to a lot of questions. What type of vests should be worn? Helmets? Do we go in with Police? What training is available? What started out as a jumble of our neighboring fire departments wearing different gear, and using varying tactics, is beginning to take shape toward a united and collaborative direction. We have had a number of meetings with our mutual aid partners and are building a consensus on tactics, training and protective equipment.

During a fire, our personnel know there are risks involved, but they are trained, protected and ready. It is our goal in the coming months to prepare in a similar fashion for active shooter/mass violence situations. Yes, there will be risks involved, but our Firefighters and Paramedics will be well trained, well protected and ready.

- Succession planning

In an effort to ensure our personnel are trained, confident and capable of stepping into key roles in our Fire Department, we will continue to focus on effective succession planning. In addition to our internal training practices, which include Firefighters and Lieutenants frequently serving as supervisors in an “acting” role (spending a shift acting in a Lieutenant or Battalion Chief capacity), our Training Division is boosting efforts to get personnel through the State of Illinois enhanced Company Fire Officer program (COFO). COFO is designed for Firefighters working toward promotion to Lieutenant.

In addition, five of our Chief Officers have completed or are in the process of completing the Illinois Chief Fire Officer (CFO) program. CFO certification is the highest certification for a Fire Officer, and very difficult to attain. In addition to one full year of classes, a successful candidate must present detailed evidence of knowledge, education and experience to a very demanding review board. The candidates are put through the rigors of oral examination by members of the review board as well.

Key initiatives now underway

The Fire Department has been able to use the process of preparing our departmental report for the last two years to really focus on what we want to get done, prioritize and “set the course.”

Our top priorities have not changed:

- 1) Improve service to our community
- 2) Promote the safety and well-being of our Firefighters

Improving Services

We are very fortunate – we have four state-of-the-art fire stations, top-notch fire apparatus and equipment, and highly intelligent, highly trained and highly motivated personnel. When our guys get on the scene, things get better. Our personnel excel at solving problems and mitigating emergencies. The biggest factor we can continue to sharpen is our response times, getting help to the people who need it as quickly as possible.

To that end we are continuing in 2017 with the customer service initiatives we started in 2016:

- Station alerting systems

We are very excited about the station alerting system that we installed at Station 4 in 2016 and will be installing at Station 3 this month and Stations 1 and 2 in the coming years. Station alerting will improve our response times and call preparation through the installation of timers, lighted speakers and LED displays and message boards in each of our four fire stations. This equipment will provide visual alerts in high-noise areas and provide our personnel with critical call information.

- Videoconferencing

In 2016 we began work on replacing and upgrading the Fire Department's videoconferencing capabilities. Videoconferencing allows our personnel to receive relevant and current classroom training while remaining "in-district." Our main training room's equipment had become outdated, unreliable and obsolete. In 2016 we began Phase 1 of the installation of new multi-media technology infrastructure that has improved the quality and capabilities of our training division. In 2017 we have begun the second and final phase of this program. In addition to improved function and reliability, personnel will be able to remain in district while receiving important training.

- ALS (Advanced Life Support) Engines

Over the last few years, we have increased the number of Paramedics in the Fire Department. This increase has facilitated equipping Engines 3 and 4 with ALS equipment and a Department Paramedic. In 2016 the Fire Department had four ambulances and two squads that were capable of providing Advanced Life Support (ALS) care to our residents. In 2017, with the addition of two ALS engines, all four of our districts have two ALS vehicles mission-ready.

Health and Well-being of our Firefighters

One of our Department's highest priorities is the health and welfare of our personnel. Over the last several years, the Fire Department has experienced an increase in the frequency and severity of occupational injuries.

Firefighters work in inherently hazardous environments. Slips and falls are a common occurrence on the fireground. Providing medical service in emergency situations, which represents two-thirds of our calls, also presents injury risk for our personnel, strains and sprains the most common, but also serious, career-ending neck, knee and back injuries.

The increase in injuries has resulted in a corresponding increase in related expenses for the Village – increased overtime, increased Worker's Compensation costs, and in some cases, permanent disability resulting in the personnel leaving the AHFD and receiving a lifetime disability pension.

Because of the dramatic increase in injuries, the Village and the Fire Department commissioned a study through the Village's risk management consultants, Gallagher Bassett. The study, performed in 2015 by Sorensen Wilder & Associates, yielded the five following recommendations to reduce or prevent injuries:

1. Address patient movement, carrying and lifting.
2. Initiate a daily stretching and flexibility program.
3. Secure loose equipment on all apparatus and ambulances. Move heavier items to a location where proper lifting techniques can be used.
4. Reconfigure ambulance EMS equipment.

The goal of these four recommendations is to reduce exertion injuries, specifically sprains and strains, across all injury categories.

5. Update injury/illness policy and procedure, with a goal of improving injury reporting in accuracy and speed to address corrective action if needed, and revitalize the Safety Committee.

We began several safety initiatives in 2016 related to these recommendations, and will continue them in 2017. We are very pleased with the initial feedback we have received from the Firefighters on these initiatives.

- New fire engine design/purchase (addresses injury prevention)

In 2016 Deputy Chief Pete Ahlman headed a committee consisting of 11 Firefighters from all ranks and shifts as well as a representative from Public Works. Their job was to work with Pierce Manufacturing to design a fire engine that combines the firefighting power we want with the safety features we need. The Pierce *Velocity* fire engine will be delivered in late 2017 or early 2018. This engine will have a considerable reduction in the “step off” height, as well as lowered hosebeds and pre-connected attack hose.

In addition to better safety design for the new engine, we have reconfigured and reequipped other vehicles with safety in mind, e.g., each ambulance now carries specially designed tarps with raised handles, making it easier to lift and move patients.

- Power cot and loading system (addresses patient movement, carrying and lifting)

Our Department goes on about 10,000 calls per year, and a great majority of those calls are ambulance calls. Last year we installed our first power cot and loading system on Ambulance 2. The feedback has been very positive. Paramedics like the fact that they no longer need to “lift” each patient into and out of the ambulance. This has reduced wear and tear on our personnel and we have seen a decline in those injuries associated with lifting patients. In 2017 we are continuing the program with installation of power cots and loading systems on our three remaining front-line ambulances.

- Fit Responder program (addresses patient movement and exercise program)

In 2016, we implemented our Fit Responder Program. The program, specific to public safety personnel, was designed for us and includes patient movement techniques and exercise. To improve fitness, the program “marries” mobility to ergonomics which marries to safe job-specific exercises. Bryan taught the program to 30 of our personnel who volunteered for “Train the Trainer.” These 30 Firefighters then passed on what they had learned to all shift personnel. Included in the training were proper patient handling techniques and stretching and flexibility exercises.

There is now a mandatory 10-15 minute period each morning dedicated to performing these exercises. Personnel are also encouraged to do static stretches throughout the day. The feedback from Firefighters has overall been very positive. Personnel report that they feel “looser,” more flexible and more ready for the physical challenges of firefighting and providing emergency medical service during the day.

We are exploring implementing Phase II of the program, which will involve strength training and exercises designed to improve range of motion and mobility.

- Increased activity of Safety Committee (addresses updating injury reporting)

Our Fire Department Safety Committee (Command Staff and union members working together) procedures have been improved. Beginning in 2017, the Committee reviews every accident and injury report for accuracy and detail.

- Peer Support

In 2016, three of our Firefighters attended a two-day Illinois Firefighter Peer Support training class. The group’s mission is to provide emotional wellness resources for firefighters in a non-judgmental, confidential setting. Following the training, our three Firefighters presented program information to all shift personnel. This program, an adjunct to the Village’s Employee Assistance Program, provides counseling and resources specific to the issues of those in the fire service. The program can be expanded to include services for the spouses of our Firefighters, again specific to the issues faced by families of those in the fire service.

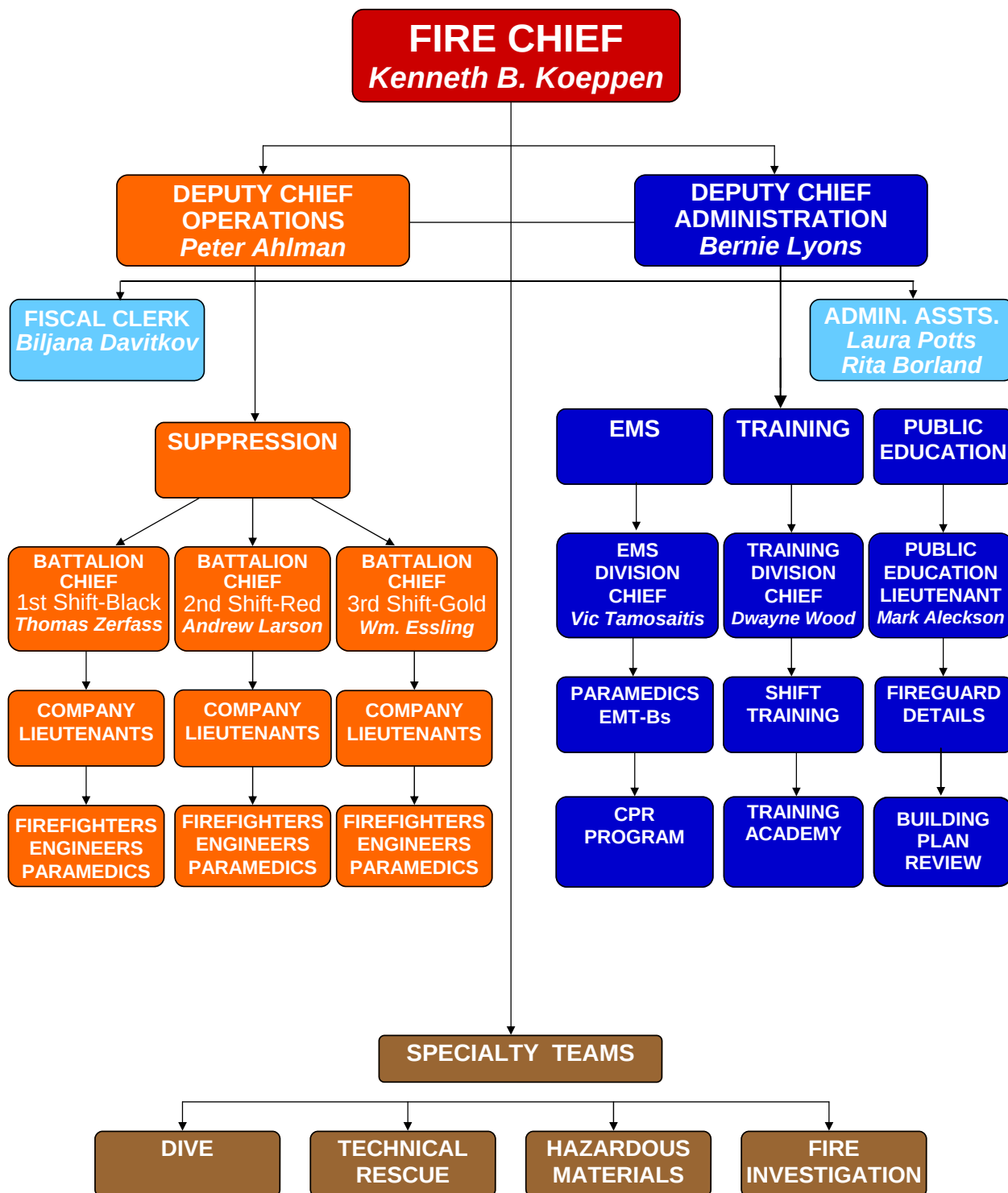
Potential new initiatives

- Mobile Integrated Healthcare

Mobile Integrated Healthcare continues to be a potential initiative for the Fire Department. As the fire service and emergency medical services evolve, we must anticipate, evaluate and prepare for advances, efficiencies and improvements to the services we provide. Northwest Community Hospital had planned to begin a small pilot program involving Integrated Mobile Health Care with a few of our neighboring fire departments. Integrated Mobile Health Care is a complex and multi-faceted topic. One of the basic premises is that not all patients who call 9-1-1 need to have an ambulance (costly) take them to the emergency room (even more costly). Some patients may just need medicine, some basic splinting or wound care, and some may just need a ride, so they call 9-1-1 and an ambulance and engine are dispatched to help. Northwest Community’s initiative would have Paramedics, when not on shift, visit patients to ensure medications are being taken correctly, wounds are being cared for, and the patient’s recovery is progressing as planned. In theory, this would reduce ambulance calls, Emergency Room visits, and hospital admissions by a significant number.

There are *still* many questions about implementing such a program. Will it benefit the people of Arlington Heights? Will it help our Fire Department achieve *its* goals? Can we count on Paramedics to work these extra days? Is the schedule detrimental to the work vs. rest ratio built into a Firefighter/Paramedic’s regimen? Who pays for this program? Medical care liabilities? Additional injury liabilities? Will all residents be served or only those who are patients of Northwest Community Hospital? We learned that the required hours of training will amount to 280, not the 40 originally anticipated. There have been delays finding an insurance carrier to cover the project. With all of these questions unanswered and issues raised, the program continues to be on hold.

FIRE DEPARTMENT ORGANIZATION CHART



Memo

To: Randy Recklaus, Village Manager

From: Robin R. Ward, In-House Counsel

Date: May 3, 2017

Re: Legal Department Report

Introduction

The Legal Department has four employees - one full-time employee and three part-time employees. The work we do touches every department, the Village Board, and the members of the Village's boards and commissions. In addition to the work we do, we have Staff members who serve on the internal Community Events Committee, Parking Committee, Plan Review Committee and on the board of the Metropolis Commercial Condominium Association. We are the Village's FOIA Officer, Open Meetings Act Officer, and HIPAA Officer. In the past, we have served on a variety of internal staff committees, including a committee reviewing various permit processes, a task force looking at appropriate conduct in public buildings, and several committees dealing with troubled pieces of property.

1. Scope of Services/Role of the Legal Department

Lawyers are, by their very existence, problem-solvers. Some lawyers solve problems in court and some do not. But every issue that they come in contact with, in some way, is a problem. It is the reason that so much of what we in the Legal Department do is reactive . . . someone comes to us with a problem and our job is to find a solution. Most of these solutions will not come straight from the law - if it were that simple to find the solution lawyers would be unnecessary. Solutions come from analyzing the problem, talking to the affected parties, and trying to craft a resolution.

I estimate that at least 75% of what the Legal Department does - particularly Lisa and me - is reactive problem-solving. Some problems are bigger and longer-lasting (Metropolis); some are quick (helping an employee draft a letter to a resident) but we do them all.

Because most of what we do is solve problems, there is no plan or project for that. Someone brings us a problem, an issue, a question . . . and we work to find a solution. It may be a new Code provision, it may be bringing parties together in hopes of finding an acceptable solution, it may be gathering information from another source, or it may be giving it to someone else who is better equipped to resolve the problem. But it is not something we can plan for or a project we can work on.

Because we are primarily problem-solvers does not mean that we do not do things that are proactive. We may come across something another town is doing that we think can work here, we may come across Code provisions that need tweaking, we may come up with ideas to make some of what we do more transparent, we may just come up with an idea we think is worth implementing . . . but most of what we do is handling the vast variety of issues that are brought to us - not because the person bringing them to

us cannot handle the issue, but because they are looking for additional insight or an extra set of eyes.

The “routine” things we do – draft ordinances and resolutions, prepare contracts, review agreements – are handled easily. We have worked to establish form ordinances and resolutions that Lynette modifies as needed. Lisa has created simple contract forms that Paula can use for routine needs. Even the processing of routine FOIA’s is handled easily.

2. Workload and Performance Data

The work of the Legal Department does not easily lend itself to quantitative analysis. We do not keep count of the number of agreements and contracts we review. Sometimes we are just tweaking an earlier version of a document, sometimes we are commenting on the other party’s draft, and sometimes we are drafting fresh. The amount of time dedicated to any agreement or contract varies greatly and therefore the number does not relate to the work involved.

Annually, we prepare an average of about 90-100 ordinances and/or resolutions. Some of these are simple; some are complex.

We average recording about 50-60 documents annually. Recording a document can involve one or two trips downtown (depending on the document being recorded).

There are currently three pending lawsuits that I am overseeing.

The number of FOIAs that we keep track of has been increasing each of the last few years. In 2015, there were 1228; in 2016, that number increased to 1384. In the first four months of 2017, we have already seen 481 FOIAs.

In 2016, approximately 437 new cases were researched in the court database, with many requiring subsequent checks. To date in 2017, there are 132 new cases.

The 2016 prosecution log (again, this is just for cases that are not just traffic tickets) contained 980 cases. To date in 2017, there have been 266 cases added to the court log.

We are currently monitoring 17 traffic accident cases.

There were 83 DUI cases taken to court in 2016 and 24 new cases so far in 2017.

3. Key Accomplishments over the Last Year

I served as the lead negotiator for the Village for the contract negotiations with each of our unions. New collective bargaining agreements were agreed to quickly, largely due to the relationships the bargaining teams have forged over the years and the use of an Interest Based Bargaining process. The negotiations with the IAFF took less than two days and with MAP they took three days.

Lisa put the contract together for the architect for the Police Building and the contract for the Construction Manager. These types of contracts are always time-consuming and complicated. In addition, she recently finished working on the lease agreement for the temporary Police Department space.

Lisa also worked on the contract with Civiclive for the Village's website.

Lisa handled the closings on the sale of the University Drive property to Ford and the purchase of 1665 S. Arlington Heights Road.

We did a complete review of the Board of Trustees Policy Manual, which resulted in several policies being revised or deleted.

Several significant amendments to the Village Code were prepared and adopted. These included regulations related to pet stores ("puppy mills ordinance"), creation of two new liquor classifications, modifications to Village Board meeting rules of procedure, adoption of an ordinance requiring internet travel companies to pay hotel taxes, and regulations related to gang loitering.

4. Review of Current and Anticipated Challenges

We are constantly doing what we can to ensure that our Village Code is kept in accordance with current law, as it changes by both court decisions and legislative changes.

As the number of FOIA's does not appear to be decreasing, the challenge of keeping up and ensuring that they are handled properly is ongoing.

I serve as the President of the Metropolis Commercial Condominium Association, which operates the Metropolis Theatre building. The Village manages the building. With the addition of the Arlington Ale House and the expansion of Mago, as well as the continued growth of the Metropolis Theatre, there have been numerous challenges in the operation of the building and these are still ongoing.

There are employee relations issues that arise on a regular basis. I frequently consult with the Human Resources Department on issues that they are confronted with.

5. Key Initiatives now Underway

We are finalizing refinements to the Administrative Adjudication Process, which include adding some Code enforcement tickets to the process. We have selected a new Hearing Officer through a Request for Proposal process and created new forms.

We are looking at ways to make the online Code easier to use. We are also looking at options for making the FOIA process more user-friendly online.

The first set of proposed modifications to the Zoning Ordinance is currently under review by the Village Board. We are working on the remaining portions of the Zoning Ordinance.

I am working with Human Resources on updating the Employee Handbook.

6. Potential New Initiatives

We anticipate assisting in the upcoming reviews of the Building Code and the Food Code.



Item: Warrant Register 5/15/17

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

Warrant Register 5/15/17

Type

Warrant Register



VILLAGE OF ARLINGTON HEIGHTS

**WARRANT REGISTER FOR
CHECK DATE: 5 - 15 - 2017**

Fund	Fund Description	Total Transaction Amount
101	General Fund	\$909,413.09
211	Motor Fuel Tax Fund	\$22,425.00
215	CDBG Fund	\$9,500.00
227	Foreign Fire Ins Tax Fund	\$589.52
231	Criminal Investigation Fd	\$3,773.55
235	Municipal Parkg Opr Fund	\$7,423.42
266	Hickory Kensington TIF	\$750.00
401	Capital Projects Fund	\$231,972.91
431	Public Building Fund	\$35,472.84
505	Water and Sewer Fund	\$82,544.39
511	Solid Waste Fund SWANCC	\$90,263.99
515	Arts,Entert & Events Fund	\$11,176.44
605	Health Insurance Fund	\$10,246.00
611	General Liability Ins Fnd	\$200,073.35
615	Workers Compensation Ins	\$146,342.25
621	Fleet Operations Fund	\$7,349.22
625	Technology Fund	\$11,422.02
705	Police Pension Fund	\$42.78
711	Fire Pension Fund	\$40.94
715	Guaranty Deposits Fund	\$2,600.00
TOTAL ALL FUNDS		\$1,783,421.71

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 0					
Division: 0					
205972	505-0000-140.10-00	AMERICAN PRINTING TECHNOLOGIES	POSTAGE	\$2,035.32	\$2,035.32
205982	101-0000-489.85-00	ARMOR SYSTEMS	COLLECTION FEES WATERBILL	\$122.76	\$122.76
205988	715-0000-220.93-00	BOHNE, MARY	REFUND BOND	\$200.00	\$200.00
205997	505-0000-452.42-00	CARMEN CASTILLO	REFUND FINAL WATER	\$177.50	\$177.50
206002	505-0000-120.80-00	COLDWELL BANKER	REFUND WATER	\$18.74	\$18.74
206004	235-0000-435.65-02	JACKIE COLLINS	REFUND PARKING PERMIT	\$30.00	\$30.00
206028	505-0000-120.80-00	ESTATE OF RODRICK BOTHWELL	REFUND WATER	\$153.72	\$153.72
206029	235-0000-435.65-03	BOZENA FIEDOR	REFUND PARKING PERMIT	\$40.00	\$40.00
206031	505-0000-120.80-00	FISHER, JOEL	REFUND WATER	\$18.50	\$18.50
206035	715-0000-220.93-00	GIANNINI, MARIO	REFUND BOND	\$200.00	\$200.00
206051	101-0000-433.14-00	JAMES HOWARD	REPLACE CK 503862	\$80.00	\$80.00
206078	505-0000-120.80-00	MC DONALD'S #6979	REFUND WATER	\$276.06	\$276.06
206081	715-0000-220.93-00	MELROSE PYROTECHNICS	REFUND BOND	\$1,000.00	\$1,000.00
206104	101-0000-421.20-00	RAJIV PATEL	REFUND LIQUOR LICENSE	\$3,081.46	\$3,081.46
206105	101-0000-421.05-00	JESSICA PATINO	REFUND VEHICLE STICKER	\$40.00	\$40.00
206123	715-0000-220.93-00	REVOLUTION PRYRO	REFUND BOND	\$1,000.00	\$1,000.00
206127	505-0000-120.80-00	RODELL, JEREMIAH & DENISE	REFUND WATER	\$49.97	\$49.97
206175	505-0000-452.42-00	JOSEPH/STEPHANIE VIGGIANO	REFUND O/P FINAL WATER	\$34.40	\$34.40
206176	715-0000-220.93-00	JUNE VLIET	REPLACE CK 203551	\$200.00	\$200.00
206180	101-0000-489.90-00	WESCOM CREDIT UNION	REFUND/NOT VAH PAYMENT	\$248.00	\$248.00
801633	101-0000-210.95-00	RTA/CTA BENEFIT PROGRAM	TRANSIT BENEFIT PROGRAM	\$255.50	\$255.50
901234	101-0000-210.91-00	EMPLOYEE BENEFITS CORP	FSA CLAIMS	\$5,122.31	\$5,122.31
901235	101-0000-210.91-00	EMPLOYEE BENEFITS CORP	FSA CLAIM 05-01-2017	\$2,777.88	\$2,777.88
Total Division:				\$17,162.12	
Total Department:				\$17,162.12	

Check Date: 2017 - 5 - 15

WARRANT REGISTER - GM0002

Date: Wednesday, May 10, 2017
Page 2

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 1 Board of Trustees					
Division: 1					
205981	101-0101-501.30-05	ARLINGTON SIGNS & BANNERS	NAMEPLATE	\$75.00	\$75.00
205994	101-0101-501.21-65	CAPTION FIRST INC	CLOSED CAPTIONING APRIL B	\$600.00	\$600.00
206040	101-0101-501.30-01	HARRIS TRUST & SAVINGS BANK	IL MUNICIPAL LOO	\$63.00	\$63.00
	101-0101-501.30-05		PRESENT A PLAQUE	\$139.34	\$616.79
			MITCHELL JEWELER	\$364.50	
			TIF AMLINGLAND	\$112.95	
206070	101-0101-501.21-65	LORELLE COMMUNICATIONS INC	BOARD MEETINGS APRIL 2017	\$4,500.00	\$4,500.00
206099	101-0101-501.22-02	NORTHWEST MUNICIPAL CONFERENCE	ANNUAL DUES	\$25,528.00	\$25,528.00
901233	101-0101-501.22-05	CITIBANK	POSTAGE	\$8.51	\$8.51
Total Division:				\$31,391.30	
Total Department:				\$31,391.30	

Check Date: 2017 - 5 - 15

WARRANT REGISTER - GM0002

Date: Wednesday, May 10, 2017
Page 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 2 Integrated Services					
Division: 1					
205998	515-0201-525.40-55	CENTERFOLD INC	SOS ENTERTAINMENT	\$2,000.00	\$2,000.00
206040	101-0201-502.22-03	HARRIS TRUST & SAVINGS BANK	ILLINOIS CITY COUNTY	\$35.00	\$35.00
	101-0201-502.30-05		VERIZON M147401	\$53.61	\$53.61
206132	515-0201-525.40-55	SAINT VIATOR HIGH SCHOOL	S OS BAND 6-1	\$200.00	\$200.00
206139	515-0201-525.40-55	SNOWGIRL PRODUCTIONS LLC	SOS BAND THE CHICAGO EXPE	\$2,000.00	\$2,000.00
206143	101-0201-502.21-65	SPRINT	ACCT 456761884	\$100.00	\$100.00
206170	101-0201-502.21-65	VERIZON WIRELESS	INV 9784724840	\$127.10	\$127.10
901233	101-0201-502.22-05	CITIBANK	POSTAGE	\$11.22	\$11.22
Total Division:				\$4,526.93	
Total Department:				\$4,526.93	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 3 Human Resources					
Division: 1					
206034	615-0301-552.42-75	GALLAGHER BASSETT SERVICES INC	CLAIMS - MEDICAL LOSS	\$18,343.27	\$18,343.27
	615-0301-552.42-80		CLAIMS - W/C	\$127,906.58	\$127,906.58
206069	615-0301-552.22-03	KELLY LIVINGSTON	TRAINING	\$92.40	\$92.40
206099	605-0301-552.20-50	NORTHWEST MUNICIPAL CONFERENCE	EAP PARTICIPATION 5-2017	\$10,246.00	\$10,246.00
206121	101-0301-503.22-03	RATH, MARY	CONFERENCE	\$1,036.28	\$1,036.28
206165	101-0301-503.21-65	VERIZON WIRELESS	INV 9784272054	\$124.37	\$124.37
901233	101-0301-503.22-05	CITIBANK	POSTAGE	\$23.56	\$23.56
Total Division:				\$157,772.46	
Total Department:				\$157,772.46	

Check Date: 2017 - 5 - 15

WARRANT REGISTER - GM0002

Date: Wednesday, May 10, 2017
Page 5

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 4 Legal Department					
Division: 1					
205993	101-0401-503.30-05	CANON SOLUTIONS AMERICA	OFFICE SUPPLIES	\$620.00	\$620.00
206027	101-0401-503.20-15	ERNEST R BLOMQUIST PC	RETAINER	\$4,170.00	\$4,170.00
	101-0401-503.20-20		LEGAL SERVICES	\$6,075.00	\$6,075.00
206110	101-0401-503.21-65	PETTY CASH	TAX SEARCH	\$60.00	\$60.00
206129	101-0401-503.21-65	ROSE MARY JURINEK	COURT REPORTER	\$633.50	\$633.50
206173	101-0401-503.21-65	VERIZON WIRELESS	INV 97845368998	\$91.09	\$91.09
206178	101-0401-503.22-03	WARD ROBIN	CONFERENCE	\$1,109.28	\$1,109.28
206185	101-0401-503.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$140.90	\$140.90
901233	101-0401-503.22-05	CITIBANK	POSTAGE	\$3.20	\$3.20
Total Division:				\$12,902.97	
Total Department:				\$12,902.97	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 5 Finance					
Division: 1					
205966	101-0501-503.30-05	A & E RUBBER STAMP CORP	OFFICE RUBBER STAMPS	\$33.00	\$33.00
205972	505-0501-503.22-10	AMERICAN PRINTING TECHNOLOGIES	SERVICE MISCELLANEOUS	\$720.35	\$720.35
206021	101-0501-503.20-05	PAUL CUMBERLAND	ACTUARIAL POLICE&FF FUNDS	\$13,575.00	\$13,575.00
206023	505-0501-503.40-87	TONY/BECKY DILEGGE	SEWER REBATE PROGRAM	\$7,500.00	\$7,500.00
206034	611-0501-552.42-53	GALLAGHER BASSETT SERVICES INC	CLAIMS - W/C	\$1,276.35	\$1,276.35
206044	611-0501-552.20-70	HIGH EXCESS LIABILITY POOL	2017 CONTRIBUTION	\$191,797.00	\$191,797.00
206093	101-0501-503.21-02	NEOPOST USA INC	EQUIPMENT MAINTENANCE	\$4.56	\$4.56
206100	101-0501-503.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$76.07	\$76.07
206103	101-0501-503.22-01	PADDOCK PUBLICATIONS INC	ADVERTISING	\$81.00	\$81.00
206110	101-0501-503.30-05	PETTY CASH	SUPPLIES	\$35.16	\$35.16
	101-0501-503.33-05		SUPPLIES	\$16.36	\$16.36
206152	101-0501-503.21-65	TKB ASSOCIATES INC	REPAIR SERVICE OFFICE	\$5,653.00	\$5,653.00
206163	101-0501-503.21-65	VERIZON WIRELESS	INV 9784489784	\$55.08	\$55.08
206184	611-0501-552.20-05	WRIGHT BENEFIT STRATEGIES INC	CONSULTING SERVICE	\$7,000.00	\$7,000.00
206185	101-0501-503.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$85.00	\$85.00
901233	101-0501-503.22-05	CITIBANK	POSTAGE	\$875.90	\$875.90
	505-0501-503.22-05		POSTAGE	\$1,545.30	\$1,545.30
Total Division:				\$230,329.13	
Total Department:				\$230,329.13	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 6 Information Technology					
Division: 1					
206040	625-0601-553.33-05	HARRIS TRUST & SAVINGS BANK	IDY INSIGHT PUBLIC SEC	\$1,107.72	\$1,107.72
	625-0601-572.50-10		AMAZON MKTPLACE PMTS	\$57.49	\$248.60
			AMAZON MKTPLACE PMTS	\$118.35	
			MONOPRICE INC	\$72.76	
206055	625-0601-553.21-02	IMAGE SYSTEMS & BUSINESS SOLUTIONS	PRINTER SERVICE	\$104.50	\$104.50
206119	625-0601-553.33-05	PROVANTAGE CORP	COMPUTERS,DP & WORD PROC.	\$6,000.00	\$6,240.95
			COMPUTERS,DP & WORD PROC.	\$240.95	
206150	625-0601-553.22-03	ROBERT TARASZKA	TUITION REIMBURSEMENT	\$1,500.00	\$1,500.00
206160	625-0601-553.21-65	VERIZON WIRELESS	INV 9784175082	\$386.59	\$386.59
206162	625-0601-553.21-65	VERIZON WIRELESS	INV 9784536897	\$1,368.76	\$1,368.76
206167	625-0601-553.21-65	VERIZON WIRELESS	INV 9784585824	\$464.90	\$464.90
Total Division:				\$11,422.02	
Total Department:				\$11,422.02	

Check Date: 2017 - 5 - 15

WARRANT REGISTER - GM0002

Date: Wednesday, May 10, 2017
Page 8

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 10 Boards & Commissions					
Division: 13					
206040	101-1013-502.33-05	HARRIS TRUST & SAVINGS BANK	AMAZON.COM	\$14.91	\$14.91
901233	101-1013-502.22-05	CITIBANK	POSTAGE	\$74.98	\$74.98
Total Division:				\$89.89	
Division: 21					
206110	101-1021-502.40-40	PETTY CASH	SUPPLIES	\$28.98	\$28.98
Total Division:				\$28.98	
Total Department:				\$118.87	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 30 Police Department					
Division: 1					
205969	101-3001-511.22-03	JEFFREY C AIELLO	TRAINING	\$30.00	\$30.00
205978	101-3001-511.18-03	ARLINGTON HTS SCHOOL DIST 25	CROSSING GUARD REIMB	\$26,421.98	\$26,421.98
205980	101-3001-511.21-02	ARLINGTON SECURITY CO LLC	EQUIPMENT MAINTENANCE	\$167.50	\$167.50
205987	101-3001-511.30-35	BLAND WESLEY	CLOTHING REIMBURSEMENT	\$120.00	\$120.00
205989	101-3001-511.22-03	BOYLE RICHARD	TRAINING	\$15.00	\$45.00
			TRAINING	\$30.00	
206003	101-3001-511.22-03	COLLEGE OF DUPAGE	REGISTRATION	\$125.00	\$125.00
206019	101-3001-511.33-05	CROWN TROPHY	PLAQUE ENGRAVING	\$48.00	\$48.00
206024	101-3001-511.22-03	COREY DUGAN	TRAINING	\$75.00	\$75.00
206036	101-3001-511.33-25	GOLF ROSE ANIMAL HOSPITAL	ANIMAL WELFARE SUPPLIES	\$79.52	\$85.07
			ANIMAL WELFARE SUPPLIES	\$5.55	
206040	101-3001-511.22-03	HARRIS TRUST & SAVINGS BANK	EVENT MGMT CITYCAREER	\$1,190.00	\$1,340.00
			IACP	\$75.00	
			IACP	\$75.00	
	101-3001-511.30-05		AMAZON.COM	\$135.99	\$386.06
			AMAZON.COM	\$250.07	
	101-3001-511.33-25		GLENDALE PARAGE STORE	\$426.85	\$426.85
206052	101-3001-511.22-03	HUNDRIESER NANCY	TRAINING	\$30.00	\$30.00
206053	101-3001-511.21-02	ID NETWORKS	MAINTENANCE FEE	\$18,574.00	\$18,574.00
206058	101-3001-511.21-02	INTOXIMETERS INC	SERVICE EQUIPMENT	\$540.30	\$540.30
206059	101-3001-511.30-35	JG UNIFORMS	UNIFORM CLOTHING	\$38.95	\$184.85
			UNIFORM CLOTHING	\$38.95	
			UNIFORM CLOTHING	\$106.95	
206066	101-3001-511.21-65	LAW OFFICE OF JOAN VASQUEZ	SERVICE PROFESSIONAL	\$750.00	\$750.00
206071	101-3001-511.30-05	LOWES COMMERCIAL SERVICES	POLICE EQUIPMENT & SUPPLY	\$738.00	\$897.65
			OFFICE SUPPLIES, GENERAL	\$159.65	
206074	101-3001-511.22-03	MANDEL, RUSSELL	TRAINING	\$30.00	\$30.00
206091	101-3001-511.22-03	NE MULTI REGIONAL TRAINING INC	REGISTRATION	\$50.00	\$250.00
			REGISTRATION	\$200.00	
206096	101-3001-511.21-65	NORTHERN IL FUNERAL SERVICES INC	SERVICE MISCELLANEOUS	\$850.00	\$1,275.00

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
206096	101-3001-511.21-65	NORTHERN IL FUNERAL SERVICES INC	SERVICE MISCELLANEOUS	\$425.00	\$1,275.00...
206097	101-3001-511.22-03	NORTHERN IL POLICE ALARM SYSTEM	REGISTRATION	\$216.00	\$216.00
206098	101-3001-511.20-37	NORTHWEST CENTRAL DISPATCH SYS	MEMBER ASSESSMENT 6-2017	\$69,127.18	\$69,127.18
206109	235-3001-532.22-10	PETTIBONE AND COMPANY P F	TICKETS	\$665.75	\$665.75
206111	101-3001-511.21-65	PETTY CASH/POLICE	OTHER SERVICES	\$27.48	\$27.48
	101-3001-511.22-03		TRAINING	\$39.00	\$39.00
	101-3001-511.33-05		SUPPLIES	\$21.83	\$21.83
	101-3001-511.33-25		PARKING	\$39.00	\$99.91
			SUPPLIES	\$33.34	
			SUPPLIES	\$27.57	
206113	101-3001-511.22-03	PIOTR POREBSKI	REPLACE CK 203924	\$15.00	\$15.00
206122	101-3001-511.30-35	RAY O'HERRON	UNIFORM CLOTHING	\$74.95	\$1,537.58
			UNIFORM CLOTHING	\$200.99	
			UNIFORM CLOTHING	\$133.99	
			UNIFORM CLOTHING	\$22.00	
			UNIFORM CLOTHING	\$116.00	
			UNIFORM CLOTHING	\$30.50	
			UNIFORM CLOTHING	\$354.95	
			UNIFORM CLOTHING	\$44.00	
			UNIFORM CLOTHING	\$194.73	
			UNIFORM CLOTHING	\$30.50	
			UNIFORM CLOTHING	\$153.98	
			UNIFORM CLOTHING	\$117.00	
			UNIFORM CLOTHING	\$23.99	
			UNIFORM CLOTHING	\$40.00	
	101-3001-511.33-25		UNIFORM CLOTHING	\$748.00	\$748.00
	235-3001-532.30-35		UNIFORM CLOTHING	\$52.95	\$52.95
206133	101-3001-511.33-25	SAM'S CLUB/SYNCHRONY BANK	SUPPLIES	\$78.92	\$78.92
206136	101-3001-511.33-25	SHERWIN ACE HARDWARE	BATTERIES	\$12.98	\$12.98
206148	101-3001-511.33-25	SUBURBAN ACCENTS INC	GRAPHICS	\$1,125.00	\$1,125.00
206149	101-3001-511.22-10	SUMMIT PRINT SOLUTIONS	SERVICE PRINTING	\$48.00	\$48.00
206155	401-3001-572.50-15	ULTRA STROBE COMMUNICATIONS INC	EQUIPMENT INSTLLATION	\$75.00	\$7,325.75
			EQUIPMENT SQUAD 3110	\$7,250.75	
206158	101-3001-511.30-01	US IDENTIFICATION MANUAL	PUBLICATION	\$82.50	\$82.50

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206168	101-3001-511.21-65	VERIZON WIRELESS	INV 9784539155	\$2,928.94	\$2,928.94
206179	101-3001-511.22-03	WARD SALLY	TRAINING	\$30.00	\$30.00
206183	101-3001-511.33-25	WILLIAMS SHOOTERS SUPPLY INC	POLICE EQUIPMENT & SUPPLY	\$1,840.00	\$1,840.00
901233	101-3001-511.22-05	CITIBANK	POSTAGE	\$707.77	\$707.77
Total Division:				\$138,532.80	
Division: 3					
206001	231-3003-511.40-11	CMS ACCOUNTING	POLICE EQUIPMENT & SUPPLY	\$132.81	\$132.81
206018	231-3003-511.40-01	CRIMINAL INVESTIGATION CONTROL FUND	REIMB TO CONTROL FUND	\$111.09	\$111.09
	231-3003-511.40-03		REIMB TO CONTROL FUND	\$436.19	\$436.19
	231-3003-511.40-11		REIMB TO CONTROL FUND	\$1,200.00	\$1,200.00
206040	231-3003-511.40-01	HARRIS TRUST & SAVINGS BANK	HITT MARKING DEVICES	\$134.47	\$134.47
206084	231-3003-511.40-11	MIDWEST GLASS TINTERS	VEHICLE TINT	\$250.00	\$250.00
206134	231-3003-511.40-01	SCIENTIFIC ANIMAL FEEDS AND NEEDS	CANINE UNIT PROGRAM	\$63.99	\$63.99
206155	231-3003-511.40-11	ULTRA STROBE COMMUNICATIONS INC	PARTS/LABOR	\$1,445.00	\$1,445.00
Total Division:				\$3,773.55	
Total Department:				\$142,306.35	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 35 Fire					
Division: 1					
205970	101-3501-512.30-35	AIR ONE EQUIPMENT	SHOES AND BOOTS	\$1,220.00	\$1,220.00
	101-3501-512.31-65		HARDWARE SUPPLIES	\$96.15	\$96.15
206030	101-3501-512.31-60	FIRE SOAPS	GEAR WASH LIQUID	\$456.88	\$456.88
206039	101-3501-512.22-03	HARPER COLLEGE CORP SERVICES	PARAMEDIC TUITION (3)	\$13,770.75	\$13,770.75
206040	101-3501-512.22-02	HARRIS TRUST & SAVINGS BANK	4TE EMT BASIC INITIALF	\$1.00	\$268.00
			4TE EMT BASIC INITIALF	\$1.00	
			4TE EMT BASIC INITIALF	\$1.00	
			4TE EMT BASIC INITIALF	\$1.00	
			4TE EMT BASIC INITIALF	\$1.00	
			4TE IDPH EMS HWYSAFETY	\$20.00	
			4TE IDPHEMS HWYSAFETY	\$40.00	
			4TE IDPHEMS HWYSAFETY	\$40.00	
			4TE IDPHEMS SWYSATETY	\$20.00	
			4TE IDPHEMS SWYSAFETY	\$1.00	
			4TE SMS BASIC INITIALF	\$1.00	
			4TE PHEMS HWYSAFETY	\$40.00	
			4TE EMT BASIC INITIALF	\$1.00	
			4TE EMT EMS HWSAFETY	\$40.00	
			4TE EMT EMS HWSAFETY	\$40.00	
			4TE IDPHEMS HWSAFETY	\$20.00	
	101-3501-512.22-03		PEN IDIC/FIRE ENGINEER	\$1,200.00	\$4,078.20
			JW MARRIOTT	\$1,409.85	
			JW MARRIOTT	\$1,468.35	
206059	101-3501-512.30-35	JG UNIFORMS	CLOTHING & APPAREL	\$19.95	\$1,609.45
			SHOES AND BOOTS	\$60.00	
			CLOTHING & APPAREL	\$1,529.50	
206073	101-3501-512.31-55	M AND M LOCK	KEYS	\$102.50	\$102.50
206090	101-3501-512.32-80	NATL FIRE PROTECTION ASSOC	NFPA BOOK	\$52.70	\$52.70
206098	101-3501-512.20-37	NORTHWEST CENTRAL DISPATCH SYS	MEMBER ASSESSMENT 6-2017	\$23,043.07	\$23,043.07
206100	101-3501-512.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$55.17	\$164.42

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
206100	101-3501-512.30-05.	OFFICE DEPOT	OFFICE SUPPLIES	\$109.25	\$164.42
206107	101-3501-512.30-35	PAUL FAWLEY	ACCOUNTABILITY TAGS	\$211.60	\$211.60
206142	101-3501-512.22-02	SOUTHERN WIS/NORTHERN IL FIRE	2017 DUES	\$30.00	\$30.00
206169	101-3501-512.21-65	VERIZON WIRELESS	INV 9784498267	\$737.38	\$737.38
901233	101-3501-512.22-05	CITIBANK	POSTAGE	\$49.09	\$49.09
Total Division:				\$45,890.19	
Total Department:				\$45,890.19	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 37 Foreign Fire Insurance					
Division: 1					
205971	227-3701-512.50-15	ALLIANCE PAPER & FOOD SERVICE EQUIP	SUPPLIES	\$77.64	\$451.96
			SUPPLIES	\$374.32	
206065	227-3701-512.22-03	ANDREW LARSON	TUITION REIMBURSEMENT	\$137.56	\$137.56
Total Division:				\$589.52	
Total Department:				\$589.52	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 40 Planning					
Division: 1					
206038	401-4001-571.50-30	HAMPTON LENZINI & RENWICK INC	SERVICE PROFESSIONAL	\$4,754.00	\$4,754.00
206062	266-4001-571.20-05	KANE MC KENNA & ASSOCIATES	SERVICE CONSULTING	\$750.00	\$750.00
206068	101-4001-521.21-65	LEGRAND REPORTING & VIDEO SERVICES	TRANSCRIPTS	\$330.95	\$553.40
			TRANSCRIPTS	\$222.45	
206120	101-4001-521.40-43	RACEWAY CARWASH	ZERO INTEREST LOAN	\$20,000.00	\$20,000.00
206137	101-4001-521.30-01	SIDWELL CO	S/H CHARGES	\$20.00	\$20.00
901233	101-4001-521.22-05	CITIBANK	POSTAGE	\$65.81	\$65.81
Total Division:				\$26,143.21	
Total Department:				\$26,143.21	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 41 Community Devl Block Grnt					
Division: 1					
205977	215-4101-522.41-16	ARLINGTON HTS PARK DISTRICT	CDBG PROGRAM	\$9,500.00	\$9,500.00
Total Division:				\$9,500.00	
Total Department:				\$9,500.00	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 45 Building					
Division: 1					
206110	101-4501-523.22-03	PETTY CASH	TRAINING	\$10.00	\$10.00
206151	101-4501-523.21-65	THOMPSON ELEVATOR INSPECTION	SERVICE BLDG MAINT	\$266.00	\$608.00
			SERVICE BLDG MAINT	\$190.00	
			SERVICE BLDG MAINT	\$38.00	
			SERVICE BLDG MAINT	\$114.00	
206164	101-4501-523.21-65	VERIZON WIRELESS	INV 9784516145	\$144.04	\$144.04
206174	101-4501-523.21-65	VERIZON WIRELESS	INV 9784516144	\$545.44	\$545.44
901233	101-4501-523.22-05	CITIBANK	POSTAGE	\$195.14	\$251.38
			POSTAGE	\$56.24	
Total Division:				\$1,558.86	
Division: 2					
205968	101-4502-523.20-25	AFFILIATED CLINICIANS CS	COUNSELING	\$200.00	\$200.00
205973	101-4502-523.33-05	AMERIMARK DIRECT	EH SUPPLIES	\$203.88	\$203.88
205975	101-4502-523.20-25	ARLINGTON CENTER	COUNSELING	\$111.00	\$605.00
			COUNSELING	\$494.00	
205977	101-4502-523.41-16	ARLINGTON HTS PARK DISTRICT	CAP CHILDREN AT PLAY	\$1,432.75	\$1,594.75
			CAP CHILDREN AT PLAY	\$112.00	
			CAP CHILDREN AT PLAY	\$50.00	
206040	101-4502-523.22-03	HARRIS TRUST & SAVINGS BANK	ALDE FOOD	\$131.14	\$131.14
	101-4502-523.33-05		THERMOTWORKS	\$78.99	\$78.99
	101-4502-523.33-10		PEAPOD GROCER	\$112.31	\$817.71
			GLAXOSMITHKLINRE PHARMACY	\$695.40	
			J2 MY FAX	\$10.00	
	101-4502-523.40-53		ILLINOIS CEITY COUNTY M	\$55.00	\$590.75
			STATE FARM INS	\$109.32	
			STATE FARM INS		
			COM ED PAYMENT	\$535.75	
206064	101-4502-523.20-25	KATOR LCSW, ANNE	COUNSELING	\$180.00	\$450.00

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
206064	101-4502-523.20-25	KATOR LCSW, ANNE	COUNSELING	\$90.00	\$450.00
			COUNSELING	\$180.00	
206100	101-4502-523.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$4.29	\$57.05
			OFFICE SUPPLIES	\$52.76	
206135	101-4502-523.40-60	SHADY WAY PROPERTY MGMT	RENT ASSISTANCE PROGRAM	\$390.00	\$390.00
206146	101-4502-523.21-65	STACY SHEIN STAPLETON	INTERPRETING SERVICES	\$90.00	\$90.00
206166	101-4502-523.21-65	VERIZON WIRELESS	INV 9784724956	\$177.18	\$177.18
901233	101-4502-523.22-05	CITIBANK	POSTAGE	\$141.39	\$141.39
Total Division:				\$5,527.84	
Division: 3					
205984	101-4503-523.31-65	AWARD CONCEPTS INC	VOLUNTEER LUNCHEON	\$581.64	\$581.64
206040	101-4503-523.21-65	HARRIS TRUST & SAVINGS BANK	VOLGISTICS INC	\$61.00	\$61.00
	101-4503-523.31-65		ETSY.COM - CREATIVEEXP	(\$64.51)	\$-29.35
			AMAZON MKTPLACE PMTS	\$35.16	
206060	101-4503-523.21-65	JOHN HERSEY HIGH SCHOOL	OLYMPICS 2017 PROGRAM	\$100.00	\$100.00
206100	101-4503-523.31-65	OFFICE DEPOT	SUPPLIES	\$133.99	\$133.99
206114	101-4503-523.22-05	POSTMASTER ARLINGTON HEIGHTS	REIMB PERMIT 2594	\$259.20	\$259.20
206118	101-4503-523.31-65	IPROMOTEU	TOTE BAGS	\$678.82	\$678.82
901233	101-4503-523.22-05	CITIBANK	POSTAGE	\$18.40	\$18.40
Total Division:				\$1,803.70	
Total Department:				\$8,890.40	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 50 Engineering					
Division: 1					
206017	401-5001-571.50-30	CONSTRUCTION & GEOTECHNICAL	SERVICE PROFESSIONAL	\$2,525.00	\$2,525.00
206038	101-5001-524.20-05	HAMPTON LENZINI & RENWICK INC	SERVICE PROFESSIONAL	\$6,970.00	\$6,970.00
	401-5001-571.50-30		SERVICE PROFESSIONAL	\$2,872.56	\$2,872.56
206076	101-5001-524.22-03	MASSARELLI JAMES	WATERCOM 2017	\$62.77	\$62.77
206116	101-5001-524.21-65	PRECISION REPRODUCTION INC	PLAN COPIES - MFT	\$176.74	\$1,335.64
			PLAN SETS	\$1,158.90	
206157	401-5001-571.50-30	UNION PACIFIC RAILROAD COMPANY	SERVICE CONSTRUCTION	\$180,087.78	\$190,336.76
			SERVICE CONSTRUCTION	\$10,248.98	
206161	101-5001-524.21-65	VERIZON WIRELESS	INV 9784194662	\$490.53	\$490.53
Total Division:				\$204,593.26	
Total Department:				\$204,593.26	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 71 Public Works					
Division: 1					
2101	101-7101-531.31-65	PAPA SAVERIOS	EVENT SUPPLIES	\$710.00	\$710.00
205967	101-7101-531.31-75	ACTIVE ELECTRICAL SUPPLY CO	STREET LIGHT SUPP	\$4,178.25	\$4,178.25
205970	101-7101-531.31-65	AIR ONE EQUIPMENT	HOSE/PARKING DECKS	\$1,570.00	\$1,570.00
205979	101-7101-531.31-85	ARLINGTON POWER EQUIPMENT	PRUNER	\$364.81	\$364.81
205985	101-7101-531.31-45	BADE PAPER PRODUCTS	WINDOW SQUEEGEE	\$27.65	\$135.65
			TP DISPENSERS	\$108.00	
205986	101-7101-531.31-65	BATTERIES PLUS	BLDG MAINT STOCK BATT	\$90.72	\$90.72
205990	101-7101-531.30-39	BP	FUEL	\$142.56	\$142.56
205992	401-7101-572.50-15	BURRIS EQUIPMENT CO	EQUIPMENT, NON OFFICE	\$6,408.00	\$6,408.00
206000	101-7101-531.21-11	CINTAS CORP	FIRE STA 3 FLR MAT	\$23.56	\$105.15
			MAT RENTAL	\$55.17	
			STA 2 FLOOR MATS	\$26.42	
	101-7101-531.30-35		UNIFORM SERV	\$52.28	\$52.28
206006	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	3291084013	\$2,982.49	\$2,982.49
206015	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	2985063029	\$68.48	\$68.48
206016	101-7101-531.31-90	COMPASS MINERALS AMERICA	STREET/SIDEWALK SUPPLIES	\$11,139.27	\$11,139.27
206022	401-7101-571.50-20	DES PLAINES GLASS COMPANY	SERVICE BLDG MAINT	\$4,525.00	\$4,525.00
206026	101-7101-531.21-50	DYNEGY ENERGY SERVICES	1627055057	\$1,008.05	\$1,008.05
206033	101-7101-531.21-02	FOUNTAIN TECHNOLOGIES LTD	SENR CEN FOUNT MAINT	\$340.00	\$340.00
206041	101-7101-531.21-02	HAYES MECHANICAL	SEN CENT REPLC MIX VALV	\$2,681.00	\$21,671.52
			HLTH DEP VAV BOX REP	\$1,186.76	
			FIRE STA 2 HVAC REP	\$362.71	
			SENR CENT IT PROJCT	\$567.85	
			PW PUMP MOTOR REPLC	\$670.42	
			BOILER EXPAN TANK	\$2,825.08	
			AIR HAND SUPP FAN REPR	\$1,027.49	
			PW FRT OFF FAN REPR	\$973.35	
			BLDG DEPT VAV REPR	\$1,272.31	
			FINC DEPT VAV REP	\$1,346.80	
			FINC DEPT VAV REP	\$1,236.22	

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206041	101-7101-531.21-02	HAYES MECHANICA	HEALTH DEPT VAV REPR	\$1,375.03	\$21,671.52
			HEALTH DEPT VAV REPR	\$1,454.50	
			PW HVAC REPR	\$1,230.00	
			FIRE STA 1 AVH FAN MOTOR	\$3,462.00	
206045	101-7101-531.31-55	HOH CHEMICALS INC	CHEM FOR POL COOL TOWER	\$660.35	\$660.35
206048	101-7101-531.21-50	HOMEFIELD ENERGY	3291084013	\$9,336.24	\$9,336.24
206057	101-7101-531.21-11	INTL EXTERMINATORS INC	FIRE STA 1 RODENT STAT	\$60.00	\$120.00
			VH RODENT STATION INSPT	\$60.00	
206061	101-7101-531.21-65	JULIE INC	SERVICE CONSULTING	\$3,369.80	\$3,369.80
206071	101-7101-531.31-40	LOWES COMMERCIAL SERVICES	AGRICULTURAL SUPPLIES	\$36.05	\$36.05
	101-7101-531.31-55		HARDWARE SUPPLIES	\$54.18	\$54.18
	101-7101-531.31-85		AGRICULTURAL EQUIP&IMPLEM	\$19.71	\$19.71
	101-7101-531.31-90		STREET/SIDEWALK SUPPLIES	\$18.40	\$18.40
	101-7101-531.33-05		STREET/SIDEWALK SUPPLIES	\$20.89	\$20.89
206075	101-7101-531.30-39	MANSFIELD OIL COMPANY	FUEL,OIL,GREASE, & LUBES	\$12,990.65	\$12,990.65
206079	101-7101-531.21-01	MEADE ELECTRIC CO INC	TRAFFIC SIGNAL REPAIR	\$885.23	\$885.23
206080	101-7101-531.31-55	MECOR INC	VH TOILET ASSEMBLY	\$652.80	\$2,928.36
			FIRE STA LIGHT FIXT	\$1,005.36	
			BUILDING SUPPLIES	\$849.00	
			SENR CEN FLORES BULBS	\$421.20	
206083	101-7101-531.31-45	MEYER LABORATORY INC	SOAP WALL MOUNTS	\$280.95	\$280.95
206085	101-7101-531.21-55	MILIEU DESIGN LLC	SERVICE MISCELLANEOUS	\$1,342.30	\$1,342.30
206092	101-7101-531.31-90	NEENAH FOUNDRY COMPANY	STREET/SIDEWALK SUPPLIES	\$4,147.04	\$4,220.75
			DOWNTOWN TREE GRATES	\$73.71	
206095	101-7101-531.22-03	NORTHEASTERN IL PUBLIC SAFETY	DRIVER TRAINING	\$225.00	\$225.00
206100	101-7101-531.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$115.41	\$115.41
	101-7101-531.33-05		DRAFTING SUPPLIES	\$24.80	\$24.80
206101	101-7101-531.31-90	ORANGE CRUSH LLC	STREET/SIDEWALK SUPPLIES	\$208.00	\$22,084.49
			STREET/SIDEWALK SUPPLIES	\$6,300.40	
			STREET/SIDEWALK SUPPLIES	\$4,557.60	
			STREET/SIDEWALK SUPPLIES	\$164.80	
			STREET/SIDEWALK SUPPLIES	\$10,853.69	
206102	101-7101-531.22-70	PACIFIC TELEMAGEMENT SERVICES	PAY PHONES FEE	\$228.00	\$684.00
			PAY PHONE FEES	\$456.00	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
206108	101-7101-531.31-40	PESCHES FLOWER SHOP	FLOWERS AND SUPPLIES	\$53.55	\$53.55
206110	101-7101-531.22-05	PETTY CASH	POSTAGE	\$9.80	\$9.80
	101-7101-531.31-65		SUPPLIES	\$32.87	\$98.81
			SUPPLIES	\$65.94	
206112	101-7101-531.22-70	POLLARD WATER	S667106106-17080	\$1,726.30	\$1,726.30
206115	101-7101-531.21-55	POWELL TREE CARE INC	SERVICE TREES	\$3,993.65	\$4,749.50
			SERVICE TREES	\$755.85	
206124	401-7101-571.50-20	RHOMAR INDUSTRIES INC	FLEET CLEAN SUPP	\$2,737.84	\$2,737.84
206125	401-7101-572.50-10	RITTER GIS	SERVICE CONSULTING	\$10,488.00	\$10,488.00
206126	101-7101-531.30-39	RKA PETROLEUM COMPANIES INC	FUEL,OIL,GREASE, & LUBES	\$16,230.32	\$16,230.32
206131	101-7101-531.21-36	ROUTE 12 RENTAL CO INC	N GARAGE EXH FAN STAIRS	\$129.05	\$129.05
206136	101-7101-531.31-40	SHERWIN ACE HARDWARE	AGRICULTURAL EQUIP&IMPLEM	\$18.36	\$18.36
	101-7101-531.31-90		STREET/SIDEWALK SUPPLIES	\$34.96	\$34.96
206138	101-7101-531.31-80	SIGN OUTLET	SIGN SUPPLIES	\$1,030.37	\$1,030.37
206141	101-7101-531.22-70	SOUND INCORPORATED	SENR CENT PHONE	\$72.73	\$290.92
			SENR CENT PHONE	\$72.73	
			SENR CENT PHONE	\$72.73	
			SENR CENT PHONE	\$72.73	
206144	101-7101-531.31-55	STANDARD PIPE & SUPPLY INC	FIRE STA 2 SINK REPAIR	\$36.89	\$36.89
206147	211-7101-571.50-40	STATE OF IL TREASURER	SERVICE MISCELLANEOUS	\$22,425.00	\$22,425.00
206171	101-7101-531.22-70	VERIZON WIRELESS	INV 9784522520	\$3,736.89	\$3,736.89
206177	101-7101-531.30-35	WALMAN OPTICAL CO	SAFETY EYEWEAR	\$149.75	\$149.75
206181	101-7101-531.21-36	WEST SIDE TRACTOR SALES CO	RENTAL/LEASE EQUIPMENT	\$8,000.00	\$8,000.00
206189	101-7101-531.20-05	RYAN ZIMMERMAN	WEATHER FORECAST SERV	\$1,080.00	\$1,080.00
801631	101-7101-531.21-50	NICOR	58401600000	\$922.44	\$9,543.18
			19426400008	\$87.04	
			05640160002	\$456.36	
			28178600004	\$410.55	
			38178600003	\$342.01	
			40178600009	\$151.11	
			97034457784	\$1,514.37	
			25422686599	\$3,416.29	
			15839647334	\$362.57	
			06802945268	\$23.97	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
801631	101-7101-531.21-50	NICOR	38096400007	\$766.92	\$9,543.18
			72489260108	\$161.91	
			15839647334	\$927.64	
801632	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	0002031003	\$31.55	\$2,905.89
			3183115007	\$21.69	
			4286290000	\$634.59	
			4321662000	\$2,218.06	
801634	101-7101-531.22-70	AT & T	847398933603	\$420.60	\$14,172.72
			847253343802	\$85.68	
			847394736804	\$41.01	
			847394206204	\$41.10	
			847398933602	\$436.66	
			847253312003	\$8,856.18	
			847577579403	\$245.40	
			847259612403	\$40.93	
			847342153604	\$41.00	
			847797132103	\$40.93	
			847590600003	\$856.75	
			847342153603	\$40.93	
			847Z97278403	\$647.92	
			847439786802	\$81.93	
			847R16051902	\$2,254.77	
			847253612402	\$40.93	
901233	101-7101-531.22-05	CITIBANK	POSTAGE	\$41.63	\$41.63
Total Division:				\$214,599.52	
Total Department:				\$214,599.52	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 72 Water and Sewer					
Division: 1					
205991	505-7201-561.50-15	BURNS MCDONNELL	SERVICE CONSULTING	\$5,069.01	\$5,069.01
206005	505-7201-561.22-70	COMCAST CABLE	PW INTERNET	\$2.10	\$186.95
			PW INTERNET	\$184.85	
206007	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0831076049	\$162.24	\$162.24
206008	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0441087047	\$163.89	\$163.89
206009	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0081080033	\$2,046.55	\$2,046.55
206010	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0282382003	\$21.53	\$21.53
206011	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0405097038	\$3,358.67	\$3,358.67
206012	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0789016039	\$883.49	\$883.49
206013	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0522082015	\$1,210.90	\$1,210.90
206014	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0159027139	\$2,496.30	\$2,496.30
206032	505-7201-561.31-55	FOREMAN JOSEPH D AND CO	BUILDING SUPPLIES	\$313.02	\$313.02
206042	505-7201-561.31-02	HBK WATER METER SERVICE INC	REMOTE READERS STOCK	\$360.18	\$360.18
	505-7201-561.50-15		WATER SEWER SYSTEM SUPPLY	\$6,450.00	\$6,450.00
206043	505-7201-561.31-01	HD SUPPLY WATERWORKS LTD	WATER DISTRIBUTION SUPPLY	\$1,321.00	\$1,321.00
206046	505-7201-561.22-03	RYAN HOLTHOUSE	AWWA CONFERENCE	\$1,497.60	\$1,497.60
206047	505-7201-561.21-50	HOMEFIELD ENERGY	0081080033	\$585.14	\$585.14
206049	505-7201-561.21-50	HOMEFIELD ENERGY	0528113037	\$564.41	\$564.41
206050	505-7201-561.21-50	HOMEFIELD ENERGY	0441087047	\$149.74	\$149.74
206054	505-7201-561.22-03	MIKE IGNOFFO	AWWA CONFERENCE	\$1,499.60	\$1,499.60
206061	505-7201-561.21-65	JULIE INC	SERVICE CONSULTING	\$6,740.61	\$6,740.61
206063	505-7201-561.22-03	ASHLEY KARR	AWWA CONFERENCE	\$1,467.99	\$1,467.99
206067	505-7201-561.30-35	LAWLOR, JOHN	SAFETY SHOE REIMBURSEMENT	\$200.00	\$200.00
206071	505-7201-561.31-55	LOWES COMMERCIAL SERVICES	JANITORIAL SUPPLIES	\$56.96	\$56.96
	505-7201-561.31-85		HAND TOOLS-POWER/NON POW	\$261.70	\$291.08
			JANITORIAL SUPPLIES	\$29.38	
206087	505-7201-561.22-03	JEFF MUSINSKI	CONFERENCE	\$2,406.07	\$2,406.07
206094	505-7201-561.22-03	NORDIN DAVID	AWWA CONFERENCE	\$1,499.60	\$1,499.60
206095	505-7201-561.22-03	NORTHEASTERN IL PUBLIC SAFETY	DRIVER TRAINING	\$225.00	\$225.00
206100	505-7201-561.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$121.44	\$121.44

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
206117	505-7201-561.22-03	PREUCIL JOHN	AWWA CONFERENCE	\$1,499.60	\$1,499.60
206125	505-7201-561.50-10	RITTER GIS	SERVICE CONSULTING	\$6,992.00	\$6,992.00
206130	505-7201-561.31-05	ROSEMOUNT INC	SUPPLIES	\$77.76	\$77.76
206136	505-7201-561.31-01	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$26.36	\$26.36
	505-7201-561.31-85		WATER SEWER SYSTEM SUPPLY	\$39.20	\$39.20
206144	505-7201-561.31-55	STANDARD PIPE & SUPPLY INC	BUILDING SUPPLIES	\$15.11	\$15.11
206145	505-7201-561.31-02	STANDARD PIPE AND SUPPLY INC	WATER METER SUPP	\$20.73	\$20.73
206153	505-7201-561.22-03	VERONICA TREVINO	AWWA CONFERENCE	\$1,445.40	\$1,445.40
206156	505-7201-561.31-01	UNDERGROUND PIPE & VALVE	PIPE FITTINGS	\$10,052.00	\$10,442.00
			PIPE FITTINGS	\$390.00	
206159	505-7201-561.31-01	USA BLUEBOOK	WATER DIST SUPP	\$200.48	\$397.81
			WATER DIST SUPP	\$197.33	
	505-7201-561.31-65		PIPE LOCATORS	\$134.16	\$134.16
206171	505-7201-561.22-70	VERIZON WIRELESS	INV 9784522520	\$2,491.27	\$2,491.27
206172	505-7201-561.22-70	VERIZON WIRELESS	INV 9784553688	\$759.27	\$759.27
206188	505-7201-561.31-01	ZIEBELL WATER SERVICE PRODUCTS	SUPPLIES	\$705.00	\$991.60
			SUPPLIES	\$286.60	
	505-7201-561.31-05		WILKE 1 CLEAN OUT MAINT	\$220.00	\$220.00
801631	505-7201-561.21-50	NICOR	04055800003	\$115.57	\$993.09
			16797600000	\$90.28	
			16797600002	\$88.77	
			19278600002	\$171.01	
			04055600003	\$122.10	
			76830700001	\$95.84	
			94830700004	\$220.60	
			05850400002	\$88.92	
			05850400002	(\$88.92)	
			05850400002	\$88.92	
801632	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0845171017	\$82.52	\$927.21
			0368380009	\$31.58	
			0368380009	\$31.41	
			0087155164	\$348.75	
			1284169036	\$237.28	
			3973144001	\$195.67	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
801634	505-7201-561.22-70	AT & T	847253017402	\$43.33	\$1,192.99
			847590210503	\$935.13	
			847590808503	\$173.60	
			847437468502	\$40.93	
Total Division:				\$70,014.53	
Total Department:				\$70,014.53	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 73 Parking					
Division: 1					
205974	235-7301-532.21-11	ARCO MECHANICAL EQUIPMENT SALES	GAR CO2 TESTING	\$237.60	\$237.60
801632	235-7301-532.21-50	COMMONWEALTH EDISON COMPANY	5231622008	\$79.62	\$101.39
			4643715006	\$21.77	
Total Division:				\$338.99	
Division: 2					
205974	235-7302-532.21-11	ARCO MECHANICAL EQUIPMENT SALES	GAR CO2 TESTING	\$752.40	\$752.40
206009	235-7302-532.21-50	COMMONWEALTH EDISON COMPANY	4874331007	\$1,007.35	\$1,007.35
801634	235-7302-532.21-50	AT & T	847253097803	\$137.83	\$275.66
			847253097802	\$137.83	
Total Division:				\$2,035.41	
Division: 3					
205974	235-7303-532.21-11	ARCO MECHANICAL EQUIPMENT SALES	GAR CO2 TESTING	\$752.40	\$752.40
206025	235-7303-532.21-50	DYNEGY ENERGY SERVICES	0297160055	\$477.15	\$477.15
801631	235-7303-532.21-50	NICOR	12690400002	\$24.55	\$24.55
801634	235-7303-532.21-50	AT & T	847632002802	\$1,191.71	\$2,383.42
			847632002802	\$1,191.71	
Total Division:				\$3,637.52	
Division: 4					
205974	235-7304-532.21-11	ARCO MECHANICAL EQUIPMENT SALES	GAR CO2 TESTING	\$237.60	\$237.60
206010	235-7304-532.21-50	COMMONWEALTH EDISON COMPANY	0983023007	\$303.21	\$303.21
801631	235-7304-532.21-50	NICOR	92296400002	\$81.99	\$81.99
Total Division:				\$622.80	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Total Department:				\$6,634.72	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 74 Solid Waste Dispsl SWANCC					
Division: 1					
901232	511-7401-562.21-54	SOLID WASTE AGENCY	TIPPING FEES 6-2017	\$90,263.99	\$90,263.99
Total Division:				\$90,263.99	
Total Department:				\$90,263.99	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 75 Municipal Fleet Services					
Division: 1					
205976	621-7501-551.31-51	ARLINGTON HTS FORD INC	OIL DRAIN PLUG STOCK	\$45.36	\$45.36
205983	621-7501-551.31-51	AUTO ZONE	BRAKE PADS AND HARDWARE	\$71.96	\$71.96
205986	621-7501-551.31-51	BATTERIES PLUS	BATTERY	\$48.73	\$48.73
	621-7501-551.31-65		BATTERY	\$48.74	\$48.74
205995	621-7501-551.31-51	CAR QUEST	VEH MAINTENANCE SUPPLY	\$31.84	\$163.65
			VEH MAINTENANCE SUPPLY	\$119.04	
			VEH MAINTENANCE SUIPLY	\$12.77	
	621-7501-551.31-65		VEH MAINTENANCE SUPPLY	\$8.03	\$41.36
			VEH MAINTENANCE SUPPLY	\$33.33	
205996	621-7501-551.31-51	CARQUEST AUTO PARTS ARLINGTON HTS	VEH MAINTENANCE SUPPLY	\$31.84	\$31.84
205999	621-7501-551.31-51	CHICAGO PARTS AND SOUND	VEH MAINTENANCE SUPPLY	\$365.18	\$822.23
			VEH MAINTENANCE SUPPLY	\$245.13	
			VEH MAINTENANCE SUPPLY	\$211.92	
206000	621-7501-551.30-35	CINTAS CORP	PW UNIFORM	\$52.28	\$104.56
			PW UNIFORM	\$52.28	
206020	621-7501-551.21-07	CUMBERLAND SERVICENTER INC	SAFETY COUPONS	\$1,150.00	\$1,150.00
206037	621-7501-551.31-65	W W GRAINGER INC	SHOP SUPP	\$315.36	\$315.36
206056	621-7501-551.31-51	INTERSTATE POWER SYSTEMS INC	VEH MAINTENANCE SUPPLY	\$80.37	\$80.37
206077	621-7501-551.31-51	MC CANN INDUSTRIES	VEH MAINTENANCE SUPPLY	\$67.50	\$67.50
206086	621-7501-551.31-51	MPC COMMUNICATIONS & LIGHTING INC	VEH MAINTENANCE SUPPLY	\$507.81	\$507.81
206088	621-7501-551.31-51	NAPA HEIGHTS AUTOMOTIVE	VEH MAINTENANCE SUPPLY	\$108.77	\$108.77
206106	621-7501-551.31-51	PATTEN INDUSTRIES INC	VEH MAINTENANCE SUPPLY	\$92.58	\$392.17
			VEH MAINTENANCE SUPPLY	\$38.91	
			VEH MAINTENANCE SUPPLY	\$260.68	
206136	621-7501-551.31-65	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$2.58	\$2.58
206154	621-7501-551.31-51	TURFMAKER CORP	VEH MAINTENANCE SUPPLY	\$246.14	\$246.14
206155	621-7501-551.21-07	ULTRA STROBE COMMUNICATIONS INC	EQUIPMENT INSTALLATION	\$1,950.00	\$1,950.00
206181	621-7501-551.21-08	WEST SIDE TRACTOR SALES CO	VEHICLE DAMAGE	\$852.28	\$643.74
			VEH MAINTENANCE SUPPLY	(\$208.54)	
	621-7501-551.31-51		VEH MAINTENANCE SUPPLY	(\$208.54)	\$-208.54

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
206182	621-7501-551.31-51	WHOLESALE DIRECT INC	VEH MAINTENANCE SUPPLY	\$57.48	\$342.89
			VEH MAINTENANCE SUPPLY	\$285.41	
206187	621-7501-551.31-51	ZARNOTH BRUSH WORKS INC	VEH MAINTENANCE SUPPLY		
				\$7,349.22	
Total Department:				\$7,349.22	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 80 Pensions					
Division: 1					
901233	705-8001-631.22-05	CITIBANK	POSTAGE	\$42.78	\$42.78
	711-8001-631.22-05		POSTAGE	\$40.94	\$40.94
Total Division:				\$83.72	
Total Department:				\$83.72	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 90 Capital					
Division: 13					
206140	431-9013-571.50-25	SOIL & MATERIAL CONSULTANTS	SERVICE CONSULTING	\$1,568.00	\$1,568.00
206186	431-9013-571.50-25	YPI ARLINGTON LLC	RENTAL/LEASE EQUIPMENT	\$21,896.88	\$33,904.84
			PARTIAL RENT 5-2017	\$12,007.96	
Total Division:				\$35,472.84	
Total Department:				\$35,472.84	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 99 Non Operating					
Division: 1					
206072	101-9901-591.40-89	LOWES HOME CENTERS	SALES TAX ABATEMENT	\$135,292.00	\$135,292.00
206082	515-9901-525.40-83	METROPOLIS COMMERCIAL CONDO ASSN	CAM CHARGE 5-2017	\$5,776.54	\$5,776.54
	515-9901-525.40-92		BLDG RESERVE FUND 5-2017	\$1,199.90	\$1,199.90
206089	101-9901-591.40-89	NAPLETONS HEIGHTS MOTORS INC	SALES TAX ABATEMENT	\$213,486.00	\$213,486.00
206128	101-9901-591.40-89	BOB ROHRMAN	SALES TAX ABATEMENT	\$99,710.00	\$99,710.00
Total Division:				\$455,464.44	
Total Department:				\$455,464.44	
TOTAL ALL FUNDS:				\$1,783,421.71	



Item: Memorial Day 2017 - Greg Padovani

Department: Village Manager's Office

Memorial Day 2017 Preview from Greg Padovani, Chairman - Veterans Memorial Committee

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Report of the Committee-of-the-Whole Meeting of May 8, 2017-
President Pro Tem

Department: Village Manager's Office

Report of the Committee-of-the-Whole Meeting of May 8, 2017

Election of President Pro Tem

Trustee Sidor moved, seconded by Trustee Tinaglia, that the Committee-of-the-Whole recommend to the Village Board the Election of Trustee Carol Blackwood as President Pro Tem. The motion passed unanimously.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Report of the Committee-of-the-Whole Meeting of May 8, 2017 - IRMA

Department: Village Manager's Office

Report of the Committee-of-the-Whole Meeting of May 8, 2017

Proposed Change From a Self-Insurance Program to IRMA

Trustee Tinaglia moved, seconded by Trustee Scaletta, that the Committee-of-the-Whole recommend to the Village Board to enter into an agreement with IRMA to provide all of the Village's General Liability and Workers' Compensation Insurance needs as of June 1, 2017. This includes the establishment of a \$540,038 Village Reserve Fund at IRMA using existing reserves from the General Liability and Workers' Compensation Insurance Funds. The motion passed unanimously.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Report of the Committee-of-the-Whole Meeting of May 15, 2017
- Shakou Restaurant

Department: Village Manager's Office

Report of the Committee-of-the-Whole Meeting of May 15, 2017

Consideration of recommending to the Liquor Commissioner the issuance of a Class "A" Liquor License to Shakou LLC Series Arlington Heights, dba Shakou, located at 70 N. Vail

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Report of the Committee-of-the-Whole Meeting of May 15, 2017
- Raul's Kitchen

Department: Village Manager's Office

Report of the Committee-of-the-Whole Meeting of May 15, 2017

Consideration of recommending to the Liquor Commissioner the issuance of a Class "E" Liquor License to Raul's Kitchen Corp., dba Raul's Kitchen, located at 2200 W. Euclide Ave. (Backstretch Kitchen)

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Report of the Committee-of-the-Whole Meeting of May 15, 2017
- Interview of SRowader

Department: Village Manager's Office

Report of the Committee-of-the-Whole Meeting of May 15, 2017

Interview of Scott Rowader for Appointment to the Special Events Commission -
Term Ending: 4/30/21

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Asphalt Cold Patch 2017

Department: Public Works

BACKGROUND

Included in the 2017 operating budget is \$159,900 for the purchase of asphalt cold patch. Asphalt cold patch is used for making temporary roadway repairs for potholes and utility excavations. Our current annual usage averages approximately 700 tons of cold patch each year.

On April 3, 2017, a bid opening was held and three bids were publically opened. Arrow Road Construction was the sole bidder for asphalt cold patch with a delivered price of \$128.00/ton. The bid meets all specifications and the Village has successfully worked with Arrow Road Construction in the past and their product meets all specifications.

RECOMMENDATION

It is recommended that the Village Board award a one-year contract for asphalt cold patch to the sole responsible bidder, Arrow Road Construction of Mount Prospect, Illinois for a delivered unit price of \$128/ton, and authorize Staff to execute the necessary documents.

Bid Section

Item:	Asphalt Cold Patch 2017
Bid Opening Date:	April 3, 2017
Account Numbers:	101-7101-531.31-90 (Public Works) AND 505-7201-561.31-90 (Utility)
Total Budget for Specific Item:	\$144,900 (Public Works) AND \$15,000 (Utility)
Bid Amount:	\$128/ton delivered



Item: Police Station Pre-Cast and Structural Steel Bid Package #3B

Department: Planning & Community Development

In 2016, the Village retained the services of Riley Construction as construction manager for the new Police Station. Legat Architects, Engineering Consultants and Riley have prepared plans and bid specification for Bid Package #3B for Precast and Structural Steel. Riley Construction has bid to subcontractors the components of the bid package.

In order to expeditiously proceed with construction of the new Police Station, several early bid packages have been prepared by Legat Architects and bid by Riley Construction. Developing these early bids packages and commencing construction on long lead time items allows Riley Construction to condense the construction schedule, rather than waiting until all plans are complete and bidding the entire project at once. This early bid package allows Riley Construction to commence with ordering long lead items of pre-cast and structural steel.

In April, the Village approved early Bid Package #1 for the Police Annex and 4th Floor Village Hall, Bid Package #2 for the Temporary Police Station Build Out, and Bid Package #3A for Abatement, Demolition, Site Utilities and Electrical Utilities.

Riley Construction Bid Package #3B - \$1,837,878

The bid is consistent with Riley's budget estimate for this element of the project and includes a 5% construction contingency.

Funds are budgeted in the account 431-9013-571-5025 (BL 16-10) for this project.

Recommendation

It is recommended that the Village Board approve the Police Station Pre-Cast and Structural Steel bid package #3B, and authorize Riley Construction to proceed with the Police Station construction in the amount of \$1,837,878 to be funded from the Public Building account #431-9013-571-5025 (BL-16-10).

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Rand Road Corridor Identification Enhancement - RFP

Department: Planning & Community Development

BACKGROUND

As part of the 2017 Budget, funding was included for up-lighting within the Palatine Road medians. Previously the Village retained a consultant to study the Rand Road/Palatine Road/ Arlington Heights Road area to explore ways to beautify and create an identity for the area. On June 6, 2016 the consultant presented the plan to the Village Board along with proposed phasing. The first phase is for up-lighting within the Palatine Road medians. The up-lighting will consist of a unified LED system with RGB capabilities within three medians along Palatine Road. The system will allow the Village to remotely change the colors of the up-lighting throughout the various seasons. There are approximately 42 trees within the three medians that will be illuminated.

The Rand Road/Palatine Road/Arlington Heights Road area represents a significant retail sales tax generating area and the shopping district has seen stiff competition from neighboring communities including Randhurst Village, Deer Park and Woodfield Mall. The Uptown shopping district encompasses over 1.5 million square feet of retail space and generates approximately \$280 million in sales annually. This area represents a significant portion of the Village's sales tax business, which is imperative to the long term stability of the Village's General Fund.

The Department of Planning and Community Development issued a request for proposals in order to obtain estimates from consultants for the design of the Palatine Road up-lighting system.

Budget

The study would be funded by TIF 5 and the Capital Projects Fund, which both include funds for Rand Road Corridor Identification Enhancements (Palatine Road Up-lighting) in the current fiscal year budget.

Available Funds FY 2017

#401-4001-571.50-30 - \$85,800

#264-4001-571.50-30 - \$184,800

Total - \$270,600 for construction and design engineering.

It was anticipated that the consultant would be 10% of the budgeted project cost (\$270,600) and the proposal is slightly higher than anticipated:

Proposal Response

Hampton Lenzini and Renwick (HLR) - \$31,624

Analysis

The project is unique since it involves civil engineering as well as electrical engineering. The RFP was sent to six consultants and the Village received one response from HLR. HLR has successfully completed similar projects for other municipalities and has done satisfactory work for the Village in the past.

RECOMMENDATION

It is recommended that the Village Board authorize the Village Manager to enter into a contract with HLR for design services for the Palatine Road median up-lighting for the amount of \$31,624 to be funded from the Capital Projects Fund (#401-4001-571.50-30) and TIF V (#264-4001-571.50-30 - ST1720).

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
HLR Proposal	Exhibits

A photograph of a large, arched stone sign with a brick pillar on either side. The sign features a circular logo with the letter 'A' and the text "Welcome to ARLINGTON HEIGHTS".

Welcome to
ARLINGTON
HEIGHTS

A rectangular logo with a decorative border. It contains the text "VILLAGE OF ARLINGTON HEIGHTS" in a serif font, with "ILLINOIS" in a smaller font below it. A tagline "City of Good Neighbors" is written in a script font below the main text.

VILLAGE OF
ARLINGTON HEIGHTS
City of Good Neighbors
ILLINOIS

Proposal

Professional Design and Contract Document Services for
Corridor Beautification; Palatine Road Median Up-Lighting

April 14, 2017, 5:00 P.M.

Prepared for:

Village of Arlington Heights
Attn: Charles Witherington-Perkins,
Director of Planning and Community Development
33 South Arlington Heights Road
Arlington Heights, Illinois 60005

Submitted by:

Hampton, Lenzini and Renwick, Inc. (HLR)
380 Shepard Drive
Elgin, Illinois 60123
Ph. (847) 697-6700
Fax (847) 697-6753

Questions can be directed to:

Randy Newkirk, PE, CFM
Design Engineering Manager
Ph. (847) 697-6700
rnewkirk@hlreng.com



Expertise. Responsiveness. Integrity.



Hampton, Lenzini and Renwick, Inc.

Civil Engineers • Structural Engineers • Land Surveyors • Environmental Specialists
www.hltreengineering.com

April 14, 2017

Mr. Charles Witherington-Perkins
Director of Planning and Community Development
Village of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, IL 60005

RE: Request for Proposal – Corridor Beautification; Palatine Road Median Up-lighting

Dear Mr. Witherington-Perkins:

The Village's mission focuses on advancing the community's appeal to residents and businesses by providing aesthetically pleasing implementations similar to the proposed up-lighting. Creative means of providing these attractive additions has been a passion of the Village including the downtown streetscapes and decorative lighting. We are excited about the opportunity to provide Village of Arlington Heights with design services that will aid in creating a gateway into the Village.

We believe that HLR has a highly qualified, ready, and eager design team available and can offer the Village the following benefits on this project:

- **Client Care Philosophy:** We are dedicated to developing productive and long-lasting client relationships. Our team prides itself on working as an advocate for our clients and strives to provide the highest quality engineering possible. We also care more about getting it done right, and the relationships that we build, than the bottom line. We will take responsibility for our recommendations and will keep your best interests in mind at all times.
- **Lighting and IDOT Expertise:** We are a full-service firm and can offer all the requested services in-house including survey, lighting design, and bid assistance. We have provided lighting projects recently for DeKalb, Sandwich, Woodstock, and the Tollway. In addition, our team frequently completes IDOT permit projects, where we prepare plans and calculations that are reviewed by Permit Engineers. HLR understands what Tom Gallenbach and his staff require for reviews and how to minimize the number of reiterations. Currently we have ongoing permit projects with Elk Grove Village and the City of Elgin.
- **Value Engineering:** We realize that the Village's budget is limited. Our proposed primary Design Engineer for this project, Dirk Yuill, has over 30 years of experience developing cost-efficient solutions for local agencies. He will help the Village reduce design expenses while never compromising quality. His significant experience in lighting design and plan development will help avoid contractor extras, thus saving Arlington Heights on project costs.

We look forward to further developing our relationship with the Village and the opportunity of working together to make this project a success. If you have any questions or comments regarding our submittal, please contact me at 847-697-6700 or dhhinkston@hlreng.com.

Yours truly,

HAMPTON, LENZINI AND RENWICK, INC.

By:

David H. Hinkston
President/CEO



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SECTION I: PROJECT UNDERSTANDING + APPROACH



Randy Newkirk, PE, CFM, will serve as the primary contact for this project. With over 18 years of experience on design engineering projects, he will lead HLR to a successful project completion. He will be responsible for oversight of the project and team, assign resources, and monitor budget and schedule.



Arlington Heights has long been a gem of the northwestern suburbs. With a combination of cultural excellence, friendly residents, and city-like qualities, the Village remains one of the most desirable suburban residences. To uphold this reputation and character, we understand the Village is now seeking a firm to provide design engineering services for median up-lighting along one of its busiest roadways, Palatine Road. Our goal will be to enhance the beauty of the corridor by using LED up-lighting, which can be customized for each season and/or holiday, to illuminate the trees lining Palatine Road.

The scope of work includes, but is not limited to, a topographic survey, utility information gathering, conceptual design development, bidding assistance, and construction plan development, including lighting calculations and Illinois Department of Transportation (IDOT) permitting, necessary for the project. We will develop an engineer's estimate of probable cost and required bidding documents for the local letting of the project.

If awarded this contract, we are committed to performing the requested services on time and in a manner that meets the scope described in your Request for Proposal (RFP). We will also adhere to your deadlines and maintain continual and open communication with Village staff, as we believe these are essential components of any project. Our team is ready, eager, and capable of taking on this responsibility and would welcome the opportunity to work with Arlington Heights on this important project.

Below and in the following pages, we will detail our understanding of the project, approach, and provide qualifications of the firm and our proposed team.



Critical Project Components

Our team reviewed the project plan to gain a better understanding of potential challenges. We feel the following items are important to consider and are critical to the successful implementation of the improvements:

- **Timeline and IDOT Permitting**

Due to the Village's desired timeframe, we believe IDOT permitting is a critical path schedule item. Based on our experiences obtaining the necessary IDOT District One permits, we believe spring 2018 is the most feasible implementation period for construction to begin. The initial review will take approximately three months, and in some recent cases, over six months. Through our experience coordinating with Tom Gallenbach, Chief of Permitting, and his staff on projects in DeKalb, Woodstock, and Elgin, we have a better understanding of the information that is required. Our knowledge will help us expedite the survey and design plans to receive the permits in a timely manner.

To ensure only one submittal is needed for the initial review and prevent lengthy resubmittals, we will deliver a comprehensive plan set including the lighting calculations for IDOT and the necessary report for their Bureau of Electric. Since the light is ornamental in nature, we do not anticipate that photometric calculations will be needed. We would be happy to discuss this critical path schedule item with the Village to determine a suitable timeframe that works for you.

- **ComEd Service**

A service agreement for power to the lighting and coordination with ComEd will be necessary for the success of this project. We have worked with ComEd on many of our lighting and traffic signal projects and thoroughly understand the application process. We will obtain the necessary service for the lighting system.

- **Conduit and Lighting Connections**

The median will likely need to be connected using conduit to connect the four areas. Due to the amount of traffic on Palatine Road and the high cost of replacing the roadway infrastructure, we will consider the use of directional drilling in the median area for conduit instead of direct bury. The direct drilling method will minimize disturbance to pavement and roadway infrastructure. Additional stabilization for the drilling pits would be likely in the median area. We anticipate that there will be two controllers for the project and will require two crossings of Palatine Road and a median crossing at Arlington Heights Road and Eastwood Drive.

- **Tree Preservation**

To preserve tree health during the installation of the up-lighting, the location of conduit and lighting will be important to consider. We will prepare the plans to locate the most unobtrusive location for the conduit and prepare a typical section for the light location. If root systems are unavoidable during construction, plan quantity for tree root pruning will be needed by the Resident Engineer.

SECTION I: PROJECT UNDERSTANDING + APPROACH

Scope of Work

Our team has extensive experience with lighting improvement projects and can perform all services outlined in the RFP. We anticipate the following steps needed to complete this project on-time, within budget, and with the least impact to residents. We look forward to working with Village staff to fine-tune this approach and meet your exact needs.

Our Commitment to You

We pride ourselves on customer service and will not pursue work that we cannot complete in a timely and efficient manner. Our current and future workload will neither interfere with nor limit us from providing the Village with the time and attention that is required for this project. We will be able to start work once we receive notice to proceed. We also commit that personnel named in this proposal will be available throughout the duration of the project and will complete the improvements within the required timeframe.

1

Kick-Off Meeting

We will participate in a kick-off meeting with the Village to discuss desired outcomes, potential issues, and schedule.

2

Existing Conditions

We will obtain the necessary data to develop the Existing Conditions Documentation and further refine the construction plans. We will perform a field review, obtain a design level JULIE, acquire all available Village GIS/Utility Atlases, review lighting specifications by TESKA, and prepare base drawings and a Memorandum of Findings. We do not anticipate survey during this portion of the project. Additional survey will likely be needed once the location of the ComEd power supply has been determined and conduit crossings are identified.

3

Feasibility Study/Concept Plan

We will prepare a concept plan for the up-lighting along Palatine Road. This concept plan will include approximate locations of the existing trees, locations of the proposed up-lights, controller location, ComEd service location, conduit placement, and identified utilities. We will also coordinate with IDOT with regard to their expectations for the permit submittal, including the electrical report. Once the concept plan has been completed, we will send the plan to the Village for review. Upon acceptance by the Village, this document will be the basis for the plan development and bid documents.

4

Design Development and Construction/Bid Documents Preparation

We will further develop the plan based on the accepted Concept Plan. We anticipate that the following will need to be included:

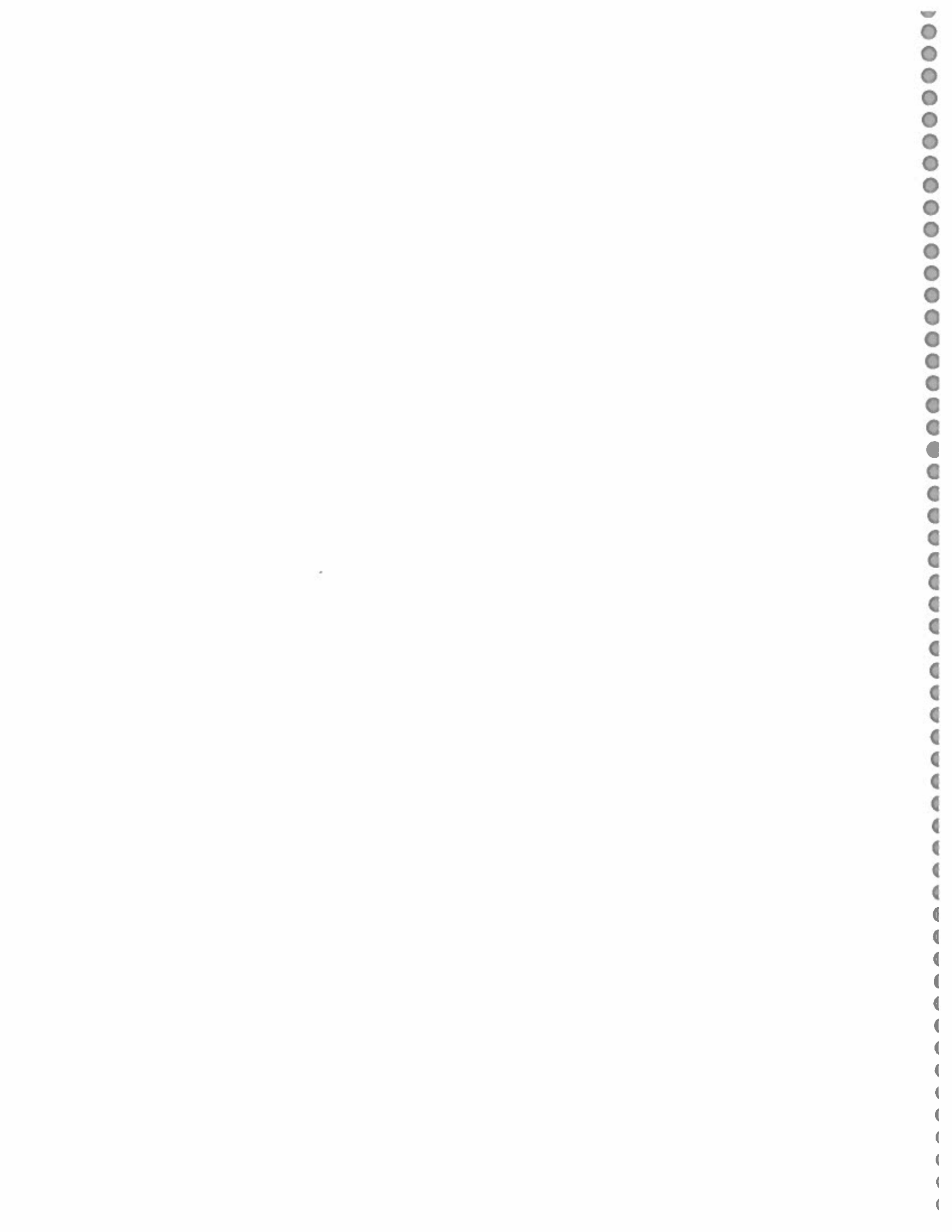
- Cover Sheet
- General Notes
- Summary of Quantities
- Alignment and Ties
- Lighting Plan
- Controller Detail
- Restoration Plan
- Special Details
- Standard Details

Bid documents will need to be developed for a local letting. Both the plans and bid documents will be submitted to IDOT Permits for review. It will be critical that we send a comprehensive set of plans, specifications, and calculations to reduce the number of comment periods and expedite the process.

5

Bidding Assistance

We will assist the Village in soliciting construction companies to bid on the proposed project. All questions that are asked by the potential bidders will be addressed via addendum. We will also attend the bid opening, review and tabulate the bids, and make a recommendation to the Board for award of the contract. AutoCAD files will be transmitted to the Village.



SECTION II: PROJECT SCHEDULE

We have developed a project schedule identifying key milestones associated with this project. We understand that it is the Village's desire to have construction start in summer 2017. Since the project will need to be permitted through IDOT, we believe additional time will be necessary and therefore alter the original timeframe. IDOT Permits usually provides comments to the initial submittal at the three-month timeframe; however, we have experienced longer on past projects. Without outside political assistance, we suggest a spring 2018 construction start.

Based on our understanding of the project and past experience securing IDOT permits, we anticipate the following schedule to complete the Palatine Road Corridor Beautification Project:

Item	2017								2018			
	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr
1 Authorization to Start - Kickoff Meeting	■											
2 Existing Conditions Documentation	■	■										
3 Feasibility Study / Conceptual Design		■	■									
4 Village Review		■	■									
5 Design Development - 60% Review		■	■									
6 Village Review			■	■								
7 Design Development - 95% Review			■	■								
9 Village Review			■	■								
10 IDOT Review* (3 months is a typical timeframe for initial IDOT Review)			■	■	■	■	■					
11 Final Plans / Disposition to Comments						■	■					
12 Village Review							■	■				
13 IDOT Review*							■	■	■	■		
14 Bidding Assistance (Estimated at Spring 2018 Start Date)										■	■	

*Critical Path Item



SECTION III: PROJECT EXPERIENCE

Past performance is the best indicator of how a team will perform. From major-scale engineering projects to the beautified turn of a public street, we are known for delivering improved infrastructure and design solutions that create better-functioning communities and a healthier environment.

The information below highlights our firm's experience in relation to the scope of service items listed in the RFP. We encourage you to contact our references for these projects. We are proud of our contributions to these improvements and their many benefits to the community.



Center Street Lighting – City of Sandwich

Tom Horak, Superintendent of Public Works

815-786-8802

We were contracted through the City of Sandwich to develop a plan to provide ornamental street lighting for Center Street between Green and Main Streets. We utilized existing plans and locations of street light foundations that were prepared as part of the roadway reconstruction project. Our team worked with the City to choose lights that would illuminate the street and pedestrian facilities while fitting with the historical downtown setting.

A plan was prepared for the lighting controller that would be expandable as the street lighting is eventually implemented throughout the City. The cable sizing was calculated for the current and future implementation and incorporated in the plan.



I-90 at Irene – Illinois State Toll Highway Authority (ISTHA)

Mr. Manny Lao, ISTHA Project Manager

630-241-6800

We developed construction plans utilizing the remaining funds in a Traffic Design upon Request Contract. Due to the tight time frame (5 months), we developed a schedule that would be utilized to provide Preliminary, Pre-Final, Final, and Advertisement Plans and Bid Documents.

A survey of the interchange quadrants that would be used for ramp construction was developed. Geometrics of a westbound auxiliary entrance ramp and eastbound partial clover exit ramp were developed and approved by ISTHA staff.

Our plans included the development of a lighting plan, including controller cabinet design, cable sizing, light placement, and ComEd service connections.



Kishwaukee Bike Path – City of DeKalb

Tim Holdeman, Public Works Director

815-748-2332

We developed a Phase I and Phase II plan for a bike path that would connect the existing paths from Northern Illinois University to Prairie Park.

The project started with topographic and stream surveys of the Kishwaukee River and potential sites for the path alignment. Coordination was necessary with both the City of DeKalb and DeKalb Park District to determine a desirable location for the proposed path to reduce tree and wetland impacts. Overhead lighting, including photometric calculations and cable sizing was necessary to illuminate the IL Route 38 underpass area. Lighting calculations and placing were reviewed and accepted by IDOT.

SECTION III: PROJECT EXPERIENCE



Billing Rates

The following tables list our 2017 rates for each job classification. These rates would be utilized if the Village requests services beyond the original scope of the improvements. Printing and reproduction costs are included in the hourly rate provided below. Mileage for additional tasks will be reimbursed at the federal rate (currently \$0.535/mile).

Employee Classification	2017 Hourly Rate
Principal	\$208.00
Engineer 6	\$160.00
Engineer 5	\$150.00
Engineer 4	\$130.00
Engineer 3	\$118.00
Engineer 2	\$108.00
Engineer 1	\$85.00
Structural 2	\$170.00
Structural 1	\$128.00
Technician 3	\$109.00
Technician 2	\$88.00
Technician 1	\$68.00
Intern/Temporary	\$51.00
Land Acquisition	\$117.00
Survey 2	\$118.00
Survey 1	\$91.00
Environmental 2	\$119.00
Environmental 1	\$55.00
Administration 2	\$117
Administration 1	\$63

Project Role	Staff Member	Classification	2017 Hourly Rate
Project Manager	Randy Newkirk, PE, CFM	Engineer 6	\$160.00
Project Engineer	Dirk Yuill	Engineer 2	\$108.00
Drafter	Steve Stack	Technician 2	\$88.00
Surveyor	John Sweet, PLS	Survey 2	\$118.00

SECTION IV: KEY STAFF

We are fully staffed and equipped to provide all design and construction services for any project. Our team consists of engineers with extensive experience working directly with many jurisdictions, municipalities, and counties within Illinois. Our technical staff currently includes:

- 27 Licensed Professional Engineers
- 4 Licensed Structural Engineers
- 9 Licensed Professional Land Surveyors
- 3 Professional Traffic Operations Engineers
- 8 Designated Erosion Control Inspectors
- 4 Certified Floodplain Managers
- 5 Certified Wetland Specialists
- 2 Professional Wetland Scientists
- 4 Certified Professionals in Erosion and Sediment Control
- 2 Certified General Appraisers
- 1 IDOT-Approved Negotiator
- 4 Certified Arborists
- 14 Certified IDOT Quantity Documentation Inspectors
- 3 Certified Public Infrastructure Inspectors

We assign staff to a project based on their prior experience and technical expertise in the scope of work anticipated. Once assigned to a project, he/she will be involved in that project from beginning to end. By using the same personnel throughout the process, we can maintain continuity with the Village and minimize errors or omissions due to miscommunication and misunderstanding.

We have included an organizational chart below highlighting our team. Resumes have been included in the following pages.





Randy Newkirk, PE, CFM – Project Manager

Randy Newkirk is a Project Manager with 17 years of experience in both transportation and stormwater related projects. He manages and prepares documents for roadway projects including roadway geometrics, cross sections, soil erosion and sediment controls, landscaping, sewer, water, quantities, cost estimates, and special provisions. He also manages and prepares drainage studies and investigations including permitting and ordinance interpretation, highway drainage system design, storm sewer and culvert analysis and design, watershed analysis, and retention/detention facility concept design.

Representative Projects

I-90 at Irene Road, Eastbound Exit and Westbound Entrance Ramps (Boone County), Illinois State Toll Highway Authority. Project Manager and Lead Project Engineer responsible for the preparation of construction plans and bidding documents to complete the full interchange. The westbound entrance ramp consisted of a traditional diamond-type ramp while the eastbound exit ramp was designed as a partial clover-type within the existing infield of the eastbound entrance ramp, since right-of-way was not secured. The project included roadway, stormwater, traffic signal, toll plaza, soil erosion and sediment control, landscaping, grading, pavement marking, signing, **lighting**, retaining wall, and Maintenance of Traffic (MOT) plans.

Kishwaukee River Multi-Use Path, City of DeKalb. Project Manager for the construction of a new bike path that connects Northern Illinois University to the Prairie Path. The proposed multi-use path crosses below both the Union Pacific Railroad and IL Route 38 bridges. The project included both HMA and concrete path, overhead railroad protection structure, drainage infrastructure, **underpass lighting**, and scour protection measures. Right-of-way/Easement appraisal and negotiations were necessary for the project. Agency approval and permitting for this project included Illinois Department of Transportation, Northern Illinois University, DeKalb Park District, Union Pacific Railroad, Illinois Department of Natural Resources – Office of Water Resources, and the US Army Corps of Engineers.

U.S. Route 14 at Wilke Road, Village of Arlington Heights. Project Manager for the intersection improvement which consisted of channelization, traffic signal modernization, widening and resurfacing. Plans, specification and estimates were completed for the roadway, **traffic signal and lighting** along U.S Route 14. Since the project included an at-grade crossing with the UPRR along Wilke Road, the signals were timed with the advance warning for the approaching trains. All of the proposed improvements were coordinated through **IDOT**, ICC and the UPRR. Plats, legal descriptions, appraisals, review appraisals and negotiations were also provided for five parcels that were acquired for the proposed improvements.

Eastview Middle School Parking Lot Improvements, School District U-46, Village of Bartlett. Project Manager for maintenance of the Eastview Middle School parking lots and associated upgrades. The design included several "bid alternates". The proposed improvements consisted of stormwater infrastructure, sidewalk, concrete pavement, HMA pavement, and **street lights**. Engineering services included a full topographic survey, plan and contract document preparation, engineer's estimate of probable cost, engineer's estimate of time, submittals to School District U-46, and construction observation.

Licenses and Certifications

Professional Engineer, Illinois,
#062-056847

Professional Engineer,
Wisconsin, #36065-006

Certified Floodplain Manager,
#IL-08-00411

Kane County Engineer
Review Specialist, E-118

Education

B.S., Civil Engineering,
Northern Arizona University,
Flagstaff, AZ

Continuing Education

Wetland Delineator
Certification Program,
Wetland Training Institute,
October 2010

Green Construction
Technologies and Practices,
Curran Contracting, February
2010

Unsteady Flow Analysis
Using the FEQ Modeling
System, IASFM, 2008

Soil Stabilization, ISPE,
February 2008

Soil Erosion and Sediment
Control Workshop, 2007



Dirk Yuill – Design Engineer

Dirk has been a mainstay at HLR since joining the firm in 1983. He has been involved in the preparation of plans and specifications for highways and local streets, highway and ornamental street lighting, water mains, sanitary and storm sewers, as well as municipal design reviews.

His detail-oriented approach and extensive knowledge of plan set preparation assures clients that their project is in good hands. He not only serves as lead designer on many of HLR's projects, but also as a design review specialist for subdivision/site plan and permits along with other public works involvement.

Representative Projects

I-90 at Irene Road, Eastbound Exit and Westbound Entrance Ramps (Boone County), Illinois State Toll Highway Authority. Served as the **Lighting Design Engineer**. Responsibilities included performing the **lighting calculations, voltage drop analysis, and circuit layouts** for two ramps to complete the full interchange at Irene Road. The westbound entrance ramp consisted of a traditional diamond type ramp while the eastbound exit ramp was designed as a partial clover type within the existing infield of the eastbound entrance ramp since right-of-way was not secured. The design included tying into an existing controller for one ramp and designing a new controller for the other.

Kishwaukee Kiwanis Bike Path, City of DeKalb. Design Engineer for the construction of a bike path to connect the DeKalb Nature trail to Prairie Park along the Kishwaukee River in the City of DeKalb. The project included preparing plans, specifications and estimates for construction of the bike path, drainage improvements and a protective structure for the bike path where it passes under the Union Pacific Railroad. **Lighting design** was provided to illuminate below the IL Route 38 bridge. Approximately 2100 feet of bike path, 1850 feet of HMA and 250 feet of concrete, were designed for the project.

U.S. Route 14 at Wilke Road, Village of Arlington Heights. Design Engineer for the intersection improvement which consisted of channelization, traffic signal modernization, widening, and resurfacing. Plans, specifications, and estimates were completed for the roadway, traffic signal and **lighting** along U.S Route 14. Since the project included an at-grade crossing with the UPRR along Wilke Road, the signals were timed with the advance warning for the approaching trains. All of the proposed improvements were coordinated through **IDOT**, ICC, and the UPRR. Plats, legal descriptions, appraisals, review appraisals, and negotiations were also provided for five parcels that were acquired for the proposed improvements.

IL Route 38 at Lambert Road Intersection Improvement, Village of Glen Ellyn. Phase II Project Manager who led the preparation of plans, specifications, and estimates for the federally-funded intersection project providing an exclusive right-turn lane on northbound Lambert Road. Services included plats and legal descriptions for right-of-way acquisition, and the improvement included temporary traffic signal and **street lighting** provisions and modifications to the permanent installations. This project was coordinated through **IDOT's** Bureau of Local Roads.

Randall Road at IL Route 64, Kane County Division of Transportation. **Lighting Design Engineer for the lighting calculations, voltage-drop analysis, and circuit orientations.** The project involved the reconstruction of an existing 6,350-foot-long, five-lane section to a six-lane section with dual left-turn lanes and right-turn lanes. **The lighting system included an opposite arrangement of 40' aluminum poles with 15' arms and 310-watt, high pressure sodium luminaires. At signalized intersections, 400-watt high pressure sodium luminaires were used on combination poles. Two controllers were included in the lighting system. This project also included a bicycle underpass with lighting, sidewalks that required lighting calculations, and a railroad crossing that required lighting calculations.** Federal funds were included on this project, and a lighting submittal was reviewed and approved by **IDOT** District 1 Bureau of Electrical Operations. The lighting design was completed in six months.

Licenses and Certifications:

Roadway Lighting Specialist
Level I, IMSA

Education

M.B.A., University of Illinois,
Champaign-Urbana, IL

B.S., Civil Engineering, Illinois
Institute of Technology,
Chicago, IL

Continuing Education:

ACEC-IL/IDOT Lighting
Seminar, May 2011

Roadway Lighting Design and
Analysis with AGI32, Lighting
Analysts, Inc. January 2009

Streetscaping Seminar,
APWA, 2007

Highway Lighting Seminar,
ACEC, 2006

Effective Roadway Lighting,
University of Madison, 2001

Dirk Yuill – Design Engineer**Representative Projects**

IL 176 at Briarwood Road, City of Crystal Lake. Design Engineer for this Phase II widening and resurfacing project which included signals and roadway lighting. Engineering services included topo survey update, pavement and soils investigations, permitting, and preparation of plans, specifications and estimates for the IDOT September 23, 2011, letting. Several permits were required, including USACE Section 404; McHenry County Stormwater Management permits for soil erosion and sediment control, floodplain management, water quality protection, and stormwater management; IDNR for compensatory storage; and NPDES (with SWPPP). **The lighting system was primarily a single-side arrangement on each of the approaches and additional lights at the intersection to provide the required lighting levels in the intersection. The poles were 40' aluminum poles with 15' foot mast arms and 250-watt HPS luminaires. A single controller was designed for the project.** The project was designed using 3R guidelines and coordinated with the City, IDOT, and Dorr Township.

Orchard Road, Mill Street to Tuscany Trail, Kendall County Highway Department. **Lighting Design Engineer** for the lighting calculations, voltage-drop analysis, and circuit orientations. The project involved widening the existing two-lane roadway to four lanes including the bridge over the BNSF Railroad and adding street lighting along the west side of Orchard Road. The 0.582-mile-long project is located on the western edge of Oswego and Montgomery in Kendall County. The lighting system included a single-side arrangement of 40' aluminum poles with 15' arms and 250-watt HPS luminaires. Two controllers were included, one at Mill Street and one at Tuscany Trail. Both controllers were set up for future intersection lighting. The lighting design was completed in one month.

Orchard Road Bridge Lighting, Kendall County Highway Department. **Lighting Design Engineer** for the lighting calculations, voltage drop analysis, and circuit orientations. The 630' bridge over the Fox River in Kendall County required lighting-foundation design on the bridge structure along with lighting poles and luminaires. Engineering services included design and construction inspection.

Skokie Valley Bike Path Tunnel, Lake County Division of Transportation. Designed the **underpass lighting system** to provide light in the tunnel for daytime and nighttime usage. The project consisted of the planning, design, and construction of a multi-use pedestrian/bicycle path and tunnel. The path is a connection between the North Shore and Skokie Valley bike path systems. A tunnel carries the path beneath a section of the UPRR. The path is constructed around numerous ComEd transmission towers, wetlands, and prairie areas.



EXHIBIT A
Village of Arlington Heights
Detailed Cost Breakdown
Corridor Beautification; Palatine Road Median Up-lighting

2017 Hourly Rates						Employee Classification			
Task	Description	E6	E2	T2	S2	S1	Direct Cost	Hours	Fee
1. Existing Conditions Documentation									
	Kick-off Meeting	3	3				\$ 20.00	6	\$ 824.00
	Field Review		4				\$ 20.00	4	\$ 452.00
	Design Level JULIE to determine approximate location of utilities including coordination with Village for available GIS / Utility Atlases		4					4	\$ 432.00
	Review lighting specifications made by TESKA		2					2	\$ 216.00
	Prepare base drawings, including utilities			12				12	\$ 1,056.00
	Prepare Memorandum of Findings and potential project impacts		6					6	\$ 648.00
	Sub-Total	3	19	12	0	0	\$ 40.00	34	\$ 3,628.00
2. Feasibility Study / Conceptual Design									
	Prepare Concept Design	2	8	6				16	\$ 1,712.00
	Prepare Preliminary Estimate of Probable Cost		4					4	\$ 432.00
	Coordinate with IDOT		4					4	\$ 432.00
	Sub-Total	2	16	6	0	0	\$ -	24	\$ 2,576.00
3. Design Development									
	Survey (tree locations, back of median curb, parkway power access)	2			8	8		18	\$ 1,992.00
	Calculate voltage drops for proposed lighting system		6					6	\$ 648.00
	Determine required cable sizing		2					2	\$ 216.00
	Sub-Total	2	8	0	8	8	\$ -	26	\$ 2,856.00
4. Construction / Bid Document Preparation									
	Cover Sheet, General Notes, Summary of Quantities, Alignment and Ties		8	8				16	\$ 1,568.00
	Lighting Plan	2	24	8				34	\$ 3,616.00
	Controller Detail (2 controllers that are identical)		8	4				12	\$ 1,216.00
	Restoration Plan		4	4				8	\$ 784.00
	Special and Standard Details		6	6				12	\$ 1,176.00
	Prepare an Estimate of Probable Cost		8					8	\$ 864.00
	Prepare Special Provisions		28					28	\$ 3,024.00
	Provide Disposition to Comments and Updates to Plan/Specifications	2	18	8				28	\$ 2,968.00
	Permits								
	IDOT Permit and Electrical Report		36	8				44	\$ 4,592.00
	ComEd Connections		6					6	\$ 648.00
	Sub-Total	4	146	46	0	0	\$ -	198	\$ 20,456.00
5. Bid Phase									
	Provide Village list of contractors to send out invitation to bid		2					2	\$ 216.00
	Attend Pre-Bid Meeting		4				\$ 20.00	4	\$ 452.00
	Attend bid opening, prepare bid tab, check references, prepare letter of recommendation	2	8		2		\$ 20.00	12	\$ 1,440.00
	Sub-Total	2	14	0	2	0	\$ 40.00	18	\$ 2,108.00
Sub-Total		13	203	64	10	8	\$ 80.00	298	\$ 31,624.00

TOTAL PROJECT COSTS

\$ 31,624.00

6. Additional Services									
	Additional Meetings	2	2					4	\$ 536.00
	Additional Controller Design	2	8	4				14	\$ 1,536.00
	IDOT Photometric								TBD



Item: Pavement Rejuvenation Contract

Department: Engineering

Pavement rejuvenation was completed as a field test on a few streets in the Village in 2013 and 2014 by applying Reclamite, which is an emulsion made up of specific petroleum oils and resins and was formulated to extend the life cycle of asphalt pavement by restoring and preserving the asphalt's binder. This field test has been successful, and Reclamite will be applied to all streets completed in 2016, as well as Nichols Rd (Arlington Heights Rd to Kennicott) and Walnut Ave (Oakton St to Thomas St) which were reconstructed in 2015. The total pavement surface area to have Reclamite applied is 192,350 square yards.

The Municipal Partnering Initiative (MPI) is a working group of sixteen Chicagoland suburban municipalities which have been working together in group bids since the fall of 2010. Combining multiple municipal bids allows for lower pricing through greater quantities. The Village of Winnetka led a group of municipalities this year on a bid for Pavement Rejuvenation. Bids were duly advertised and publicly opened by the Village of Winnetka on behalf of MPI on March 17, 2017.

Corrective Asphalt Materials, Inc. was the low bid received by MPI. Their unit prices to apply Reclamite, furnish and apply lime screenings, traffic control, resident notification, pre-sweeping and post sweeping are as follows:

Amount (Sq Yd)	Price (Sq Yd)
Less than or equal to 19,999 Sq Yd	\$0.84
20,000 Sq Yd to 74,999 Sq Yd	\$0.81
Greater than or equal to 75,000 Sq Yd	\$0.79

As the surface area is greater than 75,000 square yards, the unit price applicable to this contract is \$0.79 per square yard.

TOTAL SQ.YARDS
COSTS

192,350 sq yds @ \$0.79 per sq yd

TOTAL

\$151,956.50

Corrective Asphalt Materials, Inc. has successfully applied Reclamite to test streets in the Village in 2013 and 2014.

RECOMMENDATION:

It is recommended that the Village Board authorize the execution of a contract with Corrective Asphalt Materials, Inc. in the amount of \$151,956.50 for the 2017 Pavement Rejuvenation. Funding for this project is available in the Resurfacing Program Capital Project Fund, 401-5001-571-50-30, ST9008

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Northwest Highway / Wilke Road Improvements; Construction Engineering Services Addendum No. 1

Department: Engineering

Hampton, Lenzini, and Renwick, Inc. (HLR) was retained to complete the Construction Engineering for the Northwest Highway / Wilke Road Intersection Improvements. Construction began in May, 2015 and was significantly delayed by Union Pacific Railroad, which has resulted in the project entering a third construction season. The additional Construction Engineering Services necessary for the shutdown of the project in the winter of 2015 and 2016, as well as the remobilization in the spring of 2016 and 2017, was not anticipated with the original contract as construction was expected to be complete in the spring, 2016. Construction has resumed and the Contractor is expected to finalize the project this spring.

Addendum No. 1 in the amount of \$25,023.45 is for the Construction Engineering Services for the remaining construction observation, punchlist activities, documentation, and project closeout. 80% STU funding is available for the additional Construction Engineering Services, to be reimbursed to the Village by the Illinois Department of Transportation (IDOT) upon completion of the project and submittal of an invoice to IDOT. The Village's portion of the additional Construction Engineering Services would be \$5,004.69, which is 20% of Amendment No. 1.

EXISTING CONTRACT

\$251,710.90

Amendment No. 1

\$25,023.45

REVISED FINAL CONTRACT

\$276,734.35

80% STU Final Reimbursement to the Village	\$221,387.48
20% Village's Final Participation for Construction Engineering Services	
\$55,346.87	

RECOMMENDATION:

It is recommended that the Village Board approve Addendum No. 1 for Construction Engineering Services in the amount of \$25,023.45. Funding for

this Addendum is available in the Engineering Department's Professional Services Account #101-5001-524-20-05.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: 2017 MFT Street Reconstruction Program

Department: Engineering

The 2017 MFT street reconstruction project will consist of 2.90 miles of street reconstruction.

Bids were duly advertised and publicly opened on the date indicated:

<u>TABULATION OF BIDS</u>	<u>TOTAL COSTS</u>
J. A. Johnson Paving	\$4,295,295.00
Arrow Road Construction	\$4,370,143.95
R.W. Duntelman Company	\$4,583,978.61
Engineer's Estimate	\$4,861,138.60

Johnson Paving has performed the reconstruction program for the Village several times in the past.

RECOMMENDATION

It is recommended that the Village Board award the contract to Johnson Paving, of Arlington Heights in the amount of \$4,295,295.

Bid Section

Item: 2017 MFT Street Reconstruction Program
Bid Opening Date: May 5, 2017
Account Numbers: 211-5001-571.50-40 (ST9009) - \$1,395,295.00 01-5001-571.50-30 (ST9008) - \$2,900,000.00
Total Budget for Specific Item: \$4,900,000.00
Bid Amount: \$4,295,295.00



Item: Resolution - Victim Services Coordinator Program - Grant

Department: Police/Legal

The Village of Arlington Heights has been selected as a recipient of grant funding through the Illinois Criminal Justice Information Authority. The amount of the grant is \$63,070. The end of the grant period is April 30, 2018.

Pursuant to the Agreement with the Illinois Criminal Justice Information Authority, it is required that the funds be used solely for the purpose of funding the Victim Services Coordinator program. Program elements include providing a single, consistent point of contact with the police department for victims of crime in the person of the Victim Services Coordinator (VSC). The VSC also acts as an informational conduit and support system for those victims as they navigate the often unfamiliar criminal justice system. Specifically, the VSC offers appropriate referrals, counseling, and follow-up services including court advocacy. Other follow-up services most often encompass those activities related to assistance in procuring Orders of Protection for victims of domestic violence and preparing necessary application for compensation to victims through the Crime Victims Compensation program administered through the Illinois Attorney General's Office.

Recommendation

It is recommended that the Village Board approve the attached Resolution Accepting an Illinois Criminal Justice Information Authority Grant in the amount of \$63,070 for the Village of Arlington Heights' Victim Services Coordinator Program and authorize execution of all necessary documentation.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

Type

Grant - Victim Services Coordinator

Resolution

A RESOLUTION ACCEPTING AN
ILLINOIS CRIMINAL JUSTICE INFORMATION AUTHORITY
GRANT

WHEREAS, the Village of Arlington Heights has been selected as a recipient of a grant administered by the Illinois Criminal Justice Information Authority for a crime victims program in pursuit of improved public safety in Cook County,

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

SECTION ONE: That the Village Board hereby approves the acceptance of an Illinois Criminal Justice Information Authority Grant in the amount of \$63,070, to be expended by April 30, 2018.

SECTION TWO: That the Village agrees that the funds from the grant shall be utilized for a crime victims program.

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 15th day of May, 2017.

Village President

ATTEST:

Village Clerk



Item: Ordinance - Chapter 13 - Class "A" liquor license

Department: Manager/Legal

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

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Chapter 13 - Class "A" liquor license	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 Municipal Code of Arlington Heights, pertaining to the number of liquor licenses, is hereby amended to increase the number of Class "A" liquor licenses authorized, with the amended entry for Class "A" licenses to read as follows:

CLASS OF LICENSE	ANNUAL LICENSE FEE	NUMBER OF LICENSES AUTHORIZED
A	\$3,800.00	34

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 15th day of May, 2017.

Village President

ATTEST:

Village Clerk



Item: Resolution - Intergovernmental Agreement - Use of Rolling Meadows' Jail Facility

Department: Police/Legal

The Police Department is scheduled to move into a temporary facility on May 15, 2017. Certain capital resources will not be available in the interim headquarters. For example, a jail or detention area will not be constructed within the temporary office space. Therefore, arrangements to use neighboring police departments' jail facilities were discussed with local police chiefs. The attached Intergovernmental Agreement details responsibilities of the Village of Arlington Heights Police Department and the City of Rolling Meadows. The IGA will be in effect from May 2017 – May 2019 covering the period of construction, including a time frame well beyond the proposed end date in case of any unforeseen delay in completion of the new police station.

RECOMMENDATION

It is recommended the the Village Board approve the attached Resolution Approving an Intergovernmental Agreement with Rolling Meadows for use of the Rolling Meadows jail facility during construction of the new police building.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Intergovernmental Agreement with RM	Resolution
Rolling Meadows - Use of Jail Facility	Agreement

**A RESOLUTION APPROVING AN
INTERGOVERNMENTAL AGREEMENT
WITH THE CITY OF ROLLING MEADOWS**

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

SECTION ONE: A certain intergovernmental agreement by and between the Village of Arlington Heights and the City of Rolling Meadows related to Arlington Heights' use of the Rolling Meadows jail facility during construction of the new Arlington Heights police building, a true and correct copy of which is attached hereto, be and the same is hereby approved.

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

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

AYES:

NAYS:

PASSED AND APPROVED this 15th day of May, 2017.

Village President

ATTEST:

Village Clerk

AGREEMENTRES: Intergovernmental Agreement Rolling Meadows Jail Facility

INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF ROLLING MEADOWS AND THE VILLAGE OF ARLINGTON HEIGHTS REGARDING THE USE OF THE ROLLING MEADOWS JAIL FACILITY

WHEREAS, the Village of Arlington Heights ("Arlington Heights") and the City of Rolling Meadows ("Rolling Meadows") are home rule municipalities and, pursuant to Section 8 of Article VII of the Illinois Constitution, have certain powers which they are exercising; and

WHEREAS, Section 10 of Article VII of the Illinois Constitution and the Intergovernmental Cooperation Act, ILCS 220/1 et seq. allow and encourage intergovernmental cooperation; and

WHEREAS, the Village of Arlington Heights and the City of Rolling Meadows agree that it would be in the best interests of the citizens to allow Arlington Heights to use the jail facilities at Rolling Meadows while Arlington Heights' new police building is being constructed,

NOW, THEREFORE, in consideration of the mutual agreements contained in this Agreement, Arlington Heights and Rolling Meadows agree as follows:

Section 1: Arlington Heights Police Department may transport any prisoners or individuals that have been arrested to the Rolling Meadows jail during the construction period, which is generally May 2017 - May 2019.

Section 2: Arlington Heights Police Department may transport persons to the Rolling Meadows facility pursuant to the following terms and conditions:

- A. Arlington Heights agrees to be responsible for meals for its prisoners, transportation of its prisoners to and from court and for medical purposes or to reimburse Rolling Meadows for these costs in an emergency.
- B. Arlington Heights agrees to be responsible for damages caused by prisoners to the Rolling Meadows property and for medical or hospital costs mandated by statute to be paid on behalf of any Arlington Heights prisoner.
- C. Arlington Heights agrees to defend, indemnify, and hold Rolling Meadows harmless for all actions, claims, causes of action, suits, damages, and demand of defenses of any nature whatsoever, which may be brought against Rolling Meadows or any officer or agent of Rolling Meadows as a result of Arlington Heights' use of the Rolling Meadows jail facility, not caused by any negligent act or omission of Rolling Meadows, its agents, employees, officers, commissioners, consultants, contractors and subcontractors or anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable.
- D. Insurance Requirements. Arlington Heights shall maintain the following insurance coverage for the term of this Agreement.

Commercial General Liability: \$1,000,000 combined single limit per occurrence for bodily injury, and property damage and \$1,000,000 per occurrence for personal injury. The general aggregate shall be no less than \$2,000,000. Rolling Meadows, its officials, employees, agents and

volunteers are to be covered as additional insureds as respects: liability arising out of the performance under this Agreement.

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

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

- E.. Arlington Heights shall provide all services, including but not limited to the processing, jailing, prisoner checks, bonding out, and releasing of all prisoners transported to the jail facility by Arlington Heights.
- F. Arlington Heights officers shall follow the Rolling Meadows Police Department policies regarding detention of prisoners. A copy of these policies shall be provided to Arlington Heights upon passage and approval of this Agreement by both Villages.
- G. Arlington Heights agrees to write into their action plans contingency efforts in regards to capacity issues if the Rolling Meadows jail facility becomes full or emergency circumstances dictate not accepting Arlington Heights prisoners.

Section 3: Amendments to the terms and conditions of this Agreement may be made only upon written mutual agreement of the Police Chief of Rolling Meadows and the Police Chief of Arlington Heights.

Section 4: This Agreement shall become effective upon passage and approval of both Village Boards. This Agreement shall be construed in accordance with the laws and Constitution of the State of Illinois. It will remain in full force and effect until either party gives written notice to the other of its cancellation.

VILLAGE OF ARLINGTON HEIGHTS

CITY OF ROLLING MEADOWS

Village President

Mayor

ATTEST:

ATTEST:

Village Clerk

Village Clerk



Item: Resolution - Intergovernmental Agreement - Use of Elk Grove Village's Jail Facility

Department: Police/Legal

The Police Department is scheduled to move into a temporary facility on May 15, 2017. Certain capital resources will not be available in the interim headquarters. For example, a jail or detention area will not be constructed within the temporary office space. Therefore, arrangements to use neighboring police departments' jail facilities were discussed with local police chiefs. The attached Intergovernmental Agreement details responsibilities of the Village of Arlington Heights Police Department and the Village of Elk Grove Village. The IGA will be in effect from May 2017 – May 2019 covering the period of construction, including a time frame well beyond the proposed end date in case of any unforeseen delay in completion of the new police station.

RECOMMENDATION

It is recommended the the Village Board approve the attached Resolution Approving an Intergovernmental Agreement with Rolling Meadows for use of the Elk Grove Village jail facility during construction of the new police building.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Intergovernmental Agreement with EGV	Resolution
EGV - Use of Jail Facility	Agreement

A RESOLUTION APPROVING AN
INTERGOVERNMENTAL AGREEMENT
WITH ELK GROVE VILLAGE

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

SECTION ONE: A certain intergovernmental agreement by and between the Village of Arlington Heights and Elk Grove Village related to Arlington Heights' use of the Elk Grove Village jail facility during construction of the new Arlington Heights police building, a true and correct copy of which is attached hereto, be and the same is hereby approved.

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

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

AYES:

NAYS:

PASSED AND APPROVED this 15th day of May, 2017.

Village President

ATTEST:

Village Clerk

AGREEMENTRES: Intergovernmental Agreement Elk Grove Village Jail Facility

**INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF ELK GROVE
AND THE VILLAGE OF ARLINGTON HEIGHTS REGARDING THE USE OF THE
ELK GROVE JAIL FACILITY**

WHEREAS, the Village of Arlington Heights (“Arlington Heights”) and Elk Grove Village (“Elk Grove”) are home rule municipalities and, pursuant to Section 8 of Article VII of the Illinois Constitution, have certain powers which they are exercising; and

WHEREAS, Section 10 of Article VII of the Illinois Constitution and the Intergovernmental Cooperation Act, ILCS 220/1 et seq. allow and encourage intergovernmental cooperation; and

WHEREAS, the Village of Arlington Heights and Elk Grove Village agree that it would be in the best interests of the citizens to allow Arlington Heights to use the jail facilities at Elk Grove while Arlington Heights’ new police building is being constructed,

NOW, THEREFORE, in consideration of the mutual agreements contained in this Agreement, Arlington Heights and Elk Grove agree as follows:

Section 1: Arlington Heights Police Department may transport any prisoners or individuals that have been arrested to the Elk Grove jail during the construction period, which is generally May 2017 – May 2019.

Section 2: Arlington Heights Police Department may transport persons to the Elk Grove facility pursuant to the following terms and conditions:

- A. Arlington Heights agrees to be responsible for meals for its prisoners, transportation of its prisoners to and from court and for medical purposes or to reimburse Elk Grove for these costs in an emergency.
- B. Arlington Heights agrees to be responsible for damages caused by prisoners to the Elk Grove property and for medical or hospital costs mandated by statute to be paid on behalf of any Arlington Heights prisoner.
- C. Arlington Heights agrees to defend, indemnify, and hold Elk Grove harmless for all actions, claims, causes of action, suits, damages, and demand of defenses which may be brought against Elk Grove or any officer or agent of Elk Grove as a result of Arlington Heights’ use of the Elk Grove jail facility, not caused by any negligent act or omission of Elk Grove, its agents, employees, officers, commissioners, consultants, contractors and subcontractors or anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable.
- D. Arlington Heights shall provide all services, including but not limited to the processing, jailing, prisoner checks, bonding out, and releasing of all prisoners transported to the jail facility by Arlington Heights.
- E. Arlington Heights officers shall follow the Elk Grove Police Department policies regarding detention of prisoners. A copy of these policies shall be

provided to Arlington Heights upon passage and approval of this Agreement by both Villages.

- F. Arlington Heights agrees to write into their action plans contingency efforts in regards to capacity issues if the Elk Grove jail facility becomes full or emergency circumstances dictate not accepting Arlington Heights prisoners.

Section 3: Amendments to the terms and conditions of this Agreement may be made only upon written mutual agreement of the Police Chief of Elk Grove and the Police Chief of Arlington Heights.

Section 4: This Agreement shall become effective upon passage and approval of both Village Boards. This Agreement shall be construed in accordance with the laws and Constitution of the State of Illinois. It will remain in full force and effect until either party gives written notice to the other of its cancellation.

VILLAGE OF ARLINGTON HEIGHTS

ELK GROVE VILLAGE

Village President

Mayor

ATTEST:

ATTEST:

Village Clerk

Village Clerk



Item: Resolution - Intergovernmental Agreement - Use of Buffalo Grove's Jail Facility

Department: Police/Legal

The Police Department is scheduled to move into a temporary facility on May 15, 2017. Certain capital resources will not be available in the interim headquarters. For example, a jail or detention area will not be constructed within the temporary office space. Therefore, arrangements to use neighboring police departments' jail facilities were discussed with local police chiefs. The attached Intergovernmental Agreement details responsibilities of the Village of Arlington Heights Police Department and the Village of Buffalo Grove. The IGA will be in effect from May 2017 – May 2019 covering the period of construction, including a time frame well beyond the proposed end date in case of any unforeseen delay in completion of the new police station.

RECOMMENDATION

It is recommended the the Village Board approve the attached Resolution Approving an Intergovernmental Agreement with Buffalo Grove for use of the Buffalo Grove jail facility during construction of the new police building.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Intergovernmental Agreement with BG	Resolution
BG - Use of Jail Facility	Resolution

**A RESOLUTION APPROVING AN
INTERGOVERNMENTAL AGREEMENT
WITH THE VILLAGE OF BUFFALO GROVE**

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

SECTION ONE: A certain intergovernmental agreement by and between the Village of Arlington Heights and the Village of Buffalo Grove related to Arlington Heights' use of the Buffalo Grove jail facility during construction of the new Arlington Heights police building, a true and correct copy of which is attached hereto, be and the same is hereby approved.

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

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

AYES:

NAYS:

PASSED AND APPROVED this 15th day of May, 2017.

Village President

ATTEST:

Village Clerk

AGREEMENTRES: Intergovernmental Agreement Buffalo Grove Jail Facility

INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF BUFFALO GROVE AND THE VILLAGE OF ARLINGTON HEIGHTS REGARDING THE USE OF THE BUFFALO GROVE JAIL FACILITY

WHEREAS, the Villages of Arlington Heights ("Arlington Heights") and Buffalo Grove ("Buffalo Grove") are home rule municipalities and, pursuant to Section 8 of Article VII of the Illinois Constitution, have certain powers which they are exercising; and

WHEREAS, Section 10 of Article VII of the Illinois Constitution and the Intergovernmental Cooperation Act, ILCS 220/1 et seq. allow and encourage intergovernmental cooperation; and

WHEREAS, the Villages agree that it would be in the best interests of the citizens to allow Arlington Heights to use the jail facilities at Buffalo Grove while Arlington Heights' new police building is being constructed,

NOW, THEREFORE, in consideration of the mutual agreements contained in this Agreement, Arlington Heights and Buffalo Grove agree as follows:

Section 1: Arlington Heights Police Department may transport any prisoners or individuals that have been arrested to the Buffalo Grove jail during the construction period, which is generally May 2017 - May 2019.

Section 2: Arlington Heights Police Department may transport persons to the Buffalo Grove facility pursuant to the following terms and conditions:

- A. Arlington Heights agrees to be responsible for meals for its prisoners, transportation of its prisoners to and from court and for medical purposes or to reimburse Buffalo Grove for these costs in an emergency.
- B. Arlington Heights agrees to be responsible for damages caused by prisoners to the Buffalo Grove property and for medical or hospital costs mandated by statute to be paid on behalf of any Arlington Heights prisoner.
- C. Arlington Heights agrees to defend, indemnify, and hold Buffalo Grove harmless for all actions, claims, causes of action, suits, damages, and demand of defenses which may be brought against Buffalo Grove or any officer or agent of Buffalo Grove as a result of Arlington Heights' use of the Buffalo Grove jail facility, not caused by any negligent act or omission of Buffalo Grove, its agents, employees, officers, commissioners, consultants, contractors and subcontractors or anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable.
- D. Arlington Heights shall provide all services, including but not limited to the processing, jailing, prisoner checks, bonding out, and releasing of all prisoners transported to the jail facility by Arlington Heights.

- E. Arlington Heights officers shall follow the Buffalo Grove Police Department policies regarding detention of prisoners. A copy of these policies shall be provided to Arlington Heights upon passage and approval of this Agreement by both Villages.
- F. Arlington Heights agrees to write into their action plans contingency efforts in regards to capacity issues if the Buffalo Grove jail facility becomes full or emergency circumstances dictate not accepting Arlington Heights prisoners.

Section 3: Amendments to the terms and conditions of this Agreement may be made only upon written mutual agreement of the Police Chief of Buffalo Grove and the Police Chief of Arlington Heights.

Section 4: This Agreement shall become effective upon passage and approval of both Village Boards. This Agreement shall be construed in accordance with the laws and Constitution of the State of Illinois. It will remain in full force and effect until either party gives written notice to the other of its cancellation.

VILLAGE OF ARLINGTON HEIGHTS

VILLAGE OF BUFFALO GROVE

Village President

Mayor

ATTEST:

ATTEST:

Village Clerk

Village Clerk



Item: Resolution - Intergovernmental Agreement - Use of Palatine's Jail Facility

Department: Police/Legal

The Police Department is scheduled to move into a temporary facility on May 15, 2017. Certain capital resources will not be available in the interim headquarters. For example, a jail or detention area will not be constructed within the temporary office space. Therefore, arrangements to use neighboring police departments' jail facilities were discussed with local police chiefs. The attached Intergovernmental Agreement details responsibilities of the Village of Arlington Heights Police Department and the Village of Palatine. The IGA will be in effect from May 2017 – May 2019 covering the period of construction, including a time frame well beyond the proposed end date in case of any unforeseen delay in completion of the new police station.

RECOMMENDATION

It is recommended the the Village Board approve the attached Resolution Approving an Intergovernmental Agreement with Palatine for use of the Palatine jail facility during construction of the new police building.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Intergovernmental Agreement with Palatine	Resolution
Palatine - Use of Jail Facility	Agreement

**A RESOLUTION APPROVING AN
INTERGOVERNMENTAL AGREEMENT
WITH THE VILLAGE OF PALATINE**

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

SECTION ONE: A certain intergovernmental agreement by and between the Village of Arlington Heights and the Village of Palatine related to Arlington Heights' use of the Palatine jail facility during construction of the new Arlington Heights police building, a true and correct copy of which is attached hereto, be and the same is hereby approved.

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

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

AYES:

NAYS:

PASSED AND APPROVED this 15th day of May, 2017.

Village President

ATTEST:

Village Clerk

AGREEMENTRES: Intergovernmental Agreement Palatine Jail Facility

INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF PALATINE AND THE VILLAGE OF ARLINGTON HEIGHTS REGARDING THE USE OF THE PALATINE JAIL FACILITY

WHEREAS, the Villages of Arlington Heights ("Arlington Heights") and Palatine ("Palatine") are home rule municipalities and, pursuant to Section 8 of Article VII of the Illinois Constitution, have certain powers which they are exercising; and

WHEREAS, Section 10 of Article VII of the Illinois Constitution and the Intergovernmental Cooperation Act, ILCS 220/1 et seq. allow and encourage intergovernmental cooperation; and

WHEREAS, the Villages agree that it would be in the best interests of the citizens to allow Arlington Heights to use the jail facilities at Palatine while Arlington Heights' new police building is being constructed,

NOW, THEREFORE, in consideration of the mutual agreements contained in this Agreement, Arlington Heights and Palatine agree as follows:

Section 1: Arlington Heights Police Department may transport any prisoners or individuals that have been arrested to the Palatine jail during the construction period, which is generally May 2017 - May 2019.

Section 2: Arlington Heights Police Department may transport persons to the Palatine facility pursuant to the following terms and conditions:

- A. Arlington Heights agrees to be responsible for meals for its prisoners, transportation of its prisoners to and from court and for medical purposes or to reimburse Palatine for these costs in an emergency.
- B. Arlington Heights agrees to be responsible for damages caused by prisoners to the Palatine property and for medical or hospital costs mandated by statute to be paid on behalf of any Arlington Heights prisoner.
- C. Arlington Heights agrees to defend, indemnify, and hold Palatine harmless for all actions, claims, causes of action, suits, damages, and demand of defenses which may be brought against Palatine or any officer or agent of Palatine as a result of Arlington Heights' use of the Palatine jail facility, not caused by any negligent act or omission of Palatine, its agents, employees, officers, commissioners, consultants, contractors and subcontractors or anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable.
- D. Arlington Heights shall provide all services, including but not limited to the processing, jailing, prisoner checks, bonding out, and releasing of all prisoners transported to the jail facility by Arlington Heights.
- E. Arlington Heights officers shall follow the Palatine Police Department policies regarding detention of prisoners. A copy of these policies shall be

provided to Arlington Heights upon passage and approval of this Agreement by both Villages.

- F. Arlington Heights agrees to write into their action plans contingency efforts in regards to capacity issues if the Palatine jail facility becomes full or emergency circumstances dictate not accepting Arlington Heights prisoners.

Section 3: Amendments to the terms and conditions of this Agreement may be made only upon written mutual agreement of the Police Chief of Palatine and the Police Chief of Arlington Heights.

Section 4: This Agreement shall become effective upon passage and approval of both Village Boards. This Agreement shall be construed in accordance with the laws and Constitution of the State of Illinois. It will remain in full force and effect until either party gives written notice to the other of its cancellation.

VILLAGE OF ARLINGTON HEIGHTS

VILLAGE OF PALATINE

Village President

Mayor

ATTEST:

ATTEST:

Village Clerk

Village Clerk



Item: Resolution - Intergovernmental Agreement - Use of Mt. Prospect's Jail Facility

Department: Police/Legal

The Police Department is scheduled to move into a temporary facility on May 15, 2017. Certain capital resources will not be available in the interim headquarters. For example, a jail or detention area will not be constructed within the temporary office space. Therefore, arrangements to use neighboring police departments' jail facilities were discussed with local police chiefs. The attached Intergovernmental Agreement details responsibilities of the Village of Arlington Heights Police Department and the Village of Mount Prospect. The IGA will be in effect from May 2017 – May 2019 covering the period of construction, including a time frame well beyond the proposed end date in case of any unforeseen delay in completion of the new police station.

RECOMMENDATION

It is recommended the the Village Board approve the attached Resolution Approving an Intergovernmental Agreement with Mount Prospect for use of the Mount Prospect jail facility during construction of the new police building.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Intergovernmental Agreement with MP Mount Prospect - Use of Jail Facility	Resolution Agreement

**A RESOLUTION APPROVING AN
INTERGOVERNMENTAL AGREEMENT
WITH THE VILLAGE OF MOUNT PROSPECT**

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

SECTION ONE: A certain intergovernmental agreement by and between the Village of Arlington Heights and the Village of Mount Prospect related to Arlington Heights' use of the Mount Prospect jail facility during construction of the new Arlington Heights police building, a true and correct copy of which is attached hereto, be and the same is hereby approved.

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

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

AYES:

NAYS:

PASSED AND APPROVED this 15th day of May, 2017.

Village President

ATTEST:

Village Clerk

AGREEMENTRES: Intergovernmental Agreement Mount Prospect Jail Facility

INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF MOUNT PROSPECT AND THE VILLAGE OF ARLINGTON HEIGHTS REGARDING THE USE OF THE MOUNT PROSPECT JAIL FACILITY

WHEREAS, the Villages of Arlington Heights ("Arlington Heights") and Mount Prospect ("Mount Prospect") are home rule municipalities and, pursuant to Section 8 of Article VII of the Illinois Constitution, have certain powers which they are exercising; and

WHEREAS, Section 10 of Article VII of the Illinois Constitution and the Intergovernmental Cooperation Act, ILCS 220/1 et seq. allow and encourage intergovernmental cooperation; and

WHEREAS, the Villages agree that it would be in the best interests of the citizens to allow Arlington Heights to use the jail facilities at Mount Prospect while Arlington Heights' new police building is being constructed,

NOW, THEREFORE, in consideration of the mutual agreements contained in this Agreement, Arlington Heights and Mount Prospect agree as follows:

Section 1: Arlington Heights Police Department may transport any prisoners or individuals that have been arrested to the Mount Prospect jail during the construction period, which is generally May 2017 - May 2019.

Section 2: Arlington Heights Police Department may transport persons to the Mount Prospect facility pursuant to the following terms and conditions:

- A. Arlington Heights agrees to be responsible for meals for its prisoners, transportation of its prisoners to and from court and for medical purposes or to reimburse Mount Prospect for these costs in an emergency.
- B. Arlington Heights agrees to be responsible for damages caused by prisoners to the Mount Prospect property and for medical or hospital costs mandated by statute to be paid on behalf of any Arlington Heights prisoner.
- C. Arlington Heights agrees to defend, indemnify, and hold Mount Prospect harmless for all actions, claims, causes of action, suits, damages, and demand of defenses which may be brought against Mount Prospect or any officer or agent of Mount Prospect as a result of Arlington Heights' use of the Mount Prospect jail facility, not caused by any negligent act or omission of Mount Prospect, its agents, employees, officers, commissioners, consultants, contractors and subcontractors or anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable.
- D. Arlington Heights shall provide all services, including but not limited to the processing, jailing, prisoner checks, bonding out, and releasing of all prisoners transported to the jail facility by Arlington Heights.

- E. Arlington Heights officers shall follow the Mount Prospect Police Department policies regarding detention of prisoners. A copy of these policies shall be provided to Arlington Heights upon passage and approval of this Agreement by both Villages.
- F. Arlington Heights agrees to write into their action plans contingency efforts in regards to capacity issues if the Mount Prospect jail facility becomes full or emergency circumstances dictate not accepting Arlington Heights prisoners.

Section 3: Amendments to the terms and conditions of this Agreement may be made only upon written mutual agreement of the Police Chief of Mount Prospect and the Police Chief of Arlington Heights.

Section 4: This Agreement shall become effective upon passage and approval of both Village Boards. This Agreement shall be construed in accordance with the laws and Constitution of the State of Illinois. It will remain in full force and effect until either party gives written notice to the other of its cancellation.

VILLAGE OF ARLINGTON HEIGHTS

VILLAGE OF MOUNT PROSPECT

Village President

Mayor

ATTEST:

ATTEST:

Village Clerk

Village Clerk



Item: Boards & Commissions

Department: Village Manager's Office

<u>Board/Commission</u>	<u>Member</u>	<u>Term Ending</u>
Building Code Review Board	Trustee Jim Tinaglia	4/30/18
Housing Commission	Mark Hellner	4/30/20
<u>Board/Commission</u>	<u>New Chair Appointment</u>	<u>Term Ending</u>
Housing Commission	Alex Hageli	4/30/18

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Bond Waiver - Arlington Heights Historical Society

Department: Building Services

Background

The Arlington Heights Historical Society is requesting a waiver of the bond fee requirement for three upcoming raffles as follows:

1. A small raffle to coincide with the 24th Annual House Walk. Winners will be drawn at 5:00pm on May 21, 2017.
2. The "Wee Bit Of Irish" raffle - tickets will be sold at the House Walk on May 21, 2017 and Irish Fest on July 14 and 15, 2017. Winner will be drawn on July 15 at 8:45pm.
3. A small raffle to coincide with the Motoring at the Museum. Winners will be drawn the day of the event on September 17, 2017 at 3:00pm.

Recommendation

Staff recommends that the Village Board grant a waiver of the bond fee requirements for all three raffles.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

Letter

Type

Correspondence



Rec'd
5/10/17
Bldg.

April 21, 2017

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

RE: Waiver of Raffle Fees

Dear Mr. Recklaus,

The Arlington Heights Historical Society, a not for profit organization, is hosting three raffles this year and is requesting the village to waive the bond requirement for these raffles.

- Raffle #1 – A small raffle to coincide with our 24th Annual House Walk. Winners will be drawn at 5:00 pm on May 21, 2017.
- Raffle #2 – This is our "Wee Bit of Irish" raffle where tickets will be sold the House Walk (5/21/2017) and Irish Fest (7/14/2017 and 7/15/2017). The winners will be drawn on July 15 at 8:45 pm.
- Raffle #3 – A small raffle to coincide with the Motoring at the Museum. The winners will be drawn the day of the event on September 17, 2017 at 3:00 pm.

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

Sincerely,

Carol Frieberg
Development Coordinator



Item: 2214 E. Palatine Rd. Subdivision - PC#17-002

Department: Planning & Community Development

REQUESTED ACTION

1. Preliminary Plat of Subdivision to subdivide one single-family lot into two single-family lots.
2. Rezoning from R-1, One-Family Dwelling District to R-2, One-Family Dwelling District.

VARIATIONS REQUIRED

1. Chapter 29, Section 29-501a – To postpone the construction of the sidewalk along Lilac Lane until such time as a building permit for Lot 2 is received.
2. Chapter 29, Section 29-501c and d – To postpone the construction of the water main and fire hydrant until such time as the home on Lot 1 is demolished and new home is built.
3. Chapter 29, Section 29-503a, b, and c – To postpone the provision of the maintenance and public improvement bond for the water main and fire hydrant until such time as the existing home on Lot 1 is demolished. The deposits for the sidewalk would be postponed until a building permit for Lot 2 is received.

Recommendation

A public hearing was held by the Plan Commission on April 26, 2017 where Commissioner Dawson moved and Commissioner Warskow seconded:

A motion to recommend to the Village Board of Trustees, **approval** of PC#17-002, a Preliminary Plat of Subdivision and Rezoning from R-1 One-Family Dwelling District to R-2 One-Family Dwelling District; a Variation from Chapter 29, Section 29-501(b), to waive the requirement for a sidewalk to be constructed along Lilac; a Variation from Chapter 29, Section 29-501(c) and (d), to postpone the construction of the water main and fire hydrant until such time as the home on Lot 1 is demolished and a new home is built or 50 percent is added on to be considered new construction; and a Variation from Chapter 29, Section 29-503(a), (b), and (c), to postpone the provision of the maintenance and public improvement bond for the water main and fire

hydrant until such time as the existing home on Lot 1 is demolished.

Said development is conditioned upon the following:

1. Approval of the Final Plat of Subdivision.
2. The existing shed on the proposed Lot 1 shall be moved 3-inches to the south in order to comply with the required 5' rear yard setback, or shall be removed.
3. Land contribution fees for Lot 2 shall be paid for Park, Schools and Library, per Chapter 29 of the Municipal Code.
4. A fee in lieu of detention, in the amount of \$9,476 shall be required as per the requirements of the Engineering Department.
5. The application shall comply with all applicable Federal, State and Village codes, regulations and policies.

Roll Call Vote: Commissioners Cherwin, Dawson, Ennes, Green, Jensen, Sigalos, Warskow and Chairman Lorenzini voted in favor. Motion carried.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Staff Memo 4/20/17	Board or Commission Report
Staff Report 3/22/17	Board or Commission Report
PC Minutes 4/26/17 DRAFT	Minutes
PC Minutes 3/22/17	Minutes
Preliminary Engineering	Exhibits
EOPC - Water Main	Exhibits
EOPC - Sidewalk	Exhibits
Preliminary Plat of Subdivision	Exhibits
Department Comments - Round 1	Correspondence
Petitioner Response to Department Comments - Round 1	Correspondence
Department Comments - Round 2	Correspondence
Petitioner Response to Department Comments - Round 2	Correspondence
Department Comments - Round 3	Correspondence

PC Timeline Tracker

Exhibits

Memorandum



To: Chairman Lorenzini and Members of the Plan Commission

CC: Randy Recklaus, Village Manager

All Department Heads

From: Sam Hubbard, Development Planner

Date: 4/20/2017

Re: PC #17-002 – 2214 E Palatine Rd (Hogreve Subdivision)

Project Background:

The Plan Commission held a public hearing on 3/22/17 to discuss application PC #17-002, which involves the subdivision of single lot into two lots, which property is located along East Palatine Road and contains an existing single family home.

The proposed lots comply with all zoning requirements relative to lot size and lot width. However, in order to comply with the subdivision code requirements, the petitioner would have to construct an extension of the Village water main located to the north of the property along Lilac Terrace, extending this main to the south of the subject property where it would terminate with a fire hydrant. Additionally, a sidewalk would need to be constructed along the north of Lot 2, and the petitioner would be required to provide a bond and deposit to the Village to ensure that the water main extension and sidewalk were completed within two years of completion of the subdivision.

The petitioner presented to the Plan Commission a scenario where construction of the sidewalk along Lilac Terrace be postponed until a home on Lot 2 was built. The gentleman who has a contract to purchase Lot 2 and construct a home on it was at the hearing and agreed to construct the sidewalk if required. The Plan Commission felt that they may not necessarily want to require construction of the sidewalk, but wanted to know how much it would cost in case it were to be required.

Additionally, the petitioner has asked that construction of the water main along the western edge of his property (from north to south) terminating at the south with a fire hydrant, be postponed until such time in the future as the home on the southern lot (Lot 1) be demolished and a new home with a water service line was proposed in its place. The Plan Commission appeared willing to consider this, but wanted to know how much it would cost the petitioner to do this work.

Finally, the petitioner has proposed that the required public improvement deposit and maintenance deposit for this work would be postponed until such time as 1) the deposit for the sidewalk would be required when a building permit was submitted for Lot 2, and/or 2) the deposit for the water main would be required when the existing home on Lot 1 was demolished and a new home was constructed on the lot.

In order to move forward, the following Variations from Chapter 29 (Subdivision Code) are therefore required:

1. Section 29-501a – To postpone the construction of the sidewalk along Lilac Lane until such time as a building permit for Lot 2 is received.
2. Section 29-501c and d – To postpone the construction of the water main and fire hydrant until such time as the home on Lot 1 is demolished and new home is built.
3. Section 29-503a, b, and c – To postpone the provision of the maintenance and public improvement bond for the water main and fire hydrant until such time as the existing home on Lot 1 is demolished. The deposits for the sidewalk would be postponed until a building permit for Lot 2 is received.

The petitioner has provided the cost estimates for the sidewalk and water main, and provided an engineering plan that shows the construction of the water main. Additionally, they have revised the Plat document to include a 10' easement along the western property line, which easement would accommodate for the future construction of the water main.

Staff Analysis:

Staff believes that the petitioner should comply with the subdivision ordinance and the aforementioned Variations should not be granted for the following reasons:

1. There is no guarantee that the water main will ever be installed in the future. To tie the future construction of this water main to an uncertain action (removal of existing home on Lot 1) does not provide any assurance that this work will get completed in the future.
2. To postpone construction of the water main will impact the future owner of Lot 2. Construction of the water main will be a disturbance to the landscaping and improvements that are placed within the 10' easement area along the west of both properties. While the proposed homeowner is OK with this risk, any future owner will not likely know about the possibility of a water main (with associated digging and construction) being extended within their side yard.
3. While the private service line will cross the northern property via a private easement, if repairs are needed to this line, it will impact both property owners. Furthermore, if the service line breaks and damages both properties, the owner of Lot 1 will be responsible for the damages. It should be noted that this service line has likely been in the ground for several decades.
4. While a private easement will be created for the existing water line, it is not preferable to allow the private utilities from one lot to cross over another lot.
5. Water quality on the existing line, which is close to 400' long, may be poor due to the being stagnant on such a long run of pipe that serves only one home. Additionally, water pressure could also be poor due to the length of the private service line.

Staff Recommendation:

The Staff Development Committee has reviewed this application and recommends **approval** of the Preliminary Plat of Subdivision and Rezoning from R-1 to R-2.

Further, the Staff Development Committee recommends **denial** of the Variations to the Chapter 29 (Subdivision Code) due to the aforementioned reasons.

Said development is conditioned upon the following:

1. **APPROVAL OF THE FINAL PLAT OF SUBDIVISION.**
2. **THE EXISTING SHED ON THE PROPOSED LOT 1 SHALL BE MOVED 3 INCHES TO THE SOUTH IN ORDER TO COMPLY WITH THE REQUIRED 5' REAR YARD SETBACK, OR SHALL BE REMOVED.**
3. **LAND CONTRIBUTION FEES FOR LOT 2 SHALL BE PAID FOR PARKS, SCHOOLS AND LIBRARY PER CHAPTER 29 OF THE MUNICIPAL CODE.**
4. **A FEE IN LIEU OF DETENTION, IN THE AMOUNT OF \$9,476 SHALL BE REQUIRED AS PER THE REQUIREMENTS OF THE ENGINEERING DEPARTMENT.**
5. **THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES.**

C: Mike Pagones, Deputy Director of Engineering



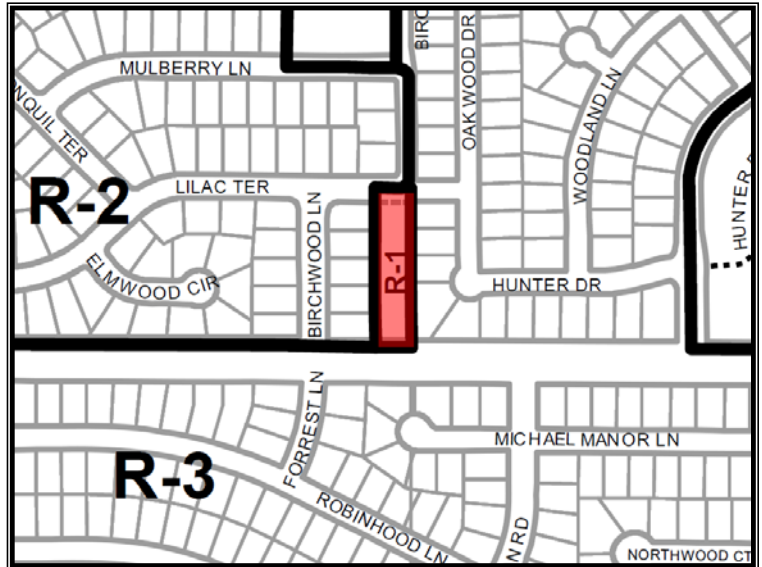
VILLAGE OF ARLINGTON HEIGHTS
STAFF DEVELOPMENT
COMMITTEE REPORT

File Number: PC# 17-002
Project Title: 2214 E Palatine Subdivision
Address: 2214 E. Palatine Rd.
PIN: 03-16-303-004

To: Plan Commission
Prepared By: Sam Hubbard, Dev. Planner
Meeting Date: March 22, 2017
Date prepared: March 17, 2017

Petitioner: Elroy and Corinne Hograve
Address: 2214 E. Palatine Rd.
Arlington Heights, IL 60004

Existing Zoning: R-1, One Family Dwelling District



SURROUNDING LAND USES:

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-2, One Family Dwelling District	Single-Family Residence	Single Family Detached Estate 2
South	R-3, One Family Dwelling District	Single-Family Residence	Single Family Detached
East	R-3, One Family Dwelling District	Single-Family Residence	Single Family Detached
West	R-2, One Family Dwelling District	Single-Family Residence	Single Family Detached Estate 2

Requested Action:

- 1) Preliminary Plat of Subdivision to subdivide one single-family lot into two single-family lots.
- 2) Rezoning from R-1, One-Family Dwelling District to R-2, One-Family Dwelling District

Variations Required:

None identified.

Project Summary

The subject property is 0.86 (37,556 square feet) acres in area with a frontage of 100 feet along Palatine Road and 100 feet along Lilac Terrace and the lot being 375.60 feet deep. There is an existing one-story single family home with a detached garage on the southern end of the site, with a driveway that provides access to Palatine Road. A current Plat of Survey shows that the existing home has a building footprint of 1,734 square feet and the existing garage has a footprint of 661 square feet. The subject property is currently zoned R-1, One-Family Dwelling District. The properties to the north and west are zoned R-2, One-Family Dwelling District, and the properties to the south and east are zoned R-3, One-Family Dwelling District.

The proposed action, if approved, would allow the Petitioner to divide the parcel into two single family lots. Lot 1 would be located on the south half of the subject property and would have frontage along Palatine Road and Lot 2 would be located on the north half of the subject property and would have frontage along Lilac Terrace. Both lots are proposed to be 100 feet x 187.80 feet (18,700 square feet). As required by the Village's Subdivision Ordinance, a plat of subdivision must be reviewed by the Plan Commission and approved by the Village Board.

Zoning and Comprehensive Plan

As noted above, the subject property is currently zoned R-1 and exists as an isolated pocket of R-1 zoning within a cluster of R-2 and R-3 zoning districts. The Comprehensive Plan has the subject property classified as "Single Family Detached Estate 2", which is appropriate for the R-2 zoning district. Therefore, the applicant has proposed the rezoning of the subject property from R-1 to R-2, which will conform to the Comprehensive Plan designation for the subject property and will be compatible with the adjacent R-2 zoning district to the north and west.

As part of the preliminary review process, Staff evaluated the relationship of the new lots to the Zoning and Subdivision regulations (see Table 1).

Table 1: Subdivision Analysis

Zoning Requirements	Minimum Lot Size (SF)	Minimum Lot Width (FT)	Front Yard setback	Side yard setback	Rear yard setback	Exterior side yard setback
Minimum Requirements						
Typical R-2 Lot	Interior	Interior	25 FT (or block average, which in this case is 34 feet as the existing home is the only home with frontage on Palatine Road)	10% of lot width (combined interior setback shall be at least 20 FT)	30 FT	Average or 10% of lot width
	10,000	90 (if lot area is between 15,000 & 20,000 SF)				
Proposed Lot 1	18,780	100	34 FT (existing home)	14 FT and 30 FT (existing home)	114 FT (existing home)	NA
Proposed Lot 2	18,780	100	25 FT or block average (currently vacant)	10 FT (20 FT Total) (Currently vacant)	30 FT (Currently vacant)	NA

As shown in the chart above, the proposed lots are consistent with the Village's Zoning Ordinance since they exceed the minimum lot standards that are outlined in the underlying R-2 district. The surrounding properties are zoned R-2 (west and north) and R-3 (east and south), with minimum lot size requirement of 10,000 square feet and 8,750 square feet respectively. Staff has analyzed the proposed lot sizes relative to the existing lots within the vicinity, and although the proposed lots would be the largest in the vicinity, they conform to the R-2 minimum required lot size standards and are more compatible than the existing 37,556 square foot lot size.

The proposed subdivision complies with all applicable bulk standards that are outlined in the Village's Zoning Ordinance, with the exception of an existing shed in the rear of the proposed Lot 1. According to Code, an accessory structure must be no less than 5' setback from a rear property line, and the location of proposed rear lot line will mean that the existing accessory structure will be setback only 4.8' from the rear property line. Staff has informed the petitioner of this potential non-conformity, and the petitioner has stated that the shed does not sit on any foundation and can be easily moved or removed. A condition of approval should be added to address this situation.

Building, Site, and Landscape

At this time, the petitioner is only proposing to subdivide the property and has not proposed any alteration to the existing grade or the demolition of the existing home on the southern end of the property. However, staff is aware that the petitioner has a contract to sell the northern lot (Lot 2) to an entity that would like to construct a single-family home on that property. A Design Commission application will be required prior to issuance of a building permit for any home on the proposed Lot 2. Furthermore, if and when a buyer is located for the southern lot, a Design Commission application will also be required to rebuild any structure on the southern lot (Lot 1).

While the requirement for tree preservation is only applicable to subdivisions of three or more lots, the petitioner is encouraged to retain as many existing trees on-site as possible. There are several mature evergreen trees along the eastern property line and the petitioner shall only remove those trees if they are located within the subject property boundary. The petitioner is encouraged to save these trees if possible.

Onsite detention is not required for a small two lot single-family subdivision and therefore a fee-in-lieu of onsite detention is required. A condition of approval will be added to require this fee, however, the petitioner must verify that the Palatine Road ROW has been dedicated along the southern frontage of the subject property, which will allow the Engineering Department to finalize their calculations for the fee-in-lieu of detention. In addition, there are several unresolved issues with the required infrastructure and these have been detailed below in the Infrastructure and Plat of Subdivision section.

Traffic & Parking

According to the Village's Subdivision Control Regulations and Zoning Ordinance, a traffic study is required for residential developments that have at least 100 dwelling units or more. Since the Petitioner is only proposing a two-lot development a formal traffic study by a certified Traffic Engineer is not required.

Infrastructure and Plat of Subdivision

When a new subdivision has been proposed, the developer is required to update the existing infrastructure in order to serve lots within the proposed subdivision. The specific infrastructure upgrades needed to accommodate a new subdivision can vary widely from new roads and sidewalks, to extensions of water mains and new sanitary sewer mains, or new detention facilities. For subdivisions in locations where all existing code required infrastructure is present, the subdivider may not have any public infrastructure obligations.

Relative to the present proposal, there is an existing 8" public sanitary sewer main that runs north to south on the subject property along the east side of the site. Connections to the Village's sanitary sewer system can be made from this line, and per the request of the Village, a 15' Public Utility Easement for this existing line has been proposed as part of this subdivision process.

Relative to water service, the existing home at 2214 E. Palatine Road has a service line that runs north from the home and connects to the water main along Lilac Terrace. All subdivisions are required to extend public improvements to service each subdivided lot as part of the subdivision process, and when the existing lot is divided into two, the southern lot (Lot 1), their water service line will no longer have direct access to the water main along Lilac Terrace and the existing line will be located under a separate lot (Lot 2) prior to connecting to the water main. Therefore, it is required that the water main be extended to serve the southern lot (Lot 1). The petitioner is aware that this is a requirement by the Village but has not yet prepared an engineering plan that shows how this public water main will be extended. This has implications on the Preliminary Plat document as all public water mains on private property must be located within a public utility easement, and the location of the future water main has not yet been designed, and therefore the easement for this main is not yet included on the preliminary plat.

Furthermore, the proposed subdivision will trigger the construction of a sidewalk along the southern side of Lilac Terrace abutting the proposed Lot 2. Similarly, engineering plans showing the construction of this sidewalk are required as part of the subdivision process, and engineering plans have not yet been received. This sidewalk should be designed and shown on the engineering plans, and it is noted that any building permit to construct a home on Lot 2 will trigger the construction of this sidewalk.

It should also be noted that the petitioner has requested to delay the requirement to provide engineering plans showing the construction of the sidewalk and water main, as well as the actual construction of the extended water main and sidewalk, until such time as a new home is proposed for Lot 1. Staff does not support this request. Public improvements are part of the subdivision process and preliminary engineering plans showing their construction shall be required prior to Preliminary Plat of Subdivision approval. The actual construction of said public improvements is not triggered until a permit to develop one of the subdivided lots has been received,

be it a permit for Lot 1 or Lot 2. To allow a new home to be constructed on Lot 2, but then to defer the construction of the water main until such time as Lot 1 is redeveloped, means that Lot 2 will experience a significant disturbance on their property (digging, removal of fences, removal of landscaping, etc.) at some point in the future to accommodate the water main construction. Any permit issued to allow new construction on either Lot 1 or Lot 2 should require the installation of all required public improvements. Staff has recommended a continuance to allow the petitioner additional time to prepare the required engineering plans and revise the plat to show any easements as may be necessary.

Finally, the petitioner has also asked that, even if the water main is extended along the western edge of the subject property, the existing home be allowed to continue to use the existing service line connections to the water main and sanitary sewer main and that a new connection to the new water main and existing sanitary sewer main only be required when the southern lot (Lot 1) is redeveloped. Staff believes that the existing water service line should be properly abandoned during construction of the new main and home on Lot 2, and therefore does not support this request. As stated above, the building permit for any construction of a new home on Lot 2 must also involve the construction of the water main and other public improvements, and the subdivider must provide bonds and deposits to guarantee this work. A continuance will allow the petitioner additional time to determine how much it will cost for the existing home at 2214 E. Palatine Road to connect to the extended water main and existing sanitary sewer.

Recommendation

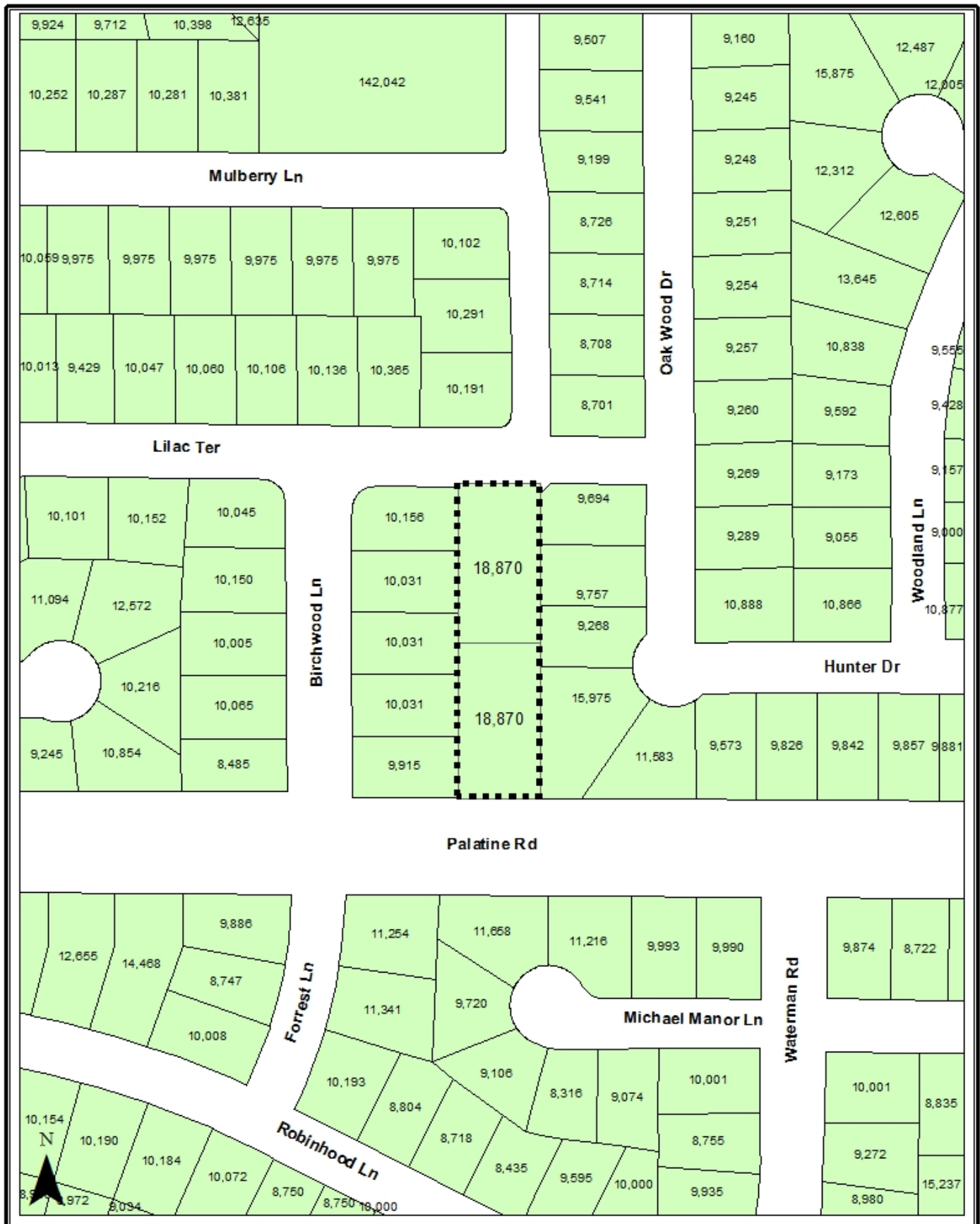
The Staff Development Committee has reviewed the proposed Preliminary Plat of Subdivision request and request to rezone the property from R-1 to R-2, and recommends a continuance to allow the petitioner additional time to prepare the required engineering plans and revise the Plat of Subdivision accordingly.

March 17, 2017

Bill Enright, Deputy Director of Planning and Community Development

C: Randy Recklaus, Village Manager
All Department Heads

Exhibit II - Lot Sizes in Vicinity



PLAN

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

COMMISSION

RE: 2214 EAST PALATINE ROAD SUBDIVISION - PC#17-002
 (CONTINUED FROM 3/22/17)

REPORT OF PROCEEDINGS had before the Village of
 Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
 Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
 Illinois on the 26th day of April, 2017 at the hour of 7:33 p.m.

MEMBERS PRESENT:

JOE LORENZINI, Chairman
 LYNN JENSEN
 MARY JO WARSKOW
 TERRY ENNES
 BRUCE GREEN
 SUSAN DAWSON
 JOHN SIGALOS
 JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Development Planner

CHAIRMAN LORENZINI: Good evening. I'd like to call to order this hearing for the Plan Commission. Would you please rise and say the pledge of allegiance with us?

(Pledge of allegiance.)

CHAIRMAN LORENZINI: Roll call please, Sam.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. HUBBARD: Commissioner Dawson.

(No response.)

MR. HUBBARD: Commissioner Drost.

(No response.)

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Here. The next item on the agenda is approval of meeting minutes for the Karr Subdivision from April 12th, 2017. Any comments, revisions, suggestions, recommendations, motions?

COMMISSIONER GREEN: I'll make a motion to approve.

COMMISSIONER JENSEN: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Okay, thank you. The next item is public hearings. We have two public hearings tonight. Before we get started, there's a lot of people here and I'm assuming there are some people here who haven't been to one of these before. So, just so you know how this goes, what we'll do is we'll call the petitioner up, they'll give a brief explanation of the project. Then we'll turn it over to Sam for the Planning Department's presentation on it. Then each Commissioner will take turns asking questions. Then after that, we'll open it up to the public for comments and questions. Then after that, we'll close the public portion, come back to the Commissioners for final questions and motions whether or not to approve the project.

Having said that, let's get started. The first one, the first public hearing is 2214 East Palatine Road Subdivision, PC#17-002, it's a continuation from the March 22nd, 2017 meeting.

Sam, have all the proper notices been given?

MR. HUBBARD: They were, yes.

CHAIRMAN LORENZINI: The Petitioner is here. Is anybody else besides

you going to testify? I'll swear you all in at once.

MR. LAUBENSTEIN: Just me, sir.

CHAIRMAN LORENZINI: Okay, would you please raise your right hand?
(Witness sworn.)

CHAIRMAN LORENZINI: Thank you. Okay, give us a brief presentation of your project.

MR. LAUBENSTEIN: For the reporter, my name is Richard Laubenstein, L-a-u-b-e-n-s-t-e-i-n. I'm the attorney for the Petitioners, the Hogreve family. This was up last time. I've got a shorter slide set, just a Reader's Digest presentation to bring you all back up to speed.

What we are asking for is a -- all right, operator failure.

MR. HUBBARD: It's the down button.

MR. LAUBENSTEIN: Down button, there we go. The Hogreve's property is a lot off of Palatine Road. It's approximately 100 feet wide, more than three times that far deep. It runs from Palatine Road back to Lilac, also called Birchwood Road. At present, there is one home on the site. It's highlighted in blue up in front, it fronts off of Palatine. So, we have a single-family residence with a detached two-car garage.

When we were here last time, there were some questions about how this lot came to be in existence, why it's oddly shaped compared to the rest. This lot was put up in 1955 before the Village of Arlington Heights came here. The Village grew up around it. There is a subdivision that went in immediately to its west first, and then a few years later a subdivision followed along to the east.

When this house was put up originally, there was no city water, there was no city sewer. This was well and septic, it needed the extra space for a well and septic field. When the subdivisions came through, they bought the farmland which was just one big chunk on either side of them, neither of the developers wanted this property. When city water and sewer were made available, it got hooked up. It is now city water, it is city sewer, it is not needed for well and septic but the odd lot remains. It was a piece of the jigsaw puzzle that didn't fit into either of the developers' plan.

So, we're 100 feet wide, 375 feet deep. The site is presently zoned R-1 which is estate housing which provides for the larger lots, the larger sizes. The property that's directly to the north and west, Arlington Vista, is zoned R-2, single-family homes. The property to the east is zoned R-3. We agree, as part of our application process and Staff has recommended and agrees as well, we want to change the zoning to R-2 so we're consistent with the other neighboring and surrounding properties.

What we want to do is we propose dividing the property into two equal-sized lots that's going to allow for the construction of a new home on the portion to the north which fronts off of Lilac Road. On the preliminary and on the screen, on the slide in front of you, again the existing house is highlighted in blue. The proposed house, you'll see a dotted line or an outline where that's approximately going to be built in the back.

We do have buyers for these lots, but I need to stress or remind, I think you were aware of this last time, the property has been marketed since 2015. We can't find a buyer that wants to take this whole shoe box-shaped lot. Kids today don't want to mow the lawns, nobody gardens, they see that as a liability, extra land they're paying taxes on that they can't do anything with. We have had nibbles to buy it if we can get it subdivided.

Right now, we have two contracts that are pending, but they are all pending based on approval of a subdivision. We have one family that's interested in buying the

existing home. The home was the Elroy Hogleve family home since 1955. It was his father's farmland before that. He was born on the land. His son who is with us, Wayne, was born there. They lived at that house until just a few years ago. They're still residents of Arlington Heights but they've moved to Luther Village.

So, this house has been sitting vacant now for quite a long time. We've been trying to find buyers, but as I said we can't find anyone that wants to pick it up as is. We also have a potential buyer for the back lot, but they don't want to put in a lot of time, money or energy in getting things put together unless or until we can get the subdivision approved.

This shows a slightly larger view of the house. North is to the top, so Birchwood is north, Palatine Road is to the south. If you go immediately to the west which on the screen is to the left-hand side, that's Arlington Vista. Most of the homes there are ranch or single-family homes. There is an existing sidewalk which runs from Palatine Road down Birchwood, but it dead-ends where the Birchwood meets Lilac. So, there is no sidewalk on the south part of Lilac. It doesn't pick up again until you get to where Birchwood continues that's off the top of the screen.

The Village requirements when you're putting in a subdivision, it's kind of a one size fits all ordinance, which I think makes perfect sense when you're talking about five, six, eight, 10, 12 houses, what most people think of as a subdivision. If you have a large tract of vacant land and you're going to be putting a number of houses up, it becomes incumbent upon the developer to make sure there is a sufficient infrastructure there, that it's not going to be a burden to the Village. Likewise, they don't want the developer to start putting up eight or 10 houses without having sewer or water or things and they don't want the Village to be holding the bag. Perfect sense.

The Village requirements for a new subdivision would call for an installation of a sidewalk. That's part of the Village ordinance. Also calls for a water main. The ordinance reads if you're going to put in a subdivision, you need a water main that goes to the deepest or farthest back lot. Water mains by definition are something, it's a pipe large enough that's going to service four or five, six different houses.

We are in a rather unique situation. In fact, there was some banter back and forth with the Board, you might remember last month, if Elroy's dad had the prescience or forethought to put a dotted line down the middle of the lot, if he had two legal descriptions to start instead of just one, we wouldn't even be here. If you're going to build on a vacant lot, it's not a subdivision, you just go to the Building Department, you get your plans, your permits, you have to comply with whatever the current code is. That makes perfect sense.

Likewise, the existing house is one that would be considered grand-fathered in. If I was to sell this lot the way it is, I wouldn't need a new sidewalk. I wouldn't need a water main. It's grand-fathered in as a property that existed back since 1955.

The existing house does have, I told you before, water and sewer, but the hookups are at the north end. So, if you can see on the drawing itself, I just skipped ahead, oh, it still shows. On the drawing itself, it shows on the east side, that would be on the right-hand side, there is a 15-foot wide easement. That's the area where the water line runs from Lilac to supply the house. That's also where the sewers run. There's also various other public utilities that are there which we discussed last time.

There are provisions in the Village ordinances that will allow a subdivision to go in that doesn't have all of the bells and whistles. So, the ordinance may have been drafted one size fits all, if you're putting in 10 lots it makes sense, but there is a mechanism in the ordinance in the Village Code that will allow a subdivision to be approved with non-

conformities so long as they're noted on the ordinance. The ordinance gets drafted, it gets recorded, it's public record, so anyone that wants to buy later on knows what these variances, exceptions, what the certain peccadilloes are related to the property and no one can be surprised.

They're also going to be noted on the final plat, the final plat is going to reference where the easements are, what they can be used for, what their purposes are, what you need to do if you're going to build on there in the future. So, there are a number of mechanisms to protect not only the present owners and the prospective buyers but the people down the road as well.

To give you a general idea, it's a beautiful house built back in the 1950's, 1955 when they built houses to last. That's not brick veneer or facade, it's actual brick construction. We've got actual plaster and lath inside, not drywall. The house has been up for 60 years, it would probably be there for another 60 years. That's how well they built back then.

There is existing fire protection. There is a hydrant on Birchwood Lane, so that's right across the street which is to the west of the Hogreve property. Elroy and I have paced it off a couple of times, it's roughly 200 feet. I know the engineer has got a schematic or drawing. I think it's somewhere 200-240 feet from the house.

There was a lot of issues or concerns last time about whether or not there is adequate fire safety. One of the Commissioners was asking whether or not Palatine was blocked by screening fences. I know there are a number of houses along, or developments rather along Palatine when you go over towards Schoenback Road where it's all four-foot or six-foot fences. This particular neighborhood, this is Elroy's corner so that brown brick building on the right, that's the house right next to Elroy's. There are no screening fences, there are no obstructions that would keep the Fire Department from being able to get from the existing hydrant over to Elroy's house.

This is in the back or north end of the property. It shows where the sidewalk dead-ends. The sidewalk stops all along the neighbor's property, this would be Elroy's property. You can see it picks up again where Lilac originally was going to run through, that part was then condemned, it wasn't used for street purposes. The Village put in a connecting sidewalk that connects Arlington Lakes to Arlington Vista, and that's behind the Hogreve property.

When we were here last time, there was a lot of talk back and forth, and the general consensus I think of the board with at least regard to the sidewalk was since there are so many other neighborhoods in Arlington Heights like Sherwood and other developments that don't have sidewalks, putting in a sidewalk just on the Hogreve lot that doesn't connect to anything on either side doesn't make much sense. However, when we were here last time, we did not have any engineering reports or drawings the board requested and I got together with the purchaser of the vacant lot. We engaged an engineer, they have furnished the engineering costs, it's part of the packet that you have. The bottom line is it's about \$2,000 for the sidewalk.

We are asking, as part of the approval tonight, that the subdivision be approved, and we're asking for a variance that the sidewalk does not need to be put in. I believe it was Chairman Lorenzini and a couple of the other board members last time who had suggested that the ordinance provide if in the future Arlington Heights is going to put in a sidewalk, that whoever the present owner of Lot 2 would agree to pay their pro rata share at that time to put the sidewalk in. So, if you're going to put in a whole sidewalk that connects that whole area, we are covered, the buyer knows, whoever buys down the road knows, as long as the recorder of deeds doesn't burn down in another Chicago fire, everyone will know that that's taken care of. Unless there's any other questions really about the sidewalk, I think I can move on to the main issue that had most of the questions involved.

The existing home is serviced with water, waste and fire protection from existing lines. The buyer of Lot 2 is willing to allow the private easement to continue up that east side as I showed you to allow for continued access by Lot 1 for water and waste lines. This is an area where I lost some of the members last time through, when you're talking about an existing residence that has the lines that run back, right now Elroy Hogleve owns that whole property so it's not a matter of any easements. He can do whatever he wants on the property. As long as it gets recorded on the plat that there is a private easement and the buyers know that line is there, he has the right to maintain it. Later on you'll see a slide or if you want we can take a look at the actual proposed final plat, we have language on there that allows the use, maintenance, repair, improvement, et cetera, so that water will always be provided to Lot 1.

What we're proposing is, in order to accommodate some of the Village concerns from the various Village Departments and also concerns that were raised by the panel last time, there will be an easement, a 10-foot wide easement along the west edge. So, now again we're back over on the left-hand side of the screen, that runs all the way from Lilac to the front for future use, in case in the future someone ever takes down the existing home which is grand-fathered in and puts up a McMansion that's happening all around in Arlington Heights. I see that whenever I come to church with my mom, we see sometimes people buying one or two lots, knocking down the bungalows, putting up a McMansion. Any new construction is going to need to comply and conform with the Village requirements. So, if you put up a new house, you're going to need not only the internal building codes but you're going to need to comply with whatever water line or new water main may be needed.

We aren't doing any construction on Lot 1 though we're leaving the same house that has existing water that is grand-fathered in. So, we're requesting that approval be given to the subdivision where we're putting all of the pieces in place. We're giving all the building blocks so to speak. If a water main is ever needed in the future, if new construction ever goes in, it's provided for. At that point, just like any other construction in Arlington Heights, when they go to submit their building permit to put up the McMansion, they're going to have to cover the costs, put up the bond, pay for the expense, et cetera.

One of the concerns that was raised last time was, well, that's too vague. We never know if it's going to go in. But the main point, and I don't mean to be belabor this, the main point is it may never be needed. The existing house on Lot 1 fronts Palatine, it's one of the few houses up and down that street that has a driveway onto Palatine. Everybody else in Vista or in Arlington Lakes, they all have Village roads. It's not that busy.

The existing house is rather close as you can see to Palatine Road. It takes a particular type of buyer, I would label them, I've been doing real estate and legal work related to real estate development for coming up on 30 years, I think you call them first time buyers or entry buyers that want to get a foothold in a beautiful community like Arlington Heights but can only afford a house with certain things that other people may have to find acceptable. So, it is highly unlikely that anyone is going to actually put up a new house or a new structure. So, it's highly unorthodox to require Mr. Hogleve at this point to be putting up money for something that may never go in and may never be needed.

Per the board's request, we've submitted engineering drawings so you can see where they would go in. The engineer was able to provide drawings that show this new water main would fit very nicely in the 10-foot easement on the west side. They've also come up with costs. I have talked with some of the folks about it, Elroy, I'm glad you're sitting down because the costs for putting this in are estimated at \$48,000. I have to add a little asterisk here.

You had wanted drawings and price estimates. At this point, since we're looking for approval of the plan but without actually doing the construction, we asked for what would be a preliminary set of drawings. The engineer has already made it perfectly clear, if this actually has to go to construction, it's another \$2,500 to get the signed off, sealed, buildable set.

We also would be required to get an IEPA, Illinois Environmental Protection Agency, permit because a new water main is going in. Permits in a good day, when I was practicing seven or eight years ago, took three months to get an IEPA. Everything in Illinois, as I'm sure you're all aware, is moving at a snail's pace. I would be lucky to get the permits in six months.

I have a buyer for this lot who has been very patient. The contract I think was back in October, I started working with Sam around Thanksgiving or right before then. We've been putting things together. If it's another six or eight months out before he can get this all approved and all put together, that puts us off to the next building cycle. We're going to lose this potential buyer.

The buyer on Lot 1, likewise, has been patient. But I'm sure they can find another fixer-upper in Arlington Heights and they may not wait around that much longer either.

So, we've got extra costs. We're looking at over \$50,000. We're looking at at least six months on a good day. The existing house's sales price is \$235,000. We've got a mortgage on that property of \$200,000. The property was free and clear until the Hogreves moved into Luther Village.

Elroy has leukemia. He's been having a number of treatments lately. His wife has macular degeneration. They have expenses that have, since they weren't able to sell the house outright, they took out a mortgage. Perfectly understandable. After you pay off the mortgage and give the property tax credits, take care of all the closing costs, paid the state and county their fees, the bloodsucking lawyer wants to get paid. I don't have a margin, I don't have \$50,000 to play with.

My clients find themselves in this condition right now where they are land rich and cash poor. To pay over \$50,000 for a water main that may never be needed for a house that may never be built, this is the perfect situation or scenario where that carve-out in the Village ordinance that says we can approve it without bells and whistles, I think we come under that category. Certainly that's what we're requesting.

The Village has asserted a new water main would be needed because it would allow the line to be cleared, thereby keeping good water pressure for the existing house. They want us to put in the new water main and disconnect the existing pipes. That is a very meritorious item, but I don't think I need to remind you, I know many of you have been on the panels here for a number of years, Village ordinances, whether we're talking zoning or construction or other ordinances, have to have some reasonable basis. Don't mean to get all lawyerly on you but since we are making a record, *Columbus Park v. Board of Appeals of the city of Chicago*, 182 Northeast 2d. 722, you need a reasonable relationship to either public health, morals, safety, or welfare, anything else is overreaching.

So, it's very noble to say, well, the existing line is a 400-foot supply line, it's an inch or inch-and-a-half copper, it may clog, water pressure may drop off, the owner may get cold in the shower. Those are all understandable things but those are not Village concerns. They don't raise to the level of Village interference, they actually smack of interfering in the sale and purchase of real estate. It was Commissioner Dawson I think last time we were here that pointed out, look, the buyers had an inspection, they're okay with it, they've looked at it,

they're all right with the pressure. If they aren't raising a problem, I don't know why it's becoming a Village issue on this.

When I had the engineer do the plans for us, I had a number of conversations, and I have to tell you he's a very nice gentleman, if any of you are actually looking for it, he's not a client of my firm but he does very nice work, Pinnacle Engineering, Dwight Trostle. When I was talking with him and he put together the plans, he was scratching his head about why are we putting in a main to serve one house. I pointed out, well, it's in the ordinance, to comply with the ordinance I need a main, whether it's one house or 10 or 15 or 20. He goes why do you want it? I said the Village has pointed out two things. It would allow for a fire hydrant which would improve fire service, Sam had pointed that out last time when we were here. It's not essential to the fire service, and I have to use my words carefully, words have meaning in the law. The Village is providing adequate fire protection to the home as it stands. You can always make things better.

The ordinance that was in place in the 1950's when the Hogreve house went up and the late 1950's when Arlington Vista went up was not as stringent. Matter of fact, I got the Village Engineer's comments just yesterday, so I apologize, it was, I did not have time to add it in as part of the slide presentation. I have just a picture off good old Google. If I can hand it, I've got copies enough for everybody in the audience, for yourselves, for Sam, if we can make it part of the record.

Copies for anyone in the audience that's interested? I apologize if I'm putting you to sleep. Got them right up here. I come from a family of teachers, you think I could hand out flyers faster than that.

When Arlington Vista went into creation, the ordinance was not that strict. I have marked for you, if you look on the drawings that I gave you, there's a little yellow splotch on the lower right-hand side, that's the Hogreve house, all right. Running up and down, north and south, that's Birchwood. A highlighted behind that, that's Lilac. If you go over to the left where it makes a little dogleg, that's Jonquil. There's little red X's that mark the spots where the existing fire hydrants are. One of the nice things about Google is it comes with its own scale when you print it out, it comes with its own scale that shows you the size or the distance between items.

The hydrant that's presently on Birchwood is over 400 feet from the one that's behind it directly on Lilac, and it's 600 plus feet between Lilac and Jonquil. So, I want to be very careful and I have the greatest admiration for the Arlington Heights Fire Department, for the Village itself, I'm a product of Arlington Heights, I grew up here. The Fire Department knows which neighborhoods are older and which ones have fire hydrants that are under the new code. When an alarm goes off, they know, they'll send extra equipment, they'll compensate. So, adequate fire protection is being furnished. It's just if we put in a new fire hydrant, it would be better.

Well, everybody likes better, but once again we can't treat the Hogreve house different than any other home in Vista. I don't think it's the board's intention to go up and down Lilac and Jonquil and Birchwood and look for people with For Sale signs and say you can't sell your house unless you pay \$50,000 and put in a new fire hydrant. So, as long as the Hogreve house remains, the house that was built in 1955, it like all of Vista is grand-fathered in. It doesn't need the new property, if you make this \$50,000 charge, you are treating this owner different from everybody else in this part of Arlington Heights.

So, I think we are all pretty clear this is not needed to be adequate fire protection. In the engineer's report that I got last week, he did use the word adequate but I think

he was using it like a layman would, not like a lawyer would. He said that in order to provide adequate fire protection to the Hogreve house, we have to put in that new hydrant. By definition, that would mean if we don't have the new hydrant, then for the last 60 years Arlington Heights has not been providing adequate services not only to Hogreve but to anyone in Arlington Vista, and I don't want to, that's a can I don't want to go open up and I don't agree with it. So, I think he was using layman's terms, not terms of art.

So, setting that part aside, if it's not needed for safety, the only other reasons that are in the Village comments that you folks got and which Sam is going to bring up, well, it would be inconvenient for the owner of Lot 2 if someone puts in a water main in the future. Yes, that happens, but that's a civil matter between those two owners. They have recourse, they have rights. You as a Village will not allow a permit to be issued to allow a new water main to be put in unless as part of that permit whoever is doing the work puts up the bond and agrees to restore the property to its current condition. They're going to have to re-sod, they're going to have to re-level. They can't leave a pile of dirt.

Same thing with regard to the private easement. The private easement that's in there, and we'll take a look in a moment at the proposed plat of subdivision, has in there whoever owns Lot 1 has a right to go on Lot 2 to maintain, repair, replace, improve the pipe. They're going to need a permit. They're going to need to restore, make that other property owner whole. That's civil or just intramural between those two lot owners. The Village doesn't come into play.

Dwight Trostle pointed something else out which I'm happy he did so I'll give him credit for it. The Village's obligation is just to provide a water main. The Village's obligation is to provide a sewer in the street. Each homeowner is responsible for the connections from the house to the street. It's a homeowner's responsibility, therefore, I know this from personal experience, we all probably, we love the big trees in Arlington Heights. Trees have roots, roots get into the sewer line. If the sewer in the street is damaged, Arlington Heights has to fix it. If my connection from my house on my property to the street gets damaged, I pay for it. It's not a Village concern.

Same thing for the water. Older houses, they tend to have pipes that get clogged. I grew up in Arlington Heights back when it was still well water. I don't think city water came in in my neighborhood until late 70's, maybe early 80's. Well water was notorious for being hard, I still remember my dad making me bring those bricks of salt to the water conditioner. Hard water tends to be hard on pipes. Older houses that are built 60 years ago, it's not unusual if half the homes in Vista may need to get re-piped. That's on them, not on the Village.

So, we have a buyer of Lot 1 who has inspected, who has looked at it, who says the pressure is good. Elroy Hogreve, the owner, is here, he can tell you the same thing. No one is complaining of it in its present condition. In the future if pressure drops off, having a water main is not the solution. The homeowner will re-pipe. According to Dwight, he took pencil and paper together, if we're just putting in a supply line, that's a much smaller pipe, we don't need engineerings, you just have to trench it in, you don't even have to dig up the old one, just trench in the new one. Less than a third of the cost, no IEPA permit, it makes just more practical sense and I think that's what we're all here for is to try to find a logical way to help make this work through.

So, a water main isn't needed, and in fact according to Mr. Trostle it could be counterproductive. One of the reasons the Village says you want a main is so that you can have a hydrant and flush it and the water doesn't get stagnant. If you have six or eight houses hooked to that main, that makes sense. But think about it for a moment. If you have a

pipe that's large enough to provide water to six houses, there is a large volume of water in that pipe. If only one house is hooked up to that pipe, there's going to be a lot of stagnant water in that main because it's not getting enough flow, it's not getting enough use. So, for a large subdivision, it makes sense so that the quality of the water is maintained. If you have one house hooked to a great big pipe, you're actually being detrimental. According to Mr. Trostle, you're better off with a supply line.

So, we're not doing any Village purpose for safety. We aren't doing any Village purpose for making the water more potable. We're adding \$50,000 of costs to this lot that no other lot in Arlington Vista has to pay. We're putting conditions on an existing house that don't exist anywhere else, and we're taking a house which for three years has sat vacant with no one that wants to buy it. If we don't get the subdivision, it's going to remain vacant, attract pests, attract rodents, detract from the value of the surrounding properties. If we approve the subdivision with the variances we're requesting, someone is going to move in and love that house. It's going to be occupied. It's going to be habitable.

A new house is going to go in on that vacant lot that all of the neighbors behind me have been looking at for 60 years. It's not going to add that much of a burden to the neighborhood. One more driveway, we don't need a road study. Sam has made it clear we don't need a tree study, a road study, a water detention study. We're going to pay for the water detention that would result from putting in the new house, and you've got another property on the tax rolls for Arlington Heights. So, we get a twofer, we get two new homeowners, we get more tax revenue for the Village, we get rid of an empty vacant house, we return the property to useful condition.

So, on the action requested, the original, I think it's the summary that Sam prepared, it's a very nice thing, I labeled it my bible, We are looking for preliminary approval today. We are not asking for final because I don't have the Mylar signed by all the utilities. I've talked to all of them, I've got e-mails back from all of them, they are just waiting for me to stop in. Everybody is on board to sign off on this.

There is one exception, again what a surprise. Palatine is a state road. I've been talking with them for weeks now. We aren't adding a new driveway, we aren't asking for any changes or variances or any new curb cuts. It may be another week or so for me to get that.

But what we want is preliminary approval today. Let us come back in two weeks before you, we will have all the signatures in place by then so that we can make the next Village Board meeting and start crafting the ordinance that we need. If you look at that first page from Sam where it lists the variances required, he has it chapter and verse.

We are looking for the subdivision. We are looking to postpone construction of the sidewalk I think indefinitely. In here it says until someone builds on Lot 2. The general consensus I received was as long as it's provided in the ordinance that if you ever put a sidewalk in on the rest of the block, they'll conform, that's fine. Commensurate with that, obviously then we don't want to pay any bond construction fee set aside relative to the sidewalk. We're asking to postpone construction of the water main and the fire hydrant and the payment of the associated costs until such time as someone is going to put in a McMansion and it would make sense to put that in. But it does not make sense to pay \$50,000 for something that may never ever go in or never ever be needed.

On the engineer's report which Sam got to me yesterday, there is one additional comment that he didn't have in his notes and that I wasn't aware of until I saw it. The

engineer has requested that the public utility easement on the west side of the property be 15 feet, I think because we gave 15 on the east side. I have the actual plats with me. If you look at the plats that are part of the packet, you might be able to zoom in enough to understand or see why that's different.

On the east side, there is a dotted line that shows where the water line, the service line is located. We need 15 feet because that's just where it was put years ago when the water line was put in. The Village requirements for yard setbacks on the side and easements on the side is only 10 feet. So, I can give voluntarily extra, that's on me, but the Village can't require more than what's in there. In fact, in the first two go-arounds from the engineer, he was happy as a clam with 10 feet. He's just asking for 15 because we gave 15 on the other side.

If you look at the plan where the builder on Lot 2 wants to put his house, if it's 15 feet on both sides, his house doesn't fit. I lose the buyer, that's overreach, there is no reason for it. So, I'm going to ask that it be approved with the easements as shown on the plan, not the extra five feet. I'm going to ask that it be approved without requiring any payments for the hydrant or the water line.

Now, there is just one thing that I do need clarification from because I know there are a number of expenses that do need to get paid as part of the approval process. There is the money in lieu of detention. The calculations were made, we know we owe that, that's about \$9,000. I understand that part.

There was a note or a comment from Sam that when Lot 2, the new house goes up, they have to pay towards the school and library and other things. I believe those are expenses that are commensurate with the construction of the house, not with the subdivision. So, I need guidance from you folks. Is that something that we're supposed to pay now or later? And how much? Because there was no figure set forth. But as far as plan review or the maintenance deposit or the public improvement deposit, none of those should apply.

I thank you for your patience. I thank you for your time. If you have any questions, I'll try my best to answer them.

CHAIRMAN LORENZINI: Okay, thank you. You can sit down for a bit. Sam, would you give the Staff report please?

MR. HUBBARD: Sure. Good evening to the Plan Commission. Thank you, Chairman Lorenzini.

So, yes, returning back, the Plan Commission originally discussed this back at the end of March. It was for a two-lot subdivision at 2214 East Palatine Road. The present request is for a preliminary plat of subdivision to subdivide the lot into lots, a rezoning from R-1 to R-2, and then several variations from the Subdivision Code which are new and are in light of the Petitioner's request to not construct the water main, fire hydrant, sidewalk, to put up the bonds and so forth.

So, again, here is the aerial, you've already seen this, and this is the site plan. So, I think what the Petitioner is referring to with regards to the increase of the side yard setback on the east side by five feet from 10 feet to 15 feet is just so that it coincides with the 15-foot public easement that you have along the eastern side of the property. So, that's what the Petitioner I think is referencing.

MR. LAUBENSTEIN: The public improvements, there is a sewer that runs underneath this property that actually is used by the other homes in the other subdivisions. It's within 10 feet of our lot line. The dotted line that appears there is actually the water supply line for

the house. So, since I'm going out 15 feet to get the private easement, I thought it would be more confusing to put a 10-foot public, 15-foot private because they can't build on that anyhow, we just make that 15 feet.

One the west side which is the left side of the site plan, that is a 10-foot public easement which corresponds with the 10-foot setback, side yard setback required by the Village. The engineering that you got, the drawings, everything fits for the water main within that 10 feet.

As you can see on where it's labeled Lot 2, the hash-marked section, the proposed house goes smack right up to that 10 feet. I don't have five feet on that side to give, and there isn't a Village reason to give five feet on that side.

MR. HUBBARD: So, you're saying you have a 15-foot private utility easement along the east side?

MR. LAUBENSTEIN: Yes, because if you see the dotted line, that shows where the water line went and that was just --

MR. HUBBARD: So, there's 15 feet from the east property line measuring west?

MR. LAUBENSTEIN: Yes.

MR. HUBBARD: That 15 feet is an easement?

MR. LAUBENSTEIN: Yes, and a public easement as well.

MR. HUBBARD: You're saying you're intending to build in that easement?

MR. LAUBENSTEIN: No, no.

COMMISSIONER GREEN: 20 feet to the edge of the house.

MR. HUBBARD: So, that's what the Engineering Department is saying, they want to increase the 10-foot side yard setback on the east side of the property so that it's 15 feet wide total, so that it matches your easements. Because there is no sense having a building setback line that's less than the easement. That would mean that buildings could be setback 10 feet from the east property line, and if the easement required a 15-foot setback from the east property line, then buildings could be built into the easement area by 5 feet. Do you see what I'm saying? If it's a 10-foot building setback and a 15-foot easement, they're saying they want 15 feet for the building setback so that you don't build on your easements. So, that's what they're referencing.

CHAIRMAN LORENZINI: That's on the east side.

MR. LAUBENSTEIN: This is what happens when you read late in the afternoon. Again, my apologies. My mother is a teacher who would be very angry that I misread that. It does say east, not west. It makes perfectly good sense. I remove the slanderous comments I made before and I admonish myself for not reading carefully. I get that, thank you.

MR. HUBBARD: Slanderous comments removed.

CHAIRMAN LORENZINI: Please continue, Sam.

MR. HUBBARD: So, here is the engineering plan. The Petitioner has prepared preliminary engineering showing the easement, I'm sorry, the water main extending along the west property line and has provided the utility easement for this infrastructure as well. This was something the Village requested. We wanted to make sure that this line could work in this location, and we also wanted the estimate for the cost of construction, which has also been provided. That was part of the Plan Commission packet as well, and I can confirm the Petitioner's number is at around \$48,000 for that construction of the water main and the fire hydrant.

So, just to be specific, the first requested variation would be a

variation to postpone the construction of the sidewalk along Lilac Lane until such time as a building permit for Lot 2 is received. There was some discussion last time that the Plan Commission may be interested in waiving this requirement completely. I would add that the sidewalk to the west already dead-ends and it's just kind of a floating sidewalk. So, if the Petitioner was to construct a sidewalk on the north side of Lot 2, that would enable this already existing dead-end to have a point of connection to the east and it would facilitate that connection. The Village would also, if that sidewalk was put in, the Village would also put in a sidewalk connection from the east connecting so that the sidewalk on Lot 2 would not be just a floating sidewalk, it would have a connection to the east. The connection to the west would, you know, would come in at any point at such time that, you know, the property owner to the west wanted to facilitate that.

The second variation is to postpone the construction of the water main and fire hydrant until such time as the home on Lot 1 is demolished and a new home is built. The final variation, is to Chapter 29, Section 29-503(a), (b) and (c), and this would postpone the provision of the maintenance and public improvement bond for the water main and fire hydrant until such time as the existing home on Lot 1 was demolished, and then the deposit for the sidewalk would be provided when a building permit was received for Lot 1.

Just while it's on my mind, the impact fees are due at time of building permit, not at time of subdivision, and we can certainly get that information to the Petitioner. It's going to be based on the, you know, number of bedrooms and so forth. That's a code requirement. They go to the Park District, they go to the School District and so forth.

So, you know, in order to help the Plan Commission understand what the rationale behind the code requirements are and why the Village is asking for these improvements, while we certainly sympathize with the plight of the Petitioner, our job is to enforce the codes and the codes do have a rational basis and reasoning as to why they exist. First of all, if we're to postpone and delay the installation of this water main, there is no guarantee when it would ever be built. You know, it's pushing it off to an uncertain date. You know, this home on Lot 1 to the south may work currently for the current buyer, but as the home continues to age, as the trends in the housing change and the layout and style of that home is no longer desirable, that home may eventually go on the market and it's going to be difficult for any person to want to purchase that with the obligation of constructing a water main. The only option will be to knock it down and build a McMansion if they know they're going to have to pay \$50,000 to extend the water main to it, and it may be some time before the market is good enough to support the cost associated with doing that.

So, while the home may sit vacant today, I think there is just as good a chance that the home may eventually sit vacant at some point in the future if it is ever to be redeveloped. So, in a sense it's, you know, just delaying the possibility on vacancy on that lot.

Again, the Petitioner mentioned the impact of the water main construction, that's going to impact any owner on Lot 1, I'm sorry, on Lot 2 to the north. While there is a buyer now that acknowledges that's not a problem and is aware of it, I don't know where that buyer is going to be in 10 years, 15 years, and the next person who lives in that home is very likely not going to know that a water main could be constructed and that's going to be quite a disturbance to them and detrimental to their quality of life. The first thing that that person is going to do, he's going to come to the Village and say why didn't this water main go in back when this was subdivided, you know, and he's going to complain to the Village that, you know, the Village is disturbing their property.

Third of all, it's really not ideal for private service lines to cross somebody else's property. I mean that's just planning and development and organization of subdivisions 101. You know, if that water main on Lot 2 which serves Lot 1 breaks someday, you know, it's going to impact Lot 2. The first thing again they're going to say is why is there a water line on my lot that's broken? They're going to try and approach the Village and ask the Village for assistance, but you know, it's a private issue but I think that the Village is going to, you know, be asked to play a part in it. This situation could be avoided if the code is adhered to today.

Finally, water quality and water pressure can be impacted on such a long run of pipe. You know, again it may be that water pressure is not a problem for the potential buyer on Lot 1 now, but I don't know what the future owner of Lot 1 is going to say? Maybe that's going to be a problem for them. By allowing the current infrastructure to remain, you know, the Village is allowing potentially poor water quality and poor water pressure to serve that home.

The point that, you know, a main that serves six houses will provide better water quality than a main that serves one house is well taken, and that's true. But that's why the Village, one of the reasons why the Village has asked for the hydrant to be constructed on the southern terminus, it would flush that line and it would maintain the water quality. There's really no way to do that on a 400-foot long, plus or minus, private service line.

So, these are some of the issues that I think the Plan Commission needs to be aware about when deliberating on this case. You know, there's two sides to every story, and I think this is the other side of the story. These are not overreaching items the Village is asking for. These are code requirements. We're not asking this developer or this subdivider to do anything different than we would ask of any other subdivider.

So, that being said, the Planning Department and Staff Development Committee are supportive of the subdivision and the rezoning, but we are not supportive of the requested variations to the Subdivision Code. Our recommendation is conditional on five items, I'm happy to go into detail if the Plan Commission would like.

In order to aid in the motion and decision this evening, there's three sets of motion sheets before you, and I want to just briefly go through them:

Motion Sheet No. 1 would be approval of the application including all of the variations except that a sidewalk would be required still on Lot 2. Motion Sheet No. 2 is approval of the application and all of the Subdivision Code variations including a variation which is to completely waive that requirement for the sidewalk. Motion Sheet No. 3 is approval of the subdivision and rezoning but denial of the Subdivision Code variations.

So, that concludes my presentation and I'm happy to answer any questions. Thank you.

CHAIRMAN LORENZINI: Thank you, Sam. Could I have a motion to include the Staff report into the public record?

COMMISSIONER DAWSON: So moved.

COMMISSIONER CHERWIN: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Thank you. Okay, let's go to questions from the Commissioners now. Commissioner Jensen, would you like to start?

COMMISSIONER JENSEN: Sure. First of all, very nice presentation.

MR. LAUBENSTEIN: Thank you, sir.

COMMISSIONER JENSEN: Let me ask now, just so you refresh our memory, you gave us what the value of the property is as it stands now unsubdivided. If it were subdivided, what would you most likely be able to generate as the value of the property if it were subdivided?

MR. LAUBENSTEIN: The value of the land, the price I gave you for the house is already taking into consideration the subdivision. We have no offers on the house in its present condition.

COMMISSIONER JENSEN: No, what I meant is if you're able to do what you want to do, what does that whole parcel, that set of land is what I'm saying.

MR. LAUBENSTEIN: As it is, we have no buyers. Right now, with two, the buyer for Lot 1 is \$238,000. Mr. Ke, you're about what? \$240,000 on the other lot. So, it's \$470,000 total.

COMMISSIONER JENSEN: So, it cuts it in half if you're not able to get the variances.

MR. LAUBENSTEIN: Well, not only cuts it in half, but again it cuts it to nil. I can't sell Lot 1 to anybody unless it's subdivided out, and no one since 2015 has wanted to buy the whole piece.

COMMISSIONER JENSEN: Sure. The other thing that I wanted to ask, just a couple of quick technical issues. How is the water service to Lot 2? What's the arrangement going to be for water service to Lot 2 once it's sold?

MR. LAUBENSTEIN: Water service to Lot 2 is part of the building plans which the Ke family has already submitted. They're working with your Building Department, I think they've had a couple of conversations with Sam as well. Lot 2 will connect to the existing water line which runs under Birchwood. It will connect over on the garage side which is to your left or west, somewhere over, it would be right in that same 10-foot easement presumably. They would not need a water main, they would just need a supply line.

COMMISSIONER JENSEN: Okay, that was what my question is. My last question, I don't understand and I'm not sure who ought to answer it, the condition number two about moving the shed three inches so that it will be in compliance with the five-foot yard setback.

MR. LAUBENSTEIN: There is a shed on Lot 1 right back where the dotted line shows. There's supposed to be a five-foot easement between both. It is not a permanent shed, it doesn't have a foundation. Elroy and I would be happy to move it, I can move it tonight. I've moved it two inches when I was out there putting up the signs. But I think it was the wind that helped. I put these signs up on a day when it was as windy as all get out out here.

COMMISSIONER JENSEN: I have no problem with what you're going to do physically with it, I just don't think this ought to be in writing. I think it's a goofy thing that suggests bureaucratic overreach.

MR. LAUBENSTEIN: Well, considered it moved. It will be.

COMMISSIONER JENSEN: You've made some very compelling arguments. I read very carefully the minutes from the last time you spoke to us and I thought you filled in with your current presentation all of the issues that were resolved and I find them very compelling personally. I must say I don't find the Village's position very compelling on most of the issues that they raised as the underlying rationale. So, I'm going to stop at this point.

CHAIRMAN LORENZINI: Commissioner Warskow?

COMMISSIONER WARSKOW: Yes. I just want to say I wasn't here for the

last presentation, so I felt like I was going to be at a loss this evening. But I do have to once again reiterate Commissioner Jensen's compliment, a very well done presentation such to the fact that I do not have any questions.

MR. LAUBENSTEIN: Thank you, ma'am.

CHAIRMAN LORENZINI: Commissioner Ennes?

COMMISSIONER ENNES: Counselor, a couple of questions. When you made your presentation last time, I don't recall that you had an offer for Lot 2.

MR. LAUBENSTEIN: We did have an offer on both last time. In fact, Mr. Ke, the buyer on Lot 2 was here last time.

COMMISSIONER ENNES: Is there a written offer subject to subdivision?

MR. LAUBENSTEIN: Correct.

COMMISSIONER ENNES: You have a deposit?

MR. LAUBENSTEIN: Correct. The realtor is here tonight who has been working on this diligently since 2015. We do have two written contracts but their contingencies are longer than my arm.

COMMISSIONER ENNES: The purchase price for the vacant land is the price Mr. Ke has just mentioned?

MR. LAUBENSTEIN: I don't have the contract in front of me but I have no reason to doubt.

COMMISSIONER ENNES: You indicated that the potential purchaser, you know, if the subdivision is approved, agrees to allow this private easement through his lot for Lot 1?

MR. LAUBENSTEIN: Correct, and I've talked with his attorney as well, Neil Kaiser. He's seen all of these documents, all of the plans, they have no apprehensions.

COMMISSIONER ENNES: Are there provisions in that agreement to cover if the owner of Lot 1 needed to go in to that easement to repair, replace or, I forget what you so eloquently said, it's three or four points, if they need to go into that, it clearly states that the owner of Lot 1 has to pay for and replace to the original condition?

MR. LAUBENSTEIN: Correct. If you can search back to, there were two slides I didn't put on. I didn't want to have viewer fatigue.

COMMISSIONER ENNES: That's okay, I mean I just want to confirm.

MR. LAUBENSTEIN: It's actually contained in the second page of the plat of subdivision where it has all the easements. There is a paragraph that puts in there that we have to, everything that you just mentioned, that we have to take care of maintaining it. That would be covered as I said by the Village --

COMMISSIONER ENNES: The buyer of Lot 2 is okay with that?

MR. LAUBENSTEIN: Yes.

COMMISSIONER ENNES: My final question, and I think I raised this the last time we met, the fire hydrant that is across on the west side of Birchwood right off of Palatine --

MR. LAUBENSTEIN: Yes, sir.

COMMISSIONER ENNES: What is the distance from that to the residence on Lot 1?

MR. LAUBENSTEIN: I think the engineer came up with around 240.

COMMISSIONER ENNES: 240 feet.

MR. LAUBENSTEIN: There are two more hydrants directly to the south

across Palatine. There is one on Forest and one on Waterman. The one on Forest is under 200, the one on Waterman is longer so farther, about 260.

COMMISSIONER ENNES: I don't think they've ever run across --

MR. LAUBENSTEIN: I don't know what they would do. It would be a heck of a fire.

COMMISSIONER ENNES: But anyway, so about 240 feet.

MR. LAUBENSTEIN: Yes.

COMMISSIONER ENNES: Do you know, is that, have you looked at the houses in the neighborhood? There are, it appears to me that there's homes that are, at least are close to that far away from the hydrant right now?

MR. LAUBENSTEIN: There are at least two. I walked it today, there are at least two houses on Lilac when you're heading towards Jonquil that are farther. Then the distance between the hydrant which is by Palatine and Birchwood back to the one on Lilac is more than 400 feet. So, there are many houses there that are about the same distance or farther than Elroy's.

COMMISSIONER ENNES: Thank you. That's all I have.

CHAIRMAN LORENZINI: Commissioner Green?

COMMISSIONER GREEN: I tend to agree with the last three Commissioners here, and I just would like to add that the \$48,000 pushed me over. I like your explanation, I think that's onerous. Let it fall on the shoulders of the person who buys and wants to tear down the house. Just so you know, as an architect, if you don't like the way the house looks, you can always remodel it. So, I agree with the other Commissioners.

MR. LAUBENSTEIN: Thank you, sir.

CHAIRMAN LORENZINI: Commissioner Cherwin?

COMMISSIONER CHERWIN: Yes. I think based on the last meeting, we had a good synopsis of the circumstances. You came in and filled the gaps today. I appreciate that, addressing the issues. Nicely presented.

Sam, I would also say thank you, as always a nice presentation from the perspective of the Village. I get there are rationale bases for the code, but I think, you know, we're here to look at the circumstances where, you know, we need to make exceptions.

The one question I have for the Petitioner that Sam brought up a concern about, you know, notice to future property owners as to the relative rights under the easement, you know, the obligation that they would have to host essentially by the easement rights, the private line and the disruption that may cost. Can you explain how you plan to document that and the extent to which any purchaser of Lot 2 would be on notice as a matter of record of their obligations in the circumstances if a line would be put in and any relative liability provisions and such in the agreement?

MR. LAUBENSTEIN: This is something that I deal with on a daily basis. My primary concentration is in commercial and residential real estate, helping people buy, sell, build properties. The way that this would be, the way that a future buyer would be alerted to this is threefold. First, when the plat of subdivision gets recorded, new lot descriptions are set forth, and the document that recorded the plat itself is now part of the public record. So, any buyer that buys a residential property requests a survey of the property. The survey is going to show, just like it does on this diagram, all of these easements. It's going to cross reference to the Village ordinance, recorded as document 1, 2, 3, 4 which they're free to pull up and look at in the comfort and privacy of their own home.

The Cook County Recorder has made things very user friendly. You can pull up right at your desk, read the entire ordinance, you can see all of the documents. So, you'll see in there if there's provisions that are put, for example, that you have to pay for a sidewalk in the future, or that there is an easement being in place for the construction of a water main.

The language on the plat of subdivision that will be repeated on the plats when people buy the individual lots specifically refers on the west side, the left side there, that 10-foot easement, that it's an easement not just for Commonwealth Edison and for the cable company and the gas company, but it says specifically in there it's reserved to the Village for the construction, maintenance, use, preservation, repair of a water main. If a new buyer buys land and doesn't know that that's on the property, shame on the attorney that represented them or just shame on them for not reading the plethora of documents that are available that will set this forth.

So, any new buyer will see the public record, they'll see the ordinance, they'll see the plat. They'll get a depiction just as this when they buy it with dotted lines. For an extra couple of hundred dollars, the surveyor will go out with that red paint, and paint and mark and draw all over their yards. They can see where the various easements are located.

CHAIRMAN LORENZINI: Commissioner Sigalos?

COMMISSIONER SIGALOS: I was not at the last meeting. I want to commend you for an excellent presentation that put me up to speed on it. Also, Sam, for the excellent presentation. But I agree, I have no further comments at this point.

CHAIRMAN LORENZINI: Commissioner Dawson?

COMMISSIONER DAWSON: Can you clarify what the Village is going to do regarding the sidewalk? I just want to make sure I heard it correctly, Sam.

MR. HUBBARD: So, I guess you can see here that the Petitioner would construct the sidewalk from here to here, and then the Village would construct the sidewalk to connect up to the sidewalk that comes east to west.

COMMISSIONER DAWSON: So, it still wouldn't, it would connect there but then it would dead end and it wouldn't curve around, correct?

MR. HUBBARD: Right. Yes.

COMMISSIONER DAWSON: Can you remind me, is there a sidewalk on Birchwood Lane at all?

MR. HUBBARD: Yes, there is. There is a sidewalk that starts here at a dead-end and then comes down, it's a kind of a carriage walk that goes down this way.

COMMISSIONER DAWSON: Is there a reason why the Village wouldn't connect that sidewalk as well?

MR. HUBBARD: I believe, I don't know --

COMMISSIONER DAWSON: I understand cost, whoever whispered that. But beyond cost?

MR. HUBBARD: I don't have an answer to that. When I was explaining the situation to our Village Engineer, he thought a connection to the east would be more reasonable, and that's what he mentioned as what the Village would do. I don't have an answer as to why they won't go to the west as well.

COMMISSIONER DAWSON: What is the cost of connecting to the east, do you have any idea?

MR. HUBBARD: Well, if it's about \$2,000 to go from here to here, I would say \$1,500 to \$2,000.

COMMISSIONER DAWSON: Right, so maybe another \$2,000 to connect around the corner?

MR. HUBBARD: Sure, maybe, yes.

COMMISSIONER DAWSON: I'm just not a big fan in any subdivision of sidewalks being chopped up like this. I no longer have to push a stroller around the neighborhood and I have had to do that, but I do have to walk, you know, teaching my daughter to ride a bike. When sidewalks stop, dead-end, it's very frustrating. I can imagine other people that have issues walking and were looking for sidewalks.

So, I am in agreement with the Village that the sidewalk should be there considering the position that the Village is willing to connect it. I'd like to see, though certainly I wouldn't make it part of a motion this evening, but I would encourage the Village consider connecting them both sides so we have a fully functioning sidewalk. But to the point that if we are going to connect the sidewalk, then I certainly think a sidewalk should go in front of Lot 2 because at least it's connecting a little bit further along the lines of trying to create a full sidewalk there.

With respect to the water main, I absolutely understand Staff's position, I really do. But I think this is a very good example of when a justification for waiving the requirement is needed. So, I am in favor of the sidewalk position, you know, Motion 1 I guess, Motion Sheet 1 would be where my head is at the moment.

CHAIRMAN LORENZINI: Thank you. I tend to agree with Commissioner Dawson with what she just said. I didn't realize there was a continuous sidewalk along Birchwood, so I would recommend putting the sidewalk in by Lot 2 if the Village is going to connect it to the east. But then I would also suggest, if we do want them to put a sidewalk in, the Village should also connect it to the west, too. It would be kind of silly to do that portion off. That would be my recommendation.

So, I tend to agree, too, with most of the sentiment of the Commissioners about the water line and the burden that it causes. So, what the Petitioner is proposing is the new building on Lot 2 will have its own water feed off of Birchwood Lane and sewer line?

MR. LAUBENSTEIN: Yes, sir.

CHAIRMAN LORENZINI: Okay, and it would be written such that the existing water and sewer line on the east side and feeding Lot 1 could stay in place?

MR. LAUBENSTEIN: Correct.

CHAIRMAN LORENZINI: So, when Lot 1 gets rebuilt, what are you suggesting, what are you proposing?

MR. LAUBENSTEIN: I'm trying to have a crystal ball that none of us really know what's going to happen in the future. So, what I'm proposing is let's put in place now an easement that can be used in the future if it's needed.

CHAIRMAN LORENZINI: An easement where?

MR. LAUBENSTEIN: Pardon me?

CHAIRMAN LORENZINI: Easement where in this?

MR. LAUBENSTEIN: Along the entire west side, the 10 feet on the west side which is specifically, there, thank you, Sam. That's where the water main could go in. If someone does knock down the house, puts up a larger house and if it is needed or warranted at that time, I presume 40 or 50 years from now or whenever this house does need to be replaced, they'll come in front of the board at that time for what they might need.

CHAIRMAN LORENZINI: Would that be, are you agreeable to putting that in the documents or whatever, the deeds or whatever, you could put that into the sale of Lot 1 and 2, that if the building on Lot 1 ever got torn down, they would have to give up the easement on the west side --

MR. LAUBENSTEIN: That easement would be there for Comcast, for the electric company, for the cable anyhow. So, I'm not creating a new easement, just allowing an addition to Comcast, the Village.

CHAIRMAN LORENZINI: Right, but would you also write in, are you also agreeable to writing it into your documents that if Lot 1 is ever built on a new home, that that owner will have to pay the cost, the \$50,000 cost or so?

MR. LAUBENSTEIN: That doesn't get written in our contracts. That's part of the ordinance that the Village attorney and presumably I'll get some input, but that the Village attorney and I will cobble together.

CHAIRMAN LORENZINI: But you're willing to do that?

MR. LAUBENSTEIN: I have to. Because I'm asking for a variance, the variance can only be granted if it's specifically set forth in the ordinance. That goes back to Commissioner Cherwin's question.

CHAIRMAN LORENZINI: I could see leaving the existing line in for Lot 1 until it's rebuilt. Sam, I know what you're saying, the Village has great codes, but I do think this is one time also that we can probably waive that, as long as they agree to put it in the future at the new builder's expense, not at the Village's expense.

Now, why do you just want a preliminary approval tonight?

MR. LAUBENSTEIN: I can't get final approval tonight because I don't have the documents signed.

MR. HUBBARD: Right, there is no, I mean --

MR. LAUBENSTEIN: I don't have the Mylar with us.

MR. HUBBARD: There is no Mylar tonight, there is no, we hadn't decided on whether or not the bonds would be approved as waived or required. So, that was something that had to be determined tonight before moving forward with final.

MR. LAUBENSTEIN: If the board is willing to go full approval and give me the week or two to get these things signed before I get in front of the Village Board, it saves us a step. But I'm just trying to follow the rules.

CHAIRMAN LORENZINI: Can we do that, Sam?

MR. HUBBARD: Can you give final subdivision approval this evening?

CHAIRMAN LORENZINI: Yes.

MR. HUBBARD: No.

CHAIRMAN LORENZINI: No, okay. Thank you, that's all.

All right. Having said that, we're going to open up the public hearing portion of this.

MR. LAUBENSTEIN: Thank you.

CHAIRMAN LORENZINI: Is there anybody in the audience, in the public that have any questions? Anybody, raise your hand. I guess you're just here for the next one.

QUESTIONS FROM AUDIENCE

Okay, if there's no questions from the public, we'll close the public

portion of the meeting and go back to the Commissioners for final deliberation and/or recommendations. Lynn, do you want to start?

COMMISSIONER JENSEN: Just one question. If I take, I'm actually leaning toward doing something which you don't have, you have not given us a blue sheet for. I like what Commissioners Dawson and Lorenzini said, that if the Village were willing to go ahead and complete the portion of the sidewalk, it makes sense to me to approve having them do the other sidewalk. If the Village is not willing to do that, I think it's ridiculous to impose another \$2,000 cost on them that leaves it unequal to the situation. So, I'm not willing to require them to do that unless the Village steps up and does their part. So, you have not given us something that allows us to do that directly, but that's what I would like to have woven into what would be the final motion.

I'd like to take condition number two out because I think it looks silly, quite frankly, moving it three inches. So, I don't know what effect if that comes out, because I would then ask for approval of one, three, four and five. But I'd like something put in there that deals with the Village's obligation would be the thing that triggers the Petitioner having to put that extra sidewalk.

CHAIRMAN LORENZINI: Commissioner Warskow, anything else?

COMMISSIONER WARSKOW: No.

CHAIRMAN LORENZINI: Commissioner Ennes?

COMMISSIONER ENNES: Well, I think there is a general consensus on Motion 1. Lynn, I do agree with your, the Petitioner has indicated he doesn't care about the three-inch. If you just want to take it off, decide to take it out --

COMMISSIONER JENSEN: I do. I don't want the want the Village looking silly with a recommendation like that.

COMMISSIONER ENNES: We could just probably tie in this Motion 1 the sidewalk along Lilac until such time as the building permit for Lot 2 is received and the Village, and we could add in there the Village connects it to the existing sidewalk to the east.

MR. HUBBARD: If I could just jump in, the variation on Motion Sheet No. 1 that you would be approving, I'm sorry, the first variation I believe, a variation from Chapter 29, Section 29-501(b), to postpone the construction of a sidewalk along Lilac Lane until such time as a building permit for Lot 2 is received. So, that's the variation that would be granted, would be to waive the requirement now so that it would be required when the building permit, so I think it would be --

COMMISSIONER ENNES: Should it be stated as one of the conditions?

MR. HUBBARD: I don't think it would be necessary, no.

COMMISSIONER ENNES: But has the Village committed to completing the connection of the sidewalk?

MR. HUBBARD: That's a good question. When I spoke to the Village Engineer, he indicated that what the Village would do if the sidewalk was constructed on Lot 2 would be to connect it eventually up to the sidewalk on the east side. He did not give me a timetable. I don't know if that's in our capital improvement plan, I don't know if we have a funding. So, I wouldn't be able to answer that, I wouldn't be able to tell you at what point that would be constructed. It was his intention that if the sidewalk was put in, it would be constructed.

COMMISSIONER ENNES: I sense that the consensus is, from the Commissioners, that they would like to see the sidewalk put in so long as it's not just an independent floating slab as I think it's been referred to, but rather that it connects.

MR. HUBBARD: Understood.

COMMISSIONER ENNES: So, I mean if we're going to make this condition that they do put this in --

COMMISSIONER GREEN: I don't think the Village will do that.

MR. HUBBARD: I don't know if --

COMMISSIONER GREEN: Is there curb and gutter on Lilac?

MR. HUBBARD: I believe there is curb, yes.

COMMISSIONER GREEN: Is it a standard street? Is it what the Village calls a Village standard street? Because there's no sidewalks. Are there street lights along Lilac?

MR. HUBBARD: I don't know. Let's see.

I'm hearing that there are. I could go back to some of the pictures if that would help.

COMMISSIONER GREEN: My experience with sidewalks and improvements in front of properties, the Village won't pick up that cost. It's always a special assessment which is usually curb, gutter, street, sidewalk, street lights, whatever is lacking. So, until that special assessment, it makes everybody pay their fair share of whatever the improvement, so the Village, my experience has been they don't like to come and improve your property with a sidewalk just to connect it and make it a nice thing for walking down the street.

So, I would like to see the sidewalk removed and make it no issue because if and when the time comes that a special assessment is granted, then everybody is forced to make their fair share.

COMMISSIONER JENSEN: You're referring actually to Motion 2.

COMMISSIONER GREEN: Well, Motion Sheet 2, that gets rid of the sidewalk and just makes it the same as everybody else. Whenever that improvement comes along, everybody who doesn't have a sidewalk will pay whatever the frontage is, whatever the footage is along there so much a foot. So, then the whole neighborhood can have sidewalks equally. So, I would just get rid of it as an issue, go with Motion Sheet No. 2, that's just my view. Thank you.

CHAIRMAN LORENZINI: Okay, thank you. Commissioner Cherwin, anything else?

COMMISSIONER CHERWIN: I would agree with what Commissioner Green just said.

CHAIRMAN LORENZINI: Commissioner Sigalos?

COMMISSIONER SIGALOS: I agree with that also.

CHAIRMAN LORENZINI: Commissioner Dawson?

COMMISSIONER DAWSON: Yes, that makes sense to me. I do have one other comment though. The condition on the water main is only until such time as the home is demolished; however, they could put a significant addition upon it without demolishing it. So, I do think, in my opinion, that that wording needs to be changed to allow for a significant addition to the property also potentially triggering the need depending on how big of an addition it is. I don't know how, I would look to the engineer and architect. No? Why?

COMMISSIONER GREEN: You can't do that. How do you --

COMMISSIONER DAWSON: You have to get a building permit.

COMMISSIONER GREEN: Who's going to decide how big they can go before you have to put the water main in? You? Me?

CHAIRMAN LORENZINI: Well, I know what you're saying.

COMMISSIONER DAWSON: You know what I'm saying? I mean they

could essentially put the same size house on there, so what's the difference between --

CHAIRMAN LORENZINI: I know what you're saying and I agree with the point that you're saying. But practically, I don't think anybody who's going to double the size of the house is going to put a brand new addition onto this older house. I just don't think --

COMMISSIONER DAWSON: They might to avoid a \$50,000 water main.

COMMISSIONER JENSEN: Well, furthermore, increasing the size of the house doesn't have anything to do with, affect the water necessarily.

COMMISSIONER DAWSON: Then why do we care about the demolition?

COMMISSIONER JENSEN: Well, because there you have an opportunity to actually try to bring it more in line with what Village code is and bring it up to standard. But there is no reason, we're grand-fathering this in so there is no reason to impose costs that don't make any sense at this point. So, if they actually do want to demolish that and go to a different arrangement where they're building a nice new modern house, we would try to move closer to the code.

COMMISSIONER DAWSON: You realize they could just leave one wall up and it's not demolished?

COMMISSIONER GREEN: That doesn't work.

COMMISSIONER DAWSON: Okay.

COMMISSIONER GREEN: You can't do that anymore.

COMMISSIONER JENSEN: Furthermore, you don't make ordinances for the farthest outlier you can imagine --

COMMISSIONER DAWSON: No, I certainly don't want to draft that ordinance.

COMMISSIONER JENSEN: No, but I think what they've asked is reasonable, what he has asked is reasonable.

COMMISSIONER DAWSON: Okay, all right.

COMMISSIONER JENSEN: I don't think imposing extra costs makes any sense with --

COMMISSIONER DAWSON: Then I don't see the difference between a demolition and a 50 percent or more addition. We certainly already have code requirements that trigger at a 50 percent or more addition, so this wouldn't be any different than other code requirements that we have at that magnitude.

COMMISSIONER GREEN: Right, exactly.

COMMISSIONER DAWSON: So, I don't see, in my opinion, I think that just simply leaving it with demolition of property isn't far enough. But I am not going to make any --

COMMISSIONER GREEN: But you just hit it, Sue. When you add more than 50 percent of the value to the house, it's considered new construction.

COMMISSIONER DAWSON: But this says demolished. It doesn't say new construction.

COMMISSIONER GREEN: But if you add an addition that's 50 percent or larger, it's considered new construction. So, new construction I think is what is triggering this whole thing.

COMMISSIONER DAWSON: No, it says demolished and a new home is built. It does not say until new construction commences.

COMMISSIONER GREEN: The Building Department considers that

remodeling a new construction. So, demolished, however, if it's not --

COMMISSIONER DAWSON: It's not stated there.

COMMISSIONER GREEN: -- it's still considered new. So, if you go 50 percent or larger, it's going I think to be considered new and they have to put a sewer in. Or water main, excuse me.

MR. HUBBARD: If that's, I mean if that's the, let's just put the wording to say that then.

COMMISSIONER WARSKOW: Right, change the wording.

CHAIRMAN LORENZINI: Say that again, Sam?

MR. HUBBARD: Change the wording to say if the home is improved to 50, what was it?

COMMISSIONER DAWSON: 50 percent.

COMMISSIONER GREEN: 50 percent or larger, it's considered new construction.

COMMISSIONER DAWSON: There might be a code, it's a code defined term.

MR. HUBBARD: If the floor area of the home is expanded to greater than 50 percent of what it is today, then a new water main has to be put in.

COMMISSIONER DAWSON: Right.

COMMISSIONER GREEN: We do have the expert right here that can answer that.

MR. LAUBENSTEIN: If the existing grand-fathered-in house has fire damage that's 51 percent, it's no longer grand-fathered. It's considered new construction and the word built that we use here, so when it's demolished to remove the 50 percent fire damage, when you rebuild it, that's building it, it would kick in. Likewise, if you take an existing grand-fathered house, it's grand-fathered for a reason, it's an older house with older construction and older materials. When you put in new materials, if you make it, if you're doubling the size, it's considered new construction, it's built.

So, by putting in the word built, you could put until a new home is built --

COMMISSIONER DAWSON: I think you could certainly argue that many different ways. I mean as you said earlier, words have meaning, and you happen to find term in the code, then I would be much more comfortable if the proper term was used because very tricky, not tricky, I shouldn't say because I myself am a lawyer, but very good lawyers can make very many arguments with not specific wording. So, I'd rather that be in here because I don't think that it goes far enough. So, that's just my opinion, I'm only one member of the board.

MR. LAUBENSTEIN: Ultimately, it's what the Village attorney puts in the ordinance, that's what's going to control it. So, putting the change of words that the Village attorney understands what your intent is, I think that's fine. But if that helps you, the 50 percent damage or more is new construction.

CHAIRMAN LORENZINI: Okay, anything else, Susan?

COMMISSIONER DAWSON: No.

CHAIRMAN LORENZINI: I don't have anything further. Any motions or recommendations?

COMMISSIONER JENSEN: Can we take words out that if Sue's, can we take out the demolition and maybe until such time as a new home is built, because we have in

the code the definition of a new home? So, take the word demolish out so there's no confusion?

COMMISSIONER DAWSON: I'm looking to Staff for that. Do you think that would fall under the code requirement?

MR. HUBBARD: I think it's still a little vague. I think you could still argue that a new home is, is it a brand new home or is it, you know, adding over 50 percent of the floor area to the existing home? But I think you can --

COMMISSIONER DAWSON: I think we just add the words or 50 more percent of floor area is added, and then let that, like to the point, this is not the final ordinance, this is just our motion, then at least we're giving the direction and then Counsel for the Village can properly word it.

COMMISSIONER SIGALOS: Yes, I agree.

COMMISSIONER GREEN: I agree with that.

COMMISSIONER WARSKOW: Yes.

CHAIRMAN LORENZINI: Okay.

MR. HUBBARD: I'm sorry, what was specifically the language you wanted to add there?

COMMISSIONER DAWSON: It says demolish and a new home is built, or 50 percent or more, is it floor area?

COMMISSIONER GREEN: Right.

COMMISSIONER DAWSON: 50 percent or more floor area.

COMMISSIONER GREEN: Added on to it to be considered new.

COMMISSIONER DAWSON: Right.

CHAIRMAN LORENZINI: Okay.

COMMISSIONER GREEN: Does that make sense?

COMMISSIONER DAWSON: Am I making that?

COMMISSIONER GREEN: Go ahead.

COMMISSIONER DAWSON: I make a motion.

A motion to recommend to the Village Board of Trustees approval of PC#17-002, a Preliminary Plat of Subdivision, to subdivide one single-family lot into two single-family lots; a Rezoning from R-1 One-Family Dwelling District to R-2 One-Family Dwelling District; a Variation from Chapter 29, Section 29-501(b), to waive the requirement for a sidewalk to be constructed along Lilac; a Variation from Chapter 29, Section 29-501(c) and (d), to postpone the construction of the water main and fire hydrant until such time as the home on Lot 1 is demolished and a new home is built or 50 percent is added on to be considered new construction; and a Variation from Chapter 29, Section 29-503(a), (b), and (c), to postpone the provision of the maintenance and public improvement bond for the water main and fire hydrant until such time as the existing home on Lot 1 is demolished.

Said development is conditioned upon the following:

- 1. Approval of the Final Plat of Subdivision.**
- 2. The existing shed on the proposed Lot 1 shall be moved three inches to the south in order to comply with the required five-foot rear yard setback or shall be removed.**

3. **Land contribution fees for Lot 2 shall be paid for park, school, and library, per Chapter 29 of the Municipal Code.**
4. **A fee in lieu of detention in the amount of \$9,476 shall be required as per the requirements of the Engineering Department.**
5. **The application shall comply with all applicable federal, state and Village codes, regulations, and policies.**

COMMISSIONER GREEN: Are we going to take out item two?

COMMISSIONER DAWSON: That wasn't my motion. My motion is not to take it out.

COMMISSIONER GREEN: Okay, all right.

CHAIRMAN LORENZINI: Is there a second?

COMMISSIONER WARSKOW: I second.

CHAIRMAN LORENZINI: Roll call vote please.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes. Just a clarification, we were also reading from Motion Sheet No. 2.

MR. HUBBARD: Okay, thank you.

CHAIRMAN LORENZINI: All right. Congratulations, you received a unanimous approval.

MR. LAUBENSTEIN: Thank you.

CHAIRMAN LORENZINI: But you've got to come back before us for final.

MR. HUBBARD: Yes, and we're tentatively targeting May 15th for the Village Board meeting, although that's subject to availability.

MR. LAUBENSTEIN: When is the next meeting here?

MR. HUBBARD: The next meeting of the Plan Commission?

COMMISSIONER WARSKOW: May 10th?

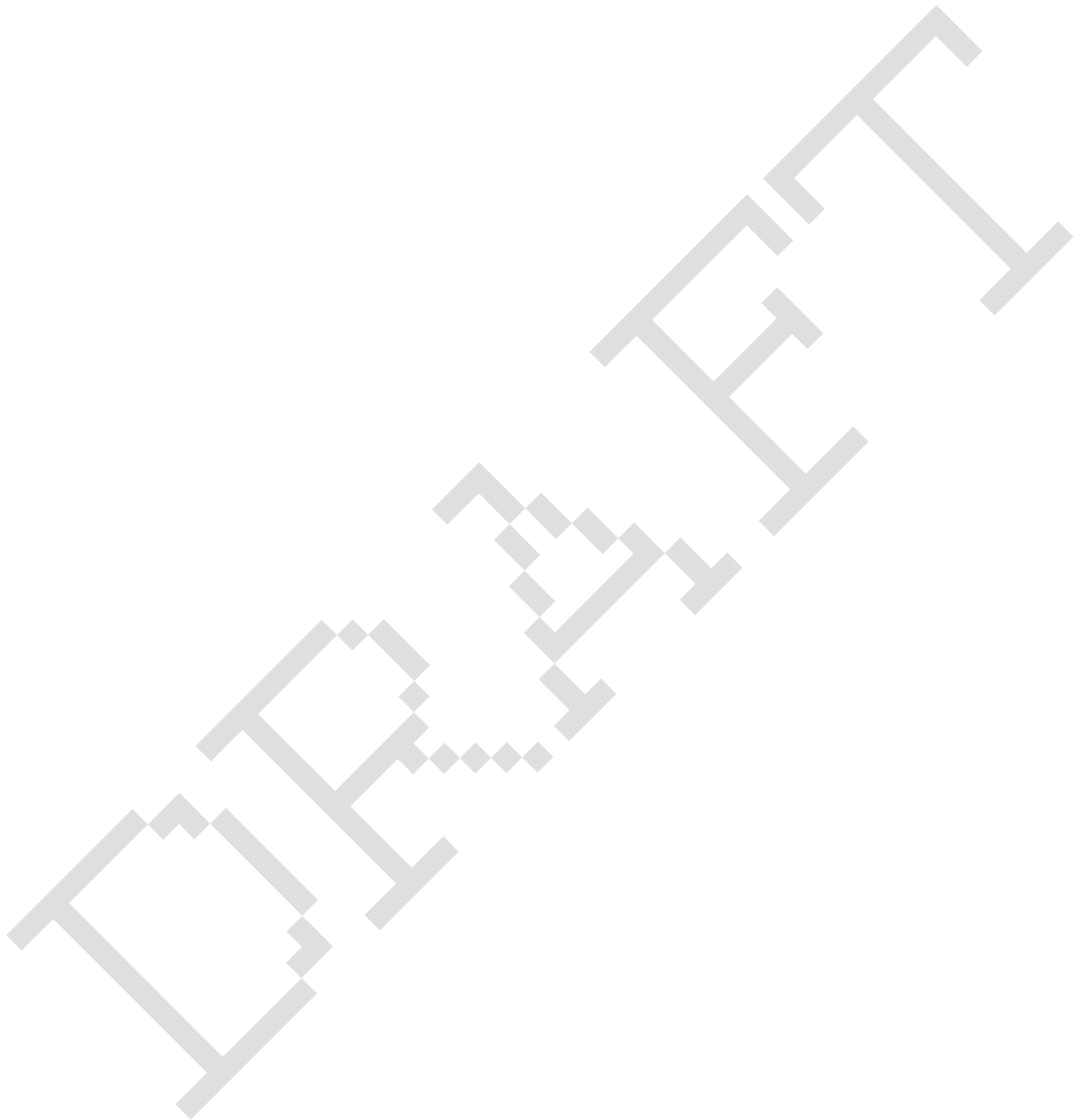
COMMISSIONER DAWSON: May 10th.

MR. HUBBARD: We will have to speak because I'm not sure if there's any items on the agenda. We have to get that in possibly quick. There may not be eligibility at that meeting.

MR. LAUBENSTEIN: We'll work with you. Thank you again for your time

and patience.

CHAIRMAN LORENZINI: Thank you. Good luck with everything.
(Whereupon, the public hearing on the above petition was adjourned
at 8:55 p.m.)



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PLAN

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

COMMISSION

RE: 2214 EAST PALATINE ROAD SUBDIVISION – PC#17-002
PRELIMINARY PLAT OF SUBDIVISION, REZONING FROM R-1 to R-2

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
Illinois on the 22nd day of March, 2017 at the hour of 7:44 p.m.

MEMBERS PRESENT:

JOE LORENZINI, Chairman
LYNN JENSEN
TERRY ENNES
BRUCE GREEN
GEORGE DROST
SUSAN DAWSON
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Development Planner

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CHAIRMAN LORENZINI: The next item on the agenda is 2214 East Palatine Road Subdivision, PC#17-002. Have all the proper notices been given, Sam?

MR. HUBBARD: They have.

CHAIRMAN LORENZINI: Is the Petitioner here?

MR. LAUBENSTEIN: The Petitioner is present.

CHAIRMAN LORENZINI: Anybody who's going to testify, would you please come forward and I'll swear you in. It's just you?

MR. LAUBENSTEIN: This evening we're just here for a preliminary presentation. It will just be me. My name is Richard Laubenstein from the firm of DiMonte & Lizak, I'm the attorney for the Petitioners. Present today is Elroy Hogreve one of the Petitioners. His wife Corinne is not here tonight.

CHAIRMAN LORENZINI: Could you spell your last name please?

MR. LAUBENSTEIN: L-a-u-b-e-n-s-t-e-i-n.

CHAIRMAN LORENZINI: Thank you. If you'd raise your right hand?
(Witness sworn.)

CHAIRMAN LORENZINI: Thank you. Okay, would you present your project?

MR. LAUBENSTEIN: This evening, we're here for a preliminary review of the Hogreve Subdivision, not a very big one, it's intended to be a division of what is presently a one-home lot and dividing it into two separate lots.

To give you an idea of where we're located in the Village, this is off of Palatine Road, northwest, excuse me, northeast side of the town. The lot right now is a rather unique shaped one in the area, it's rather shoe box-shaped as you can see. I highlighted the area where the existing residence is located. It's located to the south end of the lot and fronts off of Palatine Road. The lot is 100 feet wide and extends all the way to the north to Lilac Road.

The home was constructed in 1955, it actually predates the Village before this area was annexed into Arlington Heights. The Hogreves set down roots, long, large and deep. Part of the family farm, so the Petitioner was born there, his son was born there, his father owned the farmland before the rest of the Village and subdivisions went up around it.

The existing home is a one-story ranch, three-bedroom, two-bath, it does have a basement, built back in the days when they built homes to last, real brick construction, real plaster on the interior. Looking at it from the neighbors to the west, all of the neighbors on the west side of the home are either two-story or split-level houses. The houses which are to the west are in the R-2 Single-Family Zoning area; same thing with the houses directly opposite to the north on Lilac. Everything on the east side and across Palatine Road is zoned R-3 which is also single-family residence.

As you can see, this is one of the largest lots in the area. Even after the proposed dotted line goes in down the middle, the lots will still be two of the largest lots in the surrounding area. As part of the petition for subdivision, we want to make the lots consistent with the adjoining neighborhood. So, part of the petition includes a request to switch from what it is presently zoned R-1, the estate kind of houses, make it R-2 so it's consistent with the homes that are bordering on the west-hand side.

The home is currently serviced with fire protection by a hydrant that's

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located on Birchwood Lane, so that's to the west of the property. The houses on the west side of Birchwood are mixed; some are split-level, some are two-story, some are ranch, most of all which have attached garages. The house on the site that belongs to the Hogreves presently is served by a detached two-car garage.

This is a view from the backyard of the existing residence. You can see part of the garage, so we're looking to the east. All of the homes to the east of the Hogreve residence directly adjoining it are all two-story single-family homes with attached garages.

The back portion as you can see is vacant. It could have been used at one time for a very nice extensive garden. Right now, it's a very nice and extensive rolling lawn. Further houses then and the vacant or north half of the lot, existing trees and shrubs, none of which we have intentions of removing, there is no requirement right now. The subdivision is small enough there is nothing here that requires preservation of the trees. It's a small enough subdivision, there is nothing that is going to require a detention pond like in the previous petition that you heard. We will be providing calculations for the water runoff and water retention and pay the appropriate fees accordingly for the two lots.

What we intend to do is divide the lot into two equal-sized properties that will each have 100-foot frontage. The existing house that we'll call Lot 1 fronts on Palatine, it's a 100 feet wide. Lot 2 will front on Lilac, also a 100 feet wide. In the dotted lines, you'll see there is a proposed home that might be going up. The purchaser of Lot 2 or I should say the intended purchaser, we have a contract pending getting the subdivision put through, that shows you generally where the footprint will be for the new home. They have been very cooperative with us with regard to helping us get these items put together. So, all told, the existing lot is a little bit shy of 38,000 square feet. We're going to divide it in half, 100-foot frontage, 187.5 feet deep for each of the lots.

At present, the existing house is serviced by a sewer line. There is an eight-inch water waste line that runs up the east side of the lot to which we are connected. There is also a water supply line that runs up the east side of the lot and connects at the north on Lilac. The little blue flags there that you can see in the photos, we had JULIE come out, so they've staked their mark. That's where the existing water supply and waste lines that are hooked up to the Village are located. Same view, it just runs up the full length of what we're calling the backyard or what will be Lot 2.

There's easements that run on the neighbor's property to the east. So, you'll see that there are some existing boxes, all of the utilities that service the subdivision to the east are buried underground. There is a public utility easement which runs all the way north and south on their property. As part of the proposed subdivision, we're going to mirror that, put in a 15-foot easement on our side of the property running concurrently with that for use for, that covers the electric cable and so on and so forth.

So, all the way up the east side of our property on both Lots 1 and 2, there would be a public easement. We are proposing also, since there is existing water service and waste service that runs up, a private easement so that Lot 1 can continue to have its water supply and waste. The intended purchaser of Lot 2 is in agreement with this, I've been talking with their attorney. I just spoke with the buyer today, they're in agreement with keeping that private easement so the existing water lines can remain.

On the west side of the property, the subdivision directly west of our property is serviced by aboveground wires. So, there is an easement running along the back all

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the way from north and south on the west side for public utilities. We propose again putting in a mirror, a 15-foot, excuse me, 10-foot easement on that side for public utilities.

There is a sidewalk that runs down Birchwood Lane, that's the street that's directly to the west or on the left side of this drawing. It runs all the way from Palatine Road back to Lilac, and it dead ends or the sidewalk stops right at that corner. So, from the northeast side of where Lilac and Birchwood intersect all the way over continuing to the right past the existing lot which is labeled Lot 6 for the other homeowner and our property, there is at present no sidewalk on our side of the street.

This is an illustration. This is from that southwest corner on Birchwood. You can see where the sidewalk terminates. No sidewalk at all along that whole side. That's the neighbor's property and driveway. This is the Hogreve property, and you can see the sidewalk does not pick up until you get to what had been Lilac. That part of the street was no longer dedicated for road purposes; instead the Village put through a sidewalk which connects going farther north but does not connect at all with the Hogreve property.

The Village requirements that you have for when we're putting in a subdivision does require engineering and some work to be done with regard to what would be a sidewalk on the north end along Lilac. The Village Staff has also expressed concerns about a water main for use to connect to the existing house. The Engineering Department has suggested the installation of a new water main running the entire length from the northwest side of the property up to the front end of the property.

It's our position, we're kind of in a catch-22 situation here. As a matter of fact, we were joking with the buyer and with some of the other folks who were here earlier today, if Elroy's dad had the foresight in 1955 to have made two separate legal descriptions, we wouldn't be here tonight. It's not unusual in some parts of Arlington Heights to have a home that's on one property, and if you go up and down and drive up Arlington Heights Road or Euclid, you'll often find the garage is on another property, two pins. There's at least one house that I'm aware of on Euclid that sits on three separate legals, three separate pins.

If this had two separate legals to start, we could sell the existing home as is. No new water main, no new improvements. It's a legal nonconforming, preexisting home. Matter of fact, if we weren't doing the subdivision at all, if I just was selling or my client was just selling the existing property, there would be no need for a sidewalk, there would be no need for a new water main. It's an existing nonconforming property.

Likewise, if there had been two legal descriptions all along, whoever would be buying the vacant property, it's just like buying any other vacant lot in Arlington Heights. As part of any plan for construction of improvements, they'd have to submit not only the building plans for the home, but they'd have to submit the engineering for the sidewalk, any public improvements that the Village would require, and ultimately have to pay for the construction of the sidewalk as part of getting their permit for construction.

Now, we had talked with the various members, representatives from the Village about the possibility of continuing that private easement. In fact, if you see the comments from the Staff Development, you'll notice this has been something that the Hogreve family has been considering for several years. Back in 2015, they sent out an initial feeler. There's attached to the Staff Development meeting minutes from 2015 about this very thing, making the division. I know at that point, they had not gotten a formal plat of subdivision submitted but I think it's important to note at that time, just two years ago, the Staff didn't express

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any concerns or reservations at that time vis-a-vis a sidewalk or a water main.

The owner, or I should say the potential owner of Lot 2, here again we've got a kind of chicken-and-egg situation. They are more than willing to do the engineering for the sidewalk, they're more than willing to pay for it. They are willing to extend the private easement so Lot 1 can still be serviced with water and with its waste line. They, however, don't want to pay at this point for an engineer, and I can't blame them, because without at least getting what we're looking for today, a feeling and an opinion from the Board about how you think we should best proceed, if it looks like this subdivision is going to go through, all of the various purchasers, the potential purchaser of Lot 1, of the vacant Lot 2, and my seller again will coordinate efforts, see if we can hire one engineer rather than reinventing the wheel three times, split and share the costs.

What we would like to do, however, the Village does have provisions that a subdivision can go in with preexisting non-conformities. In other words, it is not unheard of in the Village to approve a plat of subdivision that doesn't have all the engineering, or doesn't have all of the improvements put in place. The only caveat is the ordinance that's adopted by the Village Board needs to specifically spell that out, to put in that this is approved with these preexisting conditions and what needs to be done to move them along.

I know each of you have this on your small screens. I don't know if you can see offhand what's up on the large screen. But we are proposing to put the easement in place as the Village Staff requests on the plat of subdivision to run a spot along the west line, a public utility easement clearly marked for future use for the new water main in the event someone comes along and wants to redevelop Lot 1 in the future. We understand if you're going to put in a larger home, a two-story home that's consistent with the rest of the neighborhood, obviously then everything about being a legal nonconforming goes out the door. They would need to have the water main, they would need to have those things put in place at that time.

One of the problems that we have, however, with not only doing the engineering but putting in a water main, paying for that as part of this subdivision, Elroy and his wife Corinne are getting up in years. That's, I think, a polite way of putting it. They had lived in this house up until just a few years ago. The current home right now is sitting vacant. They're still residents of Arlington Heights, they've moved in to Luther Village, so they're still here and in town. But capital-wise, right now we're land rich and cash poor as far as putting in any of those improvements at this time.

The potential purchaser of Lot 2 is willing to allow the private easement to continue to run so that the house can be serviced by the existing water line. That is also the same location where a public utility easement would be put in place and there is the existing eight-inch sewer line for waste. So, we have no problems with waste and we have a house that's perfectly fine and situated to receive water using the existing line.

So, at the time, if Lot 1 is developed in the future and the existing home is taken down, we would be able to recapture at that time, that person would not be allowed to do any new construction without putting in the water main, doing the engineering, and providing for such expenses at that time. It becomes a bit cost prohibitive as I think you might realize, this house has a unique situation in all of the surrounding homes. For quite some distance, this is the only one that has access to a driveway in and out located on the very busy Palatine Road. Everybody is on a residential street. Although the lot is large, because of that drawback with the existing driveway and no other road access out, it limits the potential buyers or pool of buyers for

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this property. It also places corresponding limitations on whether or not anyone in the future would put a two-story or a larger house up given those constraints.

So, there's price points involved in what we can sell the property with that if we had to do not only the engineering but ultimately provide for putting in the water main, it would keep that house sitting vacant, keep it from being occupied or returned to being a useful, productive piece of property in Arlington Heights.

So, what we're seeking here is approval of a subdivision. We would put in place the easements that the Village can anticipate would be needed in the future. The Village wouldn't be left holding the bag for putting in the sidewalk. The buyer of the vacant lot knows full well they're not going to get their permit unless the engineering is done and the sidewalk is taken care of. Leaving the engineering off for right now with regard to the sidewalk really would not be inconsistent with how this particular area of the Village looks. As I've pointed out, if we put in that sidewalk, or if we provided engineering now for the sidewalk, you'd have a sidewalk that attaches to nothing. None of the other houses on that side of the street attach to it, it doesn't connect to the existing sidewalk the Village put in on the vacated portion of Lilac.

So, it really would not change or alter the appearance of the property or the value of the neighboring properties. Likewise, allowing the continuing nonconforming building to be returned to being occupied can do nothing but help drive up the neighboring property values. Everybody knows if you've got vacant houses that sit vacant for too long, they become a nuisance. They attract pests, rodents, they in some neighborhoods attract wrong elements. If the existing nonconforming home is allowed to be sold, it would be occupied, it would be returned to productive use.

The new home that goes up on Lot 2, likewise, would generate new income for the Village. This is a small enough subdivision. We don't need a street study, there's not going to be any major impact. We don't need water retention, again it's not going to have any major impact on the surrounding homes.

So, at this point, what we really want to do and one of the main reasons why the potential buyer is here, we welcome your comments. We're willing to work with you. We would like to make this go through. We would be happy to work with the Village to do whatever reasonably can be done, coordinating the efforts between three parties on our side in essence, the seller and two potential buyers, and taking the Village and the Village's concerns into consideration.

We would also then like, after we hear your input and suggestions, that this matter be continued so that we can prepare whatever changes need to be done to the plat or other items. I'd suggest that if this be continued, it go to, I believe you're meeting at the end of April, it's on the 26th, that would give us adequate time to put our heads together with the other attorneys, locate the appropriate people and make the changes to the plan. Thank you.

CHAIRMAN LORENZINI: Thank you. Sam, did I ask you if the public notices were sent out properly?

MR. HUBBARD: Yes, you did. They were.

CHAIRMAN LORENZINI: Okay, would you give the Staff report please?

MR. HUBBARD: Yes.

CHAIRMAN LORENZINI: You may be seated for now.

MR. LAUBENSTEIN: Thank you.

MR. HUBBARD: Thank you, Chairman Lorenzini. As you've heard, the

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subject property is located at 2214 East Palatine Road. Here in the Village, it's currently zoned R-1. The Petitioner is requesting to subdivide the lot in half, with one lot on the southern half of the property which would contain the existing house, the other lot being on the northern half of the property which would be a vacant land. The Applicant does have a buyer lined up for that northern property to build a single-family home.

The Comprehensive Plan does have this property classified as Single-Family Detached Estate 2, which is a classification appropriate for the R-2 Zoning District. So, at the request of the Village, the Applicant has agreed to rezone the property into the R-2 Zoning District. The difference between the R-1 and the R-2 is very subtle. Both are single-family districts, only allow single-family homes. The R-1 allows a slightly, requires a slightly larger lot than the R-2. The setbacks in the R-1 are slightly bigger, you can cover a little bit less of the property in the R-1. The R-2 allows a slightly more intense use of the land although still very tame, you know, a 25-foot required setback, 15,000 minimum square-foot lot.

So, Staff is supportive of the rezoning here. It's compatible with the Comprehensive Plan and it would bring the property in line with the zoning districts that are adjacent. So, you can see here the aerial, and all of the properties on the west side are in the R-2 District already so it would be compatible with those existing zoning classifications.

Here you can see the proposed subdivision. The lots would be approximately 18,000 square feet in size, so they do conform to the minimum lot size of 15,000 square feet in the R-2 District. The setbacks and bulk requirements for the existing home on the proposed Lot 2 to the south do comply. There would be no variations necessary on that lot. I'm sorry, that would be proposed Lot 1 to the south. The proposed Lot 2 to the north would conform to all setback requirements, the house that they're proposing to build there would also conform to all zoning requirements.

There is a small exception. There is an existing shed on Lot 1. It's required to be five feet from the rear lot line. The way these lot lines are organized, it's just slightly less than five feet. So, the Petitioner is aware of this. It's not a shed on foundations, it could simply be removed or moved if necessary.

So, there are some unresolved issues as you've heard. The subdivision process in Arlington Heights triggers compliance with certain code requirements. In this instance, one of these requirements is that a sidewalk is required along the frontage of Lilac Lane which is on Lot 2, the northern lot. Additionally, the subdivision code requires the extension of certain underground utilities within the subdivision so that every lot within the proposed subdivision is serviced by our utilities relative to water, storm sewer, sanitary sewer.

In the case of this subdivision, in order to conform to that code requirement, the water main needs to be extended to serve that southern lot, proposed Lot 1, so that it would terminate on the southern side of that lot along Palatine Road. At that point where it terminates, a hydrant would be required per our code requirements. These are requirements for any subdivision in the Village. All utilities are required to be extended to the farthest property line within lots that front along a right of way, and any water main has to terminate with a hydrant.

So, in order to comply with these regulations, we have asked the Petitioner to prepare preliminary engineering plans showing how this water main could be extended. Our most logical, based on our engineering analysis, the most logical location would be to extend it as you've heard from the northern property along the western property line all the way south to the southern boundary of the property along Palatine Road. Additionally, these

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preliminary engineering plans should also show the extension of the sidewalk and then the hydrant at the terminus of the water main.

We have yet to receive those plans, so you know, we're not sure exactly how this infrastructure will be added. This does have implications on the plat of subdivision, so any public utility has to be placed within a public utility easement. Without seeing where this public utility and water main would be placed, we don't know exactly where the easement would run. We know where we think it could but we're asking for the Petitioner to show us where they're proposing to add it so that we can make sure the plat addresses the proper easement.

Additionally, there were some setbacks that were shown on the preliminary plat of subdivision that weren't quite correct and we have made the Petitioner aware of that and they are willing to adjust the preliminary plat to show the correct setbacks. Then there was an issue on the Palatine Road dedication. According to documents provided by the Petitioner, they have stated that a portion of the property was at some point dedicated to become part of the Palatine Road right of way. We have asked for a document number that shows that dedication but we have not yet seen that. That has some implications on the required detention; the larger the lot, the more detention required, the more the fee in lieu of detention will be required. So, we're just asking for further details so that we can understand exactly, you know, when the Palatine Road dedication went through. We want to make sure that it actually did and that, you know, there's no issues in that regard.

So, there are some issues as you've heard, and we're asking or we're recommending continuance of this application to allow the Applicant to provide some of the information that we need in order to make sure that the plat of subdivision has all the correct information and that that utility infrastructure will be provided.

CHAIRMAN LORENZINI: Thank you, Sam. Do I have a motion to include the Staff report into the public record?

COMMISSIONER ENNES: So moved.

COMMISSIONER JENSEN: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Thank you, Sam. Okay, let's go to the questions from the Commissioners. Commissioner Jensen, would you like to start?

COMMISSIONER JENSEN: Yes. Maybe you could help us a little bit here, Sam, or the Petitioner. What are we talking about as the cost of doing the engineering and extending all the water requirements and so forth? Can you give us a ballpark idea of what we're talking about?

MR. HUBBARD: We asked the Petitioner to have their engineer prepare that number, and because it hasn't been designed, we don't know exactly how much it's going to cost. So, that's one of the items that our Engineering Department has asked is for an estimate on the total cost of what this would be.

COMMISSIONER JENSEN: Maybe I can then ask the Petitioner. If you're not able to do this in two phases which is what you'd like to do, it sounds like you want to be compliant when it's all said and done but you'd like to do it in two phases?

MR. LAUBENSTEIN: Yes, sir.

COMMISSIONER JENSEN: If you're not able to do that, if the Village

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doesn't give you that approval, is that going to impact on the sale of the first lot?

MR. LAUBENSTEIN: Well, we can't sell one lot unless the subdivision is put through. So, if we have to get the engineering put together, what we anticipate doing, I spoke with the other attorney, Neil Kaiser, and I spoke with his client tonight, rather than have the buyer of the existing house hire an engineer to put in engineering costs on the front for the water line and having the buyer of Lot 2 get a separate engineer that's going to work on the sidewalk and presumably they're going to need water hookup from the main on Lilac, we're going to see if we can get everybody to agree to get one engineer, save a little bit of money cost-wise to do at least the engineering work so that you will have the engineering ready for these items.

We are set right now at this point to show on the plats where the easement would be consistent with what the Board, excuse me, what the Staff comments were to provide that easement up along the west side so that there is an easement in place for the water line. I do want to point out just one thing that again but for the fact that there isn't an existing dotted line down the middle of this lot, what the Staff is recommending is the installation of a water main which by definition serves more than one house, but a water main that will only wind up serving one house, one house that has an existing supply line and the supply line does run to an existing water main on Lilac. The only difference is we need a private easement once those lots are divided up.

Again, the same thing, we've got an existing fire plug within 200 or 250 feet of the house. But if we run up a water main to serve one house, we'd be putting in one new fire hydrant again to serve one house. We're hoping that since there are mechanisms in place where the Village can, by ordinance, allow a subdivision that doesn't comply with other parts of the ordinance, we're hoping that that would be allowed so that the existing water line and existing waste line would go without the need of anything further.

COMMISSIONER JENSEN: Let me make sure I understand. You're willing to do, or you would consider doing the engineering for what all that needs to be done. The issue is whether you have to go ahead and completely execute?

MR. LAUBENSTEIN: Correct.

COMMISSIONER JENSEN: That is what you're saying you'd like to do in phases.

MR. LAUBENSTEIN: Correct. The Staff had recommended not only that the approval of the subdivision require the engineering, but that the existing house which is currently served by a line be disconnected from the existing service, and not only a new main have engineering provide it but have that main installed as part of the approval and the house hooked up to this new line. Those are all costs that are going to impact whether or not we can even sell Lot 1 and things that we're asking the Board to consider at this time.

COMMISSIONER JENSEN: I guess I would come back and ask, Sam, is there any precedent or other situations where people have done this where they've done the engineering but they haven't actually gone ahead and done all the actual construction that needs to be done? Or is that something that we wouldn't see in this Village?

MR. HUBBARD: Yes, I mean typically that's not how we install our subdivisions.

COMMISSIONER JENSEN: Would the Village rather have that remain as vacant as it is now or have a, you know, a vacant house that no one would buy on Palatine Road into perpetuity rather than trying to make some allowance? I guess the question I'd have,

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because I think the Petitioner has made a pretty good case, this is going to be a difficult piece of property to sell under any circumstance given the way you have to enter and exit the property. You're loading on a number of additional costs that they have to take on to actually be able to put it on the market. So, it seems like that's, I can see that as an onerous burden on a piece of property that's going to be hard to sell which means that the Village may end up with this thing staying as it is. It could even be a vacant house that is vacant for a very long period of time.

So, that would be of concern to me and I guess I just need to hear more of what the other Commissioners have to say. At this point, I don't have anything further.

CHAIRMAN LORENZINI: Commissioner Ennes?

COMMISSIONER ENNES: Sam, I have a couple of questions so I can understand better what we're talking about with the sidewalk and fire lane. Can you go back to the aerial or to the survey? So, the way I understand it right now, on the east side of the lot there is a utility easement. The easements come in along the west lot line on an easement that serves the existing home?

MR. HUBBARD: The current service lines, according to the Petitioner come down like this.

COMMISSIONER ENNES: That's the east side?

MR. HUBBARD: That's the east side, yes, it serves the home. Again, we don't have, we're just going by what the Petitioner is saying. We don't have any plans that show that.

COMMISSIONER ENNES: Okay, so we have all the utilities coming in there including water for a fire hydrant?

MR. HUBBARD: No, it's just the water, it's like a domestic water service line.

COMMISSIONER ENNES: Okay, and so where is the current fire service, the current fire hydrant?

MR. HUBBARD: Fire hydrant? There are a few fire hydrants. You can see there the red dots, I'm trying to get, here we go. This is one fire hydrant up here, there is one fire hydrant down there, and there is one over here.

COMMISSIONER ENNES: So, there's a number of hydrants in the area. However, if we approve this subdivision and we don't require another hydrant, if there was a fire on the home on Lot 1, would they have to come through Lot 2, across this person's property or around the corner?

MR. HUBBARD: I think the most, yes, the most logical location would be here.

COMMISSIONER ENNES: And wrap it around the corner.

MR. HUBBARD: And wrap it around.

COMMISSIONER ENNES: Okay, and down Palatine. That's all, I would imagine that lot has a rather tall privacy fence shielding it from Palatine Road, the southernmost lot. There is no sidewalk along there now?

MR. HUBBARD: There is sidewalk along Palatine.
It's --

COMMISSIONER ENNES: Okay. So, why would we want to add a fire hydrant then to the southeast corner of the lot when there is one right around the corner that could service?

MR. HUBBARD: So, the rationale being twofold. One would be to increase

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the fire safety here, so a fire hydrant will be closer and a fire will be easier to fight at this location.

COMMISSIONER ENNES: It's just two houses away, the current fire hydrant.

MR. LAUBENSTEIN: If I might add to that, you had asked if there was a privacy screen. One of the slides that I had, the third or fourth slide in that shows the west view along the existing road, there are no privacy fences here. You have to get closer to, is it Schoenbeck or what's the, farther to the east there is a whole bunch of privacy fences that run along Palatine Road. Here on the west side, the existing house, it's wide open. There's no fences and no obstruction between that and the existing hydrant.

CHAIRMAN LORENZINI: Excuse me, Terry, let me ask a quick question here while he's got this up. What's the red line for? The red lines?

MR. HUBBARD: The red lines are the storm sewers.

CHAIRMAN LORENZINI: I thought it was the hydrant. What's the water line?

MR. HUBBARD: The water line is blue and orange is sanitary. So, the other reason and perhaps the main reason why a hydrant would be needed down there is to flush the line. This line doesn't loop, there is no continual flow, it would only service this house and eventually the hydrant and the line would need to be flushed in order to maintain the water quality.

COMMISSIONER ENNES: The Petitioner's representative indicated that this property is the only property in the area that exits on to Palatine Road. Is that correct to your understanding?

MR. HUBBARD: On the frontage.

COMMISSIONER ENNES: I thought there were some other properties that access the frontage road on Palatine?

MR. HUBBARD: Along the frontage here between Birchwood and to the east, this would be the only property that fronts, that has direct access onto Palatine Road.

COMMISSIONER ENNES: Let me ask you a question. With any future development or changes to Palatine Road, what kind of a problem would it create if this is the one home that accesses on to that? Would that limit future development?

MR. HUBBARD: Are you talking about like roadway developments?

COMMISSIONER ENNES: Yes, if that ever turned into an expressway.

MR. HUBBARD: I mean I think that that's going to impact all of the homes along Palatine, not just this one.

COMMISSIONER ENNES: Well, but this one would because it requires access whereas they don't, they have streets going north.

MR. HUBBARD: Sure. So, I mean if you're talking about widening Palatine Road --

COMMISSIONER ENNES: Well, if something happened to it, if some kind of change happened to it, you have one property here, I don't know, maybe one or two others that limit that future change to the property?

MR. HUBBARD: I do not know the entire frontage of Palatine Road. I would guess that there would be very few properties that have direct access onto Palatine Road as this property does.

COMMISSIONER ENNES: Let me ask the Petitioner, just to understand the economics of your client here. What is your estimate of the value if you were to sell the whole

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property, the proposed Lot 1 and 2 and the house as opposed to if you were to sell Lot 1 with the home and Lot 2 for future development?

MR. LAUBENSTEIN: The real estate agent, Randy Brush was unable to come tonight, but I have talked with him about this extensively. The house has been on the market for several years. Selling the house extant just as it is, just this one house and without subdividing, we'd be lucky to get into \$200,000 to \$250,000 for all that land because no one considers it of any value, it's just something they mow and pay taxes on. If the subdivision goes in, we have the potential of 200, 250 or more.

COMMISSIONER ENNES: For the home?

MR. LAUBENSTEIN: For each half, doubling in essence the money. These are funds which, I do have an elderly client.

COMMISSIONER ENNES: So, you're saying the improved Lot 1 would sell for about 250 at the smaller size?

MR. LAUBENSTEIN: Yes, sir.

COMMISSIONER ENNES: The other half, you could get approximately the same amount for the lot?

MR. LAUBENSTEIN: As a vacant, yes, sir.

COMMISSIONER ENNES: So, from my standpoint, I mean I think the subdivision is a good idea. It doesn't change the character of the neighborhood. It will increase the tax base for the owner. But I really have a concern about approving a subdivision when we don't know where the utilities are going to go. Although I mean if they're in there, on the easement that they're on --

MR. LAUBENSTEIN: The existing utilities are within the site that's shown. That's one of the reasons we had JULIE come out to stake and flag it so we can show visibly in the photographs that the water line, the waste line, and all of the improvements necessary are currently within that proposed 15-foot easement on the east side. Moreover, we are going to provide on the plat of subdivision the easement located where the Staff has suggested in the event someone in the future does redevelop Lot 1 and need a new line. So, we would know where the easements are.

COMMISSIONER ENNES: I would like to hear from architect in that regard. Oh, and we don't have our developer.

CHAIRMAN LORENZINI: Commissioner Green please.

COMMISSIONER GREEN: I just have a question for the owner's rep. Is this a copper water line or a lead water line? Or what is it coming in to the existing house?

MR. LAUBENSTEIN: It's a copper line. Right now it's three-quarter inch, one inch, I'm sorry. I understand future homes or homes that are being built are supposed to be larger. Again, that would go in to if and when someone puts in a larger house or a McMansion on the property to change line. But it is copper, it is very buried good and deep below the frost line. My client actually went out and showed me when the Village put this in not too long ago, but it had been changed and revised.

COMMISSIONER GREEN: I have the same concern about the fire hydrant. I'm just, no other comments right now.

CHAIRMAN LORENZINI: Commissioner Cherwin?

COMMISSIONER CHERWIN: Yes, I guess my comment would be, you know, first on the sidewalk. Is there any, so we're asking them to put in this sidewalk and it

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wouldn't connect to the right of way to the east, correct? And it wouldn't connect to the sidewalk to the west?

MR. HUBBARD: So, if this sidewalk was put in, then the Village would extend the sidewalk down to the meet this connection here. There would be no connection on this side. You know, if the Village wanted to at some point, they could certainly extend the sidewalk here, either by our own capital improvement plans or through a special assessment if that's something that, you know, a resident wanted. But you know, it wouldn't just be a floating sidewalk here, the Village would connect it to the sidewalk.

COMMISSIONER CHERWIN: Okay. I guess my concern would be, you know, that's another, from my perspective, a bit of an expense. I mean I would have no problem seeing some kind of a, you know, burden like a future special assessment if the Village decided to, you know, undergo that. I don't know if that's a big issue for the Petitioner right now, but it seems to me that unless the Village is going through the process of connecting the sidewalk around and, you know, comes around Birchwood and Mulberry all the way to the right of way one that runs west-east, you know, that seems, I don't know, unless you're getting the whole piece of that sidewalk, I don't know why we would make them install it at this point in time. Possibly a future assessment.

I guess, you know, I'll wait to hear if there's any public comments. I don't think, maybe, I was reviewing the plan here when you described it, but I don't think I heard about stormwater management. Do we have any issues here or any, it looks like there's stormwater inlets on the easterly part of that property, is that right?

MR. LAUBENSTEIN: There are existing sewers for stormwater, the property is small enough that there won't need to be a detention basin or anything like that put on. We will be providing calculations that the Staff will use to figure out what the costs or additional burdens would be on the stormwater.

MR. HUBBARD: It would be fee in lieu of.

COMMISSIONER CHERWIN: Provide a fee in lieu of. You know, then I guess the issue about the hydrant to the south, if the hydrant is not put in place, that home would be left in the existing state of its service from a hydrant. So, I think as the Petitioner said, they would be accepting of a burden. However, if we decide to place that burden on them at a future point in time, that hydrant would go in. But what they're proposing is to maintain the status quo because that southerly lot is not changing at this time. Is that right?

MR. LAUBENSTEIN: Yes, sir.

COMMISSIONER CHERWIN: I'll wait to hear what my fellow Commissioners and hear what the public say. Thank you.

CHAIRMAN LORENZINI: Commissioner Dawson?

COMMISSIONER DAWSON: Do we have any history, I'm not really sure who I'm directing this at, of how this came about? This seems like an odd result.

MR. HUBBARD: This lot was annexed into the Village, so it was developed before it was part of the Village and then annexed in.

COMMISSIONER DAWSON: So, all of these homes were built before it was annexed in? All the homes surrounding?

MR. HUBBARD: All of the homes around it were vacant land I believe when they annexed in and then developed.

MR. LAUBENSTEIN: All the homes around it, or most of the homes around

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were part of the Hogreve homestead. This was farm property, unincorporated Cook County farm property.

COMMISSIONER DAWSON: Sure, I understand that. I'm just curious about the actual development itself and how it came about that this situation was created.

MR. LAUBENSTEIN: This house existed before any of the subdivisions in there.

COMMISSIONER DAWSON: Not the house, the situation, because what we have here is a very bizarre, unique strip of land. So, I'm not arguing with anyone, I'm just asking, you know, did no one, when the rest of these homes were going up, did no one offer to buy the property? It would seem like at some point when the development was being planned, a different orientation could have come about with an exit. You know, it seems to me that someone could have come up with a better solution years ago, instead of us being left with this bizarre situation.

MR. LAUBENSTEIN: The home was put up in 1955. The lot was created and given to my client by his father when they carved off portions of the farm. The rest of the farm was sold and ultimately picked up by two different developers. That's why we have R-2 on one side and R-3 on the other. So, the developers bought vacant land. Those houses went up after it had been incorporated into the Village. The existing, for lack of a better term, farmhouse or homestead stayed and was not acquired, it was not, the other developers had no interest in it at that time.

COMMISSIONER DAWSON: Even this empty strip, no one has ever tried to acquire that?

MR. LAUBENSTEIN: Correct. Well, there have been inquiries recently, but again in order to do that, we have to do the subdivision. As it stands, nothing could be done because Elroy's dad didn't divide it up in 1955. We're left with, that's why we're in this situation we are now. Had it had two different legals, we'd be fine. So, just because there was no dotted line, that's why we were here.

COMMISSIONER DAWSON: My point to all that I guess is that I completely understand your plight, the plight of the Petitioner, a longstanding member of Arlington Heights, I completely sympathize. What I'm trying to determine in my mind is we are left up here with a very unique situation. I mean I've been up here for years, I don't know that I've seen something quite this unique in Arlington Heights. I've seen other proposed developments come to us where developers, not petitioners, not homeowners, but developers had acquired property that then had no access or were asking for extreme waivers from us which we, my recollection of at least one, it never went forward.

I'm just trying to figure out how this came about. Did the Village not have the foresight, all these homes went up around it and the Petitioner is left with a very unusable space. I'm very concerned about the vacancy issue. Unless, you know, the sidewalk I agree, it's not, it doesn't seem necessary to put the sidewalk in. I completely cannot make an opinion on the hydrant. That's not, I wish Commissioner Sigalos was here, I can't speak to that so I would have to support Staff in those other two requirements.

But I'm very concerned. We're going to have a vacant piece of property here. Even if we were to give all of the, everything you've asked for, I think we're still going to have a vacant piece of property here. The existing homestead, that's vacant currently, correct?

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MR. LAUBENSTEIN: The existing homestead, if it's subdivided, because of its unique circumstance, the type of buyers we're attracting really are like first time home buyers. So, we have buyers that themselves are not cash rich and presumably might be looking for FHA or that type of a loan. We have a buyer that can afford to buy and start to occupy and put Lot 1, the existing house, back into use right now. We have someone that's in place that wants to buy Lot 2 and will take care of the engineering if it's required at some point or time for the driveway on Lot 2 right now.

COMMISSIONER DAWSON: So, somewhere along this presentation, I missed that there was a buyer for Lot 1.

MR. LAUBENSTEIN: I have a buyer for Lot 1. I don't have any buyer that's interested in buying and mowing and paying taxes on the whole thing if the subdivision didn't go through.

COMMISSIONER DAWSON: Oh, sure, sure. I have no problems really with the subdivision. But there's a lot of requests and my curiosity went back to how did we end up with this situation in the first place. Is it the Village should have had more foresight when this went about? I can't say that this is the situation here but frequently we see situations where individuals refuse to sell their homes and they allow things to be built around them and then they come and they ask for waivers in situations because now they have kind of allowed all these situations to come about. I don't know what the situation is here.

But again, we have a longstanding member of Arlington Heights, I completely sympathize with the plight. What can we do, to your suggestion if we were to let this go pass tonight, it sounds like if we let this go pass tonight, then the buyer for Lot 2 would pay for all the engineering and your client wouldn't have to absorb that cost? Or did I misunderstand that as well?

MR. LAUBENSTEIN: Well, we're looking for a couple of things, you're right. Right now, the buyer of Lot 2, if he hears that the Board would consider favorably allowing for example a deferral of the sidewalk or the engineering until such time as he puts in the construction, he'd be willing to move forward with it on those plans.

With regard to Lot 1, in answer to your question how we were in this situation, when the Village approved the two different developers that built around, they put the hydrants in where they placed. In hindsight, again when these subdivisions were put in, there could have been at that time a hydrant on the southeast side, in other words on the property adjoining or immediately on the corner right there by Palatine. For the past, since the house has been there since '55, for the past 60 some years whilst this was in the Village, no one from the Village or other developer has moved the hydrant.

So, I guess the question is since we didn't put in the subdivisions, we had no say over where the hydrants or where the other items were located. So, what we would like to do is to sell Lot 1 as it a preexisting nonconforming, to not burden that lot which right now has a ranch, one of the smaller houses in the subdivision with a not favorable road access, to allow someone that can afford to buy that, would love to use it as a new member of Arlington Heights. We can do that if we put in the easements so that in the future if it gets changed, the easement is in place, we know where it is, a new line can be run. But right now, since there is existing water, there is existing sewer that service the house, and the proposed buyer of Lot 2 is willing to allow that private easement, there really is no need for a new line to be put in up front.

As for fire protection, the house is not going to be in any worse shape

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than it has been for the last 60 years. So, yes, the buyer of Lot 2 would pay for the engineering, would pay for the improvements. If at the time when he submits his building plan it's decided that Arlington Heights would like a sidewalk put in and will pay somehow to hook it up with the rest, the buyer of that lot is willing to do that.

COMMISSIONER DAWSON: So, it seems, okay. If we were to approve this tonight like you had suggested earlier but contingent on all of the requirements, you still would not be okay with this going forward?

MR. LAUBENSTEIN: We'd like to have it continued to the next hearing so we can talk with the other purchasers to see if between the three of us we can find the money to pay for the engineering.

COMMISSIONER DAWSON: Okay, so I guess I'm just confused. So, you do want to continue?

MR. LAUBENSTEIN: We're not looking for final approval today. We came in today just as a preliminary we want to meet with the Board, we want to get your input, because part of the comments you're making are going back not only to us but to Staff. Staff has suggested that all of these need to be in and a water hookup needs to be done. I've heard comments from different Board members willing to defer the sidewalk or willing to consider deferring the sewer as long as the plat shows where the sewer will go in the future and where the sidewalk will go in the future and whatever ordinance gets adopted by the Village Board clearly states when this needs to go in and would be paid for.

So, we are not looking for an up-down approval tonight. Your comments are welcomed and we are asking for it to be continued. So, if your input is we need to do X, Y and Z, we'll get together with Sam, we'll get together with the owners, and see if we can actually work this forward.

COMMISSIONER DAWSON: Okay. So, Sam, am I correct, are we essentially in a larger, more formal Plat & Sub meeting right now? I mean doesn't it seem like that's where we are? I just am trying to do a comparison. So, you're asking for feedback and a continuance?

MR. LAUBENSTEIN: Yes, ma'am.

MR. HUBBARD: Right, yes.

COMMISSIONER DAWSON: Okay, all right. Sorry. I think somewhere in the very detailed, very informative, I lost that way. I thought that you wanted either a continuance or a decision and I wasn't really, okay, all right.

MR. LAUBENSTEIN: My apologies. Sometimes I'm not clear.

COMMISSIONER DAWSON: That's okay, no, no, no. No, I'm just, we're used to making decisions up here, maybe I was the only one that was confused.

Okay, so to that end, to my commentary, I do not have any problems with the subdivision at all. I am inclined to agree with the waiver on the sidewalk. I have concerns on the other two issues, primarily because right now we have very limited occupancy in the home and upon sale, even if the existing structure stayed the same, we would have no regulation on the number of occupancy that could be in that home. So, therefore, I would need more information. I do not feel as if I am, I mean there's an occupancy requirement, do you know what I'm saying?

MR. LAUBENSTEIN: The existing home is a three-bedroom, two-bath, and it will not be able to exceed the existing occupancy as far as the number of --

COMMISSIONER DAWSON: But I don't know what that, what is that?

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MR. LAUBENSTEIN: Let me think. Six persons I think.

COMMISSIONER DAWSON: So, when I don't have information in front of me, is there anything that I should be concerned about? Because we haven't gone into detail on that, so I don't have the information today to give you an opinion as to where I would be on those two issues is my point. I would ask more quite detailed questions when you come back. Make sense? All right.

CHAIRMAN LORENZINI: Commissioner Drost?

COMMISSIONER DROST: Yes. Sam, would there be any objection on the part of the Village to go along with Attorney Laubenstein's proposal? What would be a negative there?

MR. HUBBARD: I think the fear is that there is a date uncertain as far as when that water main would be extended. It could be in one year when they sell the house if someone wants to tear it down and install, or it could be in 50 years or never. Maybe this home will stay for a while. The home is served by an existing water service line that would cross now someone else's property when it's subdivided. The length of that line likely means that the pressure, the water pressure in the house is not as good as it could be if it was connected to a main that was directly adjacent to the home.

So, you know, you're creating a, or you're allowing a situation that's not I guess to current standards as a buyer may expect today.

COMMISSIONER DROST: Yes. So, I mean could we build in within the approvals when it comes up again to have those kinds of protections, either in the form of a bond or in the form of a date where there would be a forfeiture of funds to initiate any of those improvements? I'm just thinking, you know, from the standpoint of let's cut to the chase and figure it out. Maybe on April 26th they come back, we've got a couple of contracts, everything is going to be fine, or they don't come back.

But I do sense this issue of timeliness because the original Plat & Sub was back in 2015, and so it's been out there for a long time.

MR. HUBBARD: Sure. I mean certainly if the Plan Commission wanted to recommend and include a condition that said the water main had to be installed in X number of years, that's certainly --

COMMISSIONER DROST: Yes, I mean I think, you know, or thinking it through, and I'm not going to do the drafting, you'd have to get something in place. Would that be something your client would entertain?

MR. LAUBENSTEIN: Again, one of the problems is being land heavy and cash poor.

COMMISSIONER DROST: Yes.

MR. LAUBENSTEIN: So, we wouldn't really be in a position to put up any type of a bond. The whole issue of whether an entire main that can serve many houses is actually necessary where we have a buyer, the comments from Sam are that the existing line goes over another person's property. The other person is here tonight and is willing to allow that easement to continue. So, it seems a bit of an over --

COMMISSIONER DROST: Yes, so I'm just trying to find out practical, you know, not self-imposed barriers, you know, if your client was cash rich would that be okay? I mean you know, that's sort of the answer, it's not impossible, it's just based on the particular

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circumstances.

MR. LAUBENSTEIN: What I think might be more practical even than a bond or such, if a subdivision is approved and if we have buyers lined up, ultimately those buyers will close. If those buyers close, we no longer will be cash poor.

COMMISSIONER DROST: Yes, well, maybe that's what --

MR. LAUBENSTEIN: So, at that point, the whole point though is let's see if we can get, he would prefer, in my perfect dream world, we would prefer, in my perfect dream world, Elroy's dad would have divided this into two lots and I blame him.

COMMISSIONER DROST: Yes, but that's hindsight. We're here to solve the problems, that's why we have this genius panel here.

MR. LAUBENSTEIN: Right, correct. So, in the world that we exist, what we would prefer is to see if that could be allowed to be grand-fathered in. Because truly, the existing house will be in no worse or no better situation than it currently stands. If we can find someone that would buy this and the shoe box, it would continue.

If the Board's approval is going to be contingent on at least doing the engineering but postponing any actual construction until afterwards, then I have to talk to my esteemed colleagues, the attorneys who represent the potential buyers, see if we can come up with that. That's again the other reason why we're asking to have this continued, because if you would like the engineering, I have to first find the money to hire the engineer and come back and see you in April.

COMMISSIONER DROST: Yes, well, maybe --

COMMISSIONER DAWSON: See, but that's my confusion. We could approve it tonight is what you've said --

MR. LAUBENSTEIN: No, no, no.

COMMISSIONER DAWSON: Okay, this is where I'm getting so confused.

COMMISSIONER DROST: Okay, well, let me just finish my question and maybe we can kind of narrow this down a little bit. But where I'm really going to is, is it going to be a buyer that triggers the ability to comply with what the Village wants?

MR. LAUBENSTEIN: Correct.

COMMISSIONER DROST: So, can we maybe reverse it, do sort of a reverse approval? Find a buyer, we'll approve it.

MR. LAUBENSTEIN: We have two buyers.

COMMISSIONER DROST: Oh, good.

MR. LAUBENSTEIN: We have one buyer here. The buyer of the vacant lot is, as I mentioned, he is willing as part of his submittals to take care of the engineering for the water hookup to his house, for the sidewalk, for all of the Village improvements on that lot. All right. We can work with him to see about getting an engineer to at least do the engineering so we can see if it is feasible, if it's needed in the future, if a new house goes in on the west side.

COMMISSIONER DROST: That's part of the black box here, too, because we can't do it until, you know, we can get the estimate, and we can't get an estimate until we do it. But the point is I agree with Commissioner Dawson and Jensen that we all, you know, want to approve this and make it work. I think there has been some history, especially on the west side of Arlington Heights Road, north of Euclid, we had some open large lots that were land-locked, too, that we did make some accommodations for. There are, you know, maybe some historians to this Commission that maybe remember that.

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But I will wait for any comments from the audience, but I'd like to make it happen.

CHAIRMAN LORENZINI: Thank you. Sam, on the utility, so the blue is the water line, right?

MR. HUBBARD: Yes.

CHAIRMAN LORENZINI: Then coming down Birchwood Lane, you've got a looped line?

MR. HUBBARD: It appears as such, yes.

CHAIRMAN LORENZINI: Okay, and then the red is sanitary sewer?

MR. HUBBARD: The red is storm, the orange is sanitary.

CHAIRMAN LORENZINI: The red is, so there is no, well, if this, along Birchwood, on the east side of Birchwood, is that red or orange?

MR. HUBBARD: That is orange on Birchwood.

CHAIRMAN LORENZINI: It is?

MR. HUBBARD: It's sanitary, yes.

CHAIRMAN LORENZINI: Okay, that's sanitary, all right. So, Sam, where does this new water line that's being requested or required by the Village come? Will it come off of Lilac and there would be a looped line going down to Palatine and back up again?

MR. HUBBARD: I mean theoretically, there's multiple places to do it. I think the most logical place to do it would be to come from Lilac, extend along the western property edge, and then terminate at the southern boundary without a loop, it would just have a hydrant for future flushing.

CHAIRMAN LORENZINI: For flushing, okay.

MR. HUBBARD: I mean the loop would be preferable, but I think that would probably be expensive.

CHAIRMAN LORENZINI: Okay, yes, that's cut in half the pipe line material. Now, the existing water main is where? It's on the east side of the property is the one that's --

MR. LAUBENSTEIN: Yes, sir, on the east side of the property running all the way from Lilac up to the garage and then connecting to the house.

CHAIRMAN LORENZINI: So, what are you proposing to do with the water line?

MR. LAUBENSTEIN: The buyer of the vacant lot that's on Lilac is willing to allow that private easement to continue so that the water supply can continue to run without the need of --

CHAIRMAN LORENZINI: Okay, but if he builds on that lot, the north lot, Lot 2, would he run that new water line in on the west side like the Village is asking at least to serve his place?

MR. LAUBENSTEIN: Where he hooks up, I don't know. Usually it's hooked up over the garages. Is your garage on the west side?

AUDIENCE MEMBER: Yes.

MR. LAUBENSTEIN: So, presumably his hookup would run on the west side to hook to his house, correct.

CHAIRMAN LORENZINI: Right, so he would run the water line the Village is asking for only halfway.

MR. LAUBENSTEIN: Correct.

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CHAIRMAN LORENZINI: Then the other half would be, what you're proposing, the other half would be built on that south lot if that south lot is ever redeveloped to a bigger home?

MR. LAUBENSTEIN: Yes, sir. The easement would be in place so that there is an easement in place to allow for that to continue.

CHAIRMAN LORENZINI: So, Sam, that would almost require two hydrants then? When you put the first line in to the first house, you put a hydrant there so it could be flushed because you don't know how long it's going to be until the rest of the line gets extended, it could be now 20 years. Then you could extend it in one year or 20 years when that south lot if and when that gets redeveloped.

MR. LAUBENSTEIN: Well, right now the existing water line is on the north side of Lilac. Presumably they would just go under the road to connect a line for the house, not a main to their house. They wouldn't need a new main.

MR. HUBBARD: They wouldn't actually connect, they wouldn't extend the main.

MR. LAUBENSTEIN: Just the service line, correct.

MR. HUBBARD: Halfway down to the end. They would just have a service line from their house to the existing main on the north side of the lot.

MR. LAUBENSTEIN: We have an existing service line.

CHAIRMAN LORENZINI: Okay, then if that south lot, Lot No. 1 ever got redeveloped, the existing house torn down and a new house put in, what would you service that with?

MR. LAUBENSTEIN: That's why we would have in place on the private subdivision an easement running all the way from Lilac up to Palatine on the west side of the property.

CHAIRMAN LORENZINI: Well, would you put a water main in there or a service line?

MR. LAUBENSTEIN: To be honest, we would prefer a service line because that's really all it needs. It's just one house. In my opinion, it would be a bit of overkill to put in a main that serves many houses just to run what is in essence a service line to our property. I see a couple of nodes here.

CHAIRMAN LORENZINI: I mean I can see the logic. You know, when we talk about a subdivision, I think about eight or ten or 20 homes. But we're just talking about two homes here.

MR. LAUBENSTEIN: And one already has an existing service line.

CHAIRMAN LORENZINI: Well, I don't know if that's, I wouldn't count that for any future developments. But on one hand, this is code, this is what's required. On the other hand, we're only talking about two lots. So, that's where I'm a little torn, but let me think about it a little more.

Now, the storm, you mentioned a fee in lieu of. Well, we really won't know if there's any storm retention required until they do their engineering, correct?

MR. HUBBARD: For a two-lot small subdivision, we're not going to require any stormwater detention facilities. We would just require a fee in lieu of which would be based on the maximum amount of impervious surface by code that they could put on the site.

CHAIRMAN LORENZINI: But is it possible there's enough pervious surface

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where you don't need any fee?

MR. HUBBARD: No, they would be required a fee because they're adding impervious surface, period, by building a second home on the northern lot.

CHAIRMAN LORENZINI: Okay, all right. Then Mr. Laubenstein, I think you mentioned something about the Village putting in the water main sometime ago?

MR. LAUBENSTEIN: The water, not main, the supply line. When the sewer was redone, the supply line was also redone at that time.

CHAIRMAN LORENZINI: What sewer was redone?

MR. LAUBENSTEIN: The eight-inch sewer that serves the existing house and which actually serves the existing homes on the east side. So, a brand new copper pipe was put in at that time in conjunction with the work that was done on the sewer.

CHAIRMAN LORENZINI: All right. That's all the questions I have right now.

COMMISSIONER GREEN: I've got one more question, again just to help Commissioner Dawson. Was this home always on sewer or was it a septic when it was originally built?

MR. LAUBENSTEIN: When originally built, it was a septic.

COMMISSIONER GREEN: That's what I thought.

MR. LAUBENSTEIN: Originally built, then in order to have septic, they wanted lots of at least a half acre. This is, both lots, well, the property put together is an acre, they're half-acre each. Again, I blame Elroy's dad. But that is one of the reasons why it was set up like that.

When the subdivisions went in as part of the overall approval, they needed access for a sewer. Mr. Hogleve granted the developer to the east the easement that ran on his property so that they could make that eight-inch sewer line. It benefited the other people. In exchange for allowing the developer to put his sewer on my client's property, that guy made the hookup. So, our house is hooked to the existing six-inch sewer, or excuse me, eight-inch.

COMMISSIONER GREEN: I just wanted to help Susan out. That's why that house is the way it is. So, the backyard was a septic field years ago.

COMMISSIONER DAWSON: Ah, okay.

COMMISSIONER GREEN: I live on a similar lot of similar size. So, I understand totally what it is.

MR. LAUBENSTEIN: Thank you.

COMMISSIONER JENSEN: Well, similarly, just to also help Commissioner Dawson, I think it wasn't until --

COMMISSIONER DAWSON: Let's all help Commissioner Dawson tonight.

COMMISSIONER JENSEN: I think it wasn't until the 1970's that the municipalities got a bigger hand in the planning of what's going on in their village. So, the kind of rigor that was used at the time this was annexed was almost nonexistent when they allowed these other developments.

COMMISSIONER DAWSON: Well, that was in a large degree of my point, I'm asking the question because if the Village allowed this situation to occur, then my sympathies are very much with the Petitioner. I feel like we should be more assistive to them. That was why I was trying to find out why this came about.

COMMISSIONER JENSEN: I don't think what the Petitioner is asking for is

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unreasonable. We don't leave anybody worse off, and we actually improve things and we allow this, to go to Sam's point about uncertainty, we can get some certainty. If we don't allow this to go forward, we will have a vacant lot and a vacant house, and it may be vacant into perpetuity. That would be silly for the Village to do that.

As I understand what the Petitioner has asked is can we do this in stages? We want to comply, we want to put the right kind of, we want to do the engineering for the whole thing. We want to execute and do the construction for the part that's needed and then have a trigger when the property in Lot 1 is sold, we would then go ahead and complete whatever Engineering asked for, the Village's Engineering Department.

So, I don't think we should add any burden to that. We're actually cutting the value of this property in half if we don't go ahead and try to work with the Petitioner. So, I'm very sympathetic to that and I think the Village ought to find a way to do that.

COMMISSIONER DAWSON: We're going to do public commentary, right?

CHAIRMAN LORENZINI: Okay, the next part, well, before we go to the public, I just want to make one more statement. I also agree with Commissioner Cherwin that we probably don't need a sidewalk. I'm not really looking, not simply because of money although that's important, but I just think having a sidewalk in front of one home kind of looks bad, because I've seen it in other places and it just doesn't look right. Now, if the Village ever did decide to put sidewalks all the way around, then yes, it should be a requirement that they pay for the sidewalk. But to put it in now, I just don't think it would look right. But anyway that's my comment.

So, with that, we'll go to the public for public comment right now. Anybody in attendance who would like to come up and make a statement? Yes, sir, please come up. State your name and spell it please.

QUESTIONS FROM AUDIENCE

MR. KREUL: Thank you. It's been very interesting. I'm Roger Kreul, K-r-e-u-l, 1942 North Oak Wood Drive. I live directly to the east of Elroy Hogreve.

One thing, I'm very impressed with how thorough everybody is. I would like to add on the sidewalk issue that with this all being open land and very few restrictive fences, I don't feel that there is a need for any north-south sidewalks at all in the subdivision. That being said, with any water mains and fire hydrants that would be added at Palatine Road, there was also a statement made that sidewalks would be included with that. At this point, I would like to suggest that, personally I don't see a need for a north-south sidewalk at any point. Thank you.

CHAIRMAN LORENZINI: Thank you. Anybody else? Any comments? Questions, concerns?

Okay, if not, we'll close the -- yes, sir? Come forward please. State your name and spell it.

MR. KEE: Can I ask him a question first before I make a comment?

CHAIRMAN LORENZINI: Not now.

MR. KEE: All right, I won't. I hope I won't mess this up.

CHAIRMAN LORENZINI: Just state your name and spell it. Lots of people do it.

MR. KEE: Sure, my name is John Eke, the last name is Kee, K-e-e. Thank you, Sam. I'm the proposed buyer for Lot 2. The only question I had based on how the

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conversation has gone today, if you're thinking that the sidewalk isn't necessary and you're willing to make the accommodations around potentially allowing them to not do the engineering or the installation of that piece until a later date, why would we do a continuation versus asking for approval? Again, I'm just trying to get started as soon possible because we've gone through Design Commission and everything. So, I have a selfish interest in that regard, but I'm just curious as to would there be anything limiting us from being able to do that?

CHAIRMAN LORENZINI: Well, I for one would like to see an estimate of the cost of the water line next time you come back. That would be my reason for a continuance.

MR. KEE: Okay.

COMMISSIONER JENSEN: I agree. I think we need to see some of these things fleshed out, especially if we're going to require you to do all the engineering even though you'll only do a portion of the installation that affects your lot.

MR. KEE: Sure.

COMMISSIONER JENSEN: So, I think more needs to be shown to this Commission before we could vote in my opinion. I think the April 26th gives everybody time to do what they need to do.

MR. KEE: That sounds great. I just have to answer to my wife tonight so I wanted to ask the question.

CHAIRMAN LORENZINI: Okay, thank you.

MR. KEE: Thank you.

CHAIRMAN LORENZINI: Anybody else? Questions, comments? Okay, if not, we'll close the public hearing portion of this and go back to the Commissioners for final questions or recommendations.

COMMISSIONER DAWSON: Can I, what specifically is it that you want to see when they come back? The water line to Lot 2?

CHAIRMAN LORENZINI: The cost for the entire water line because that's what the Village is requesting.

COMMISSIONER DAWSON: The Village is requesting the cost of the entire water line?

COMMISSIONER JENSEN: Requesting the engineering.

MR. HUBBARD: The engineering showing how that water main would look. We're also asking for an estimate of what it would cost. We're asking for the sidewalk as well.

COMMISSIONER DAWSON: The cost would be paid prior to building the home, right?

MR. HUBBARD: Right, it would be paid by whoever is going to develop the lot.

COMMISSIONER DAWSON: So, the cost is just a question, it's not necessarily something the Village really needs to know what the cost is?

CHAIRMAN LORENZINI: Well, but it could affect our decision whether we'll allow, whether we agree with a service line or a water main to be put in.

COMMISSIONER DAWSON: But the water main I thought was for Lot 1, not for Lot 2.

CHAIRMAN LORENZINI: No, the water main is for both lots, it's running the entire length.

COMMISSIONER DAWSON: No, it's a service line to Lot 2, it's a water main

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to --

CHAIRMAN LORENZINI: Let Sam, what do you want?

MR. HUBBARD: If the water main is installed along the western property line, then I suppose theoretically the home on the northern lot could connect to that instead of going underneath Lilac. You know, whether or not that's, you know, how they're going to design their connection, we don't know because we haven't seen the plans.

COMMISSIONER DAWSON: All right, I guess in my head, I think where I got lost was, I don't know, maybe hours ago but it seems like there was an argument that was being made that we could simply subdivide, make Lot 1 be nonconforming, let it stay the way it is, the way it has been, and then Lot 2 go forward contingent upon Staff approvals related to the water line. I for one don't need to see a water line drawing, that's what Staff could look at. So, that was where my head was thinking is if, I'm starting to lean towards that argument, this is the way the house has been, if the buyer is willing to buy a house that doesn't have good water pressure, doesn't have a fire hydrant in front of them, I can understand why a buyer might be okay with that. It's existing as it is.

If we're improving Lot 2 and if there's any building that happens eventually on Lot 1, then all those things will have to go into place. I would be okay with letting this proceed forward tonight. So, I'm trying to understand what it is specifically that we up here need them to come back in a month for that Staff can't themselves address.

MR. HUBBARD: There's other issues with the way that the plat has been designed, there are revisions that need to be made which we would like to see prior to preliminary plat of subdivision approval. The setbacks are not shown correctly. The easement hasn't been added to where the water main will eventually be added. Our Engineering Department would certainly like to see the design of the water main, they would like to see the estimate of the costs so that they know, you know, so that everyone involved knows what the code requirement is actually translating to as far as dollars and cents.

MR. LAUBENSTEIN: The easement actually is shown on the west side. So, it runs all the way up, the public utility easement does run on the plat. But there are some other changes. There are some changes to the setback and other lines.

Our whole thing was we didn't want to, we wanted to get some input or direction here which I am understanding you would like to see when we come back in April, at least what the engineerings are, and so you can compare potatoes and tomatoes what it would cost if we put in a main and what it would cost if it just stayed as a supply line so that you can have a better understanding as to whether that gets to a price point which keeps this house vacant and keeps the property from becoming productive.

Now, I heard that you were asking for the engineering for the water. I heard comments before that the sidewalk can keep. Do you want engineering on the sidewalk now, too? Because that again adds to up-front costs. I'm happy to do as --

CHAIRMAN LORENZINI: Yes, because it is a Village requirement.

MR. LAUBENSTEIN: Okay, I just want to make sure we're all on the same page, that if I come back and I don't do this, I don't want to take up too much of your time and I appreciate your time tonight. I want to be able to come back --

COMMISSIONER JENSEN: Given all the neighborhoods we have in Arlington Heights that don't have sidewalks, Scarsdale, Sherwood and others, I don't know why we would want to have anyone add the expense of doing engineering on something that would

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look ridiculous if we actually asked them to implement it. It's a waste of time, money and energy.

CHAIRMAN LORENZINI: Does everybody agree?

COMMISSIONER CHERWIN: Yes, I do.

COMMISSIONER DAWSON: Yes, I'm fine with that.

CHAIRMAN LORENZINI: Sam, we recommend that we don't do the engineering, you okay with that?

COMMISSIONER DAWSON: On the sidewalk.

CHAIRMAN LORENZINI: On the sidewalk.

MR. HUBBARD: I'll communicate that to our Engineering.

COMMISSIONER CHERWIN: I would just clarify though that I think there should be something in place, some kind of assessment agreement that if the Village were to undertake a sidewalk on either side or wanted to, then they could complete it with this property and can capture the fees in doing that on this property --

MR. HUBBARD: I mean I suppose we could put a condition in that requires an estoppel agreement that the future owner or any owner of Lot 2 will not object to a special assessment for future installation of a sidewalk. I think that's something we could look at.

MR. LAUBENSTEIN: Those are the exact type of things that are already provided for in the Village ordinances. That's what I was talking about before. The ordinance, once we get to the actual Village Board and Mayor, the ordinance that would approve the subdivision that does get recorded would specifically set forth in the event, in the future you're going to do a whole sidewalk, whoever owns Lot 2 agrees that the Village can recoup the cost for the sidewalk in front of them. That's also the spot in the ordinance where it would put in in the event Lot 1 gets redeveloped, then we have to do this, that and the other thing with regard to the water main.

So, the whole purpose of having that in the ordinance that approves the subdivision is the ordinance gets recorded. Right now we all remember what we talked about today. In 10 or 20 years from now when someone wants to develop Lot 1, it's written down, it's carved in stone so that everybody knows.

COMMISSIONER JENSEN: I'd ask the Petitioner, do you feel you have gotten the input that you sought before we vote or take a motion to continue?

MR. LAUBENSTEIN: Yes, I believe that we have. I've got guidance from you folks. I know what the, the whole purpose tonight was I didn't want to wind up sending yet a third set of plans to Sam, taking up the Staff's time, costing my client for redesigning plans. No, I think I have a clear idea.

We will work with Staff to get the easements in place and the setbacks so that that all conforms because there's no issue on that. If the Board's recommendation is, and Sam is willing to pass it back to the rest of Staff or tell the engineers we're going to go forego the sidewalk, I agree with you that saves us from spending money on an engineer right now on something that may not be needed. I can talk with my client and with Neil Kaiser, the attorney for the other lot buyer, and see if we can come up with the engineering so that when I'm back before you folks on April 26th, you will now have the map in front of you.

So, yes, thank you. I think that's all the input we were looking for.

COMMISSIONER GREEN: Yes, but I just want to make it clear, give us an estimate of the cost of the sidewalk so we have all those numbers to us. Engineering a sidewalk is not a big engineering fee. So, let's just have all the costs there, we can then do whatever we

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want with the sidewalk and everything else. Let's just get the whole package, that's what I think the Village I think is asking you to do. So, let's do those two or three things.

CHAIRMAN LORENZINI: I think what Commissioner Green is saying we don't necessarily need you to engineer with elevations and all that. But four inches of stone, three inches of concrete, you know, that's a very simple computation.

COMMISSIONER GREEN: That's a pretty easy cost.

COMMISSIONER JENSEN: So, we're looking for an estimate, not the engineering --

cost.

COMMISSIONER GREEN: Yes, not the engineering of it. No, it's just the the costs.

COMMISSIONER GREEN: Right.

MR. LAUBENSTEIN: The costs, sure.

COMMISSIONER JENSEN: Are we ready to make a motion at this point?

COMMISSIONER DAWSON: Yes.

COMMISSIONER DROST: Are you going to do that?

COMMISSIONER JENSEN: I can. I'd like to make a motion.

A motion to recommend continuance of PC#17-002, a Preliminary Plat of Subdivision for the Hogleve Subdivision, and a Rezoning of the subject property from R-1 to R-2, until the April 26th Plan Commission meeting.

CHAIRMAN LORENZINI: Is there a second?

COMMISSIONER DROST: I'll second the motion.

CHAIRMAN LORENZINI: Roll call vote please.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

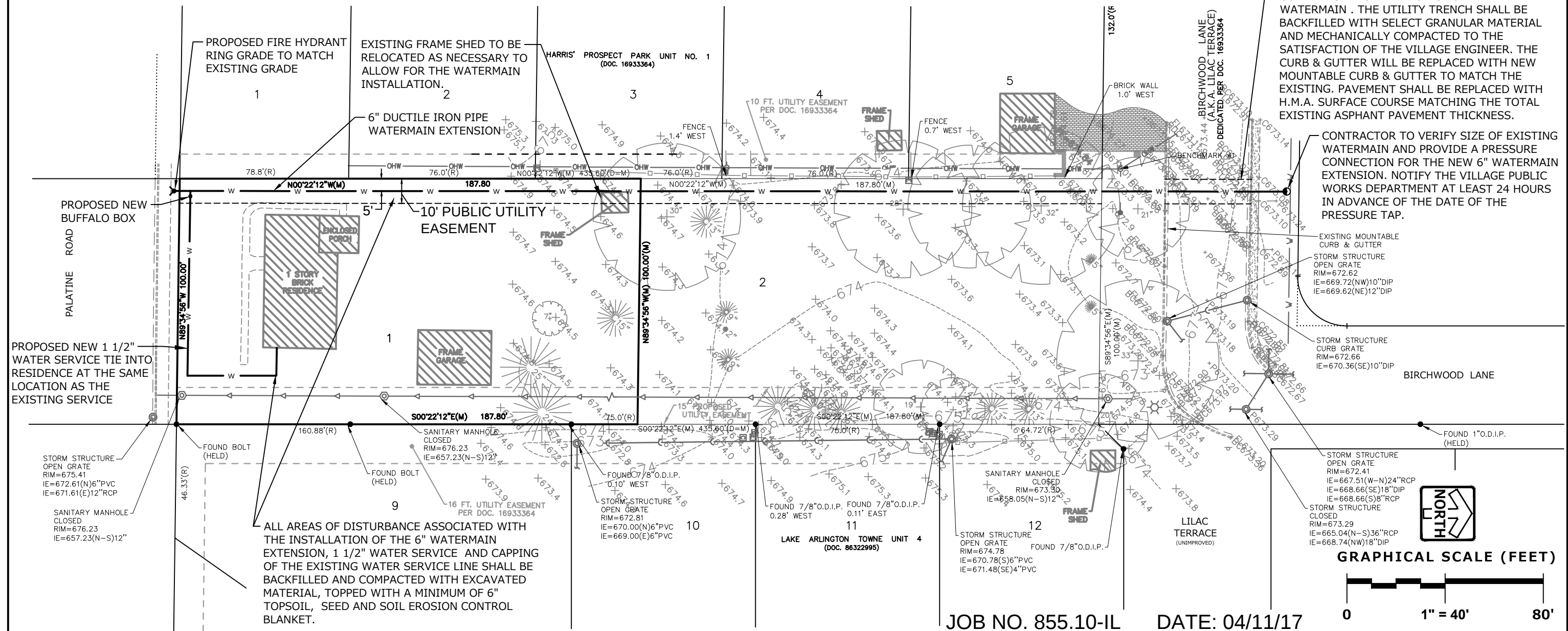
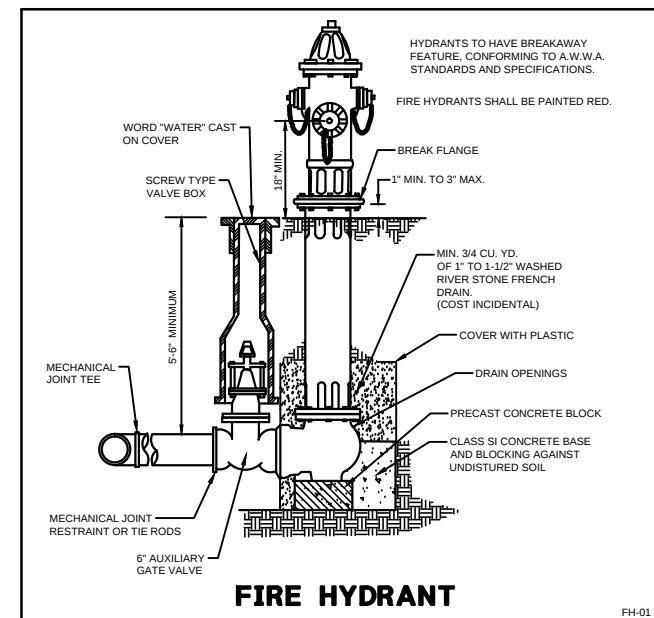
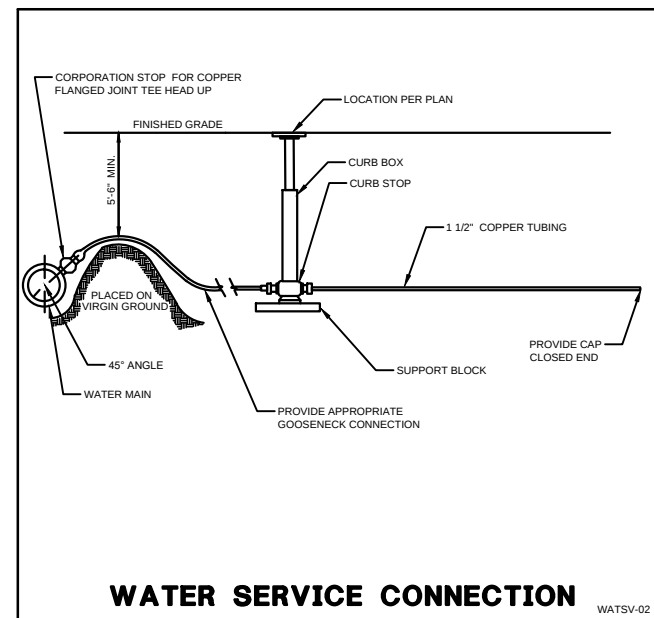
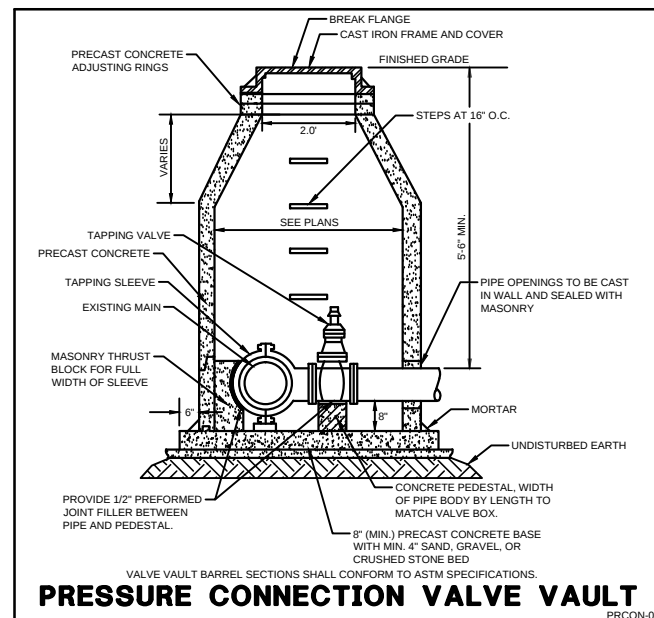
MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes. Okay, thank you for coming. We look forward to seeing you again.

MR. LAUBENSTEIN: Thank you.

(Whereupon, the public meeting on the above-mentioned petition was adjourned at 9:10 p.m.)

APPROVED



Engineer's Opinion of Probable Construction Cost

 Single Family House Watermain Extension - Arlington Heights, IL
 PEG Job No.: 855.10-IL

Plan Date: 04/10/2017

Item Description	Unit	Quantity	Unit Cost (\$)	Total Cost (\$)
Erosion Control / Landscaping				
Topsoil Respread and Fine grade	CY	107	\$6.50	\$696
Erosion Control Blanket & Seed (S-75)	SY	642	\$3.50	\$2,247
Erosion Control				\$2,943
Utilities				
<i>Watermain</i>				
Fire Hydrant W/ 6" Auxiliary Valve	EA	1	\$3,800.00	\$3,800
1-1/2" Type K Copper Service	LF	123	\$25.00	\$3,075
Disconnect & Cap Existing Water Service	EA	1	\$250.00	\$250
6" DIP CL 52	LF	455	\$50.00	\$22,750
Pressure Connection with 6" Valve in 48" Valve Vault	EA	1	\$8,000.00	\$8,000
Trench Backfill (CA-6)	CY	41	\$20.00	\$820
Total Utilities				\$38,695
Paving				
Sawcut and removal of existing pavement and Curb and Gutter	EA	1	\$500.00	\$500
Bit. Surface Course - Mix D, N 50 (Assume 6" Thickness)	TON	12	\$120.00	\$1,440
M3.12 Curb & Gutter	LF	20	\$15.00	\$300
Traffic Control for Roaway Work	EA	1	\$2,500.00	\$2,500
Total Paving				\$1,740
Fees				
Water Capitol Improvement Fee	EA	1	\$320.00	\$320
Service Tapping Fee (1-1/2" Service)	EA	1	\$400.00	\$400
IEPA Sanitary Sewer Permit Fee	EA	1	\$240.00	\$240
Total Fees				\$960
SUB-TOTAL				\$44,338
10% CONTINGENCY				\$4,433.75
GRAND TOTAL				\$48,771.25

Note: The Fees indicated above are only those that are known at this time and the "Total Fees" amount could be increased due to Village review and inspection fees. There will also be additional Engineering Design Fees associated with the preparation of Final Engineering Improvement Pland for the submission of the IEPA Sanitary Sewer Permit for the Watermain Extension.

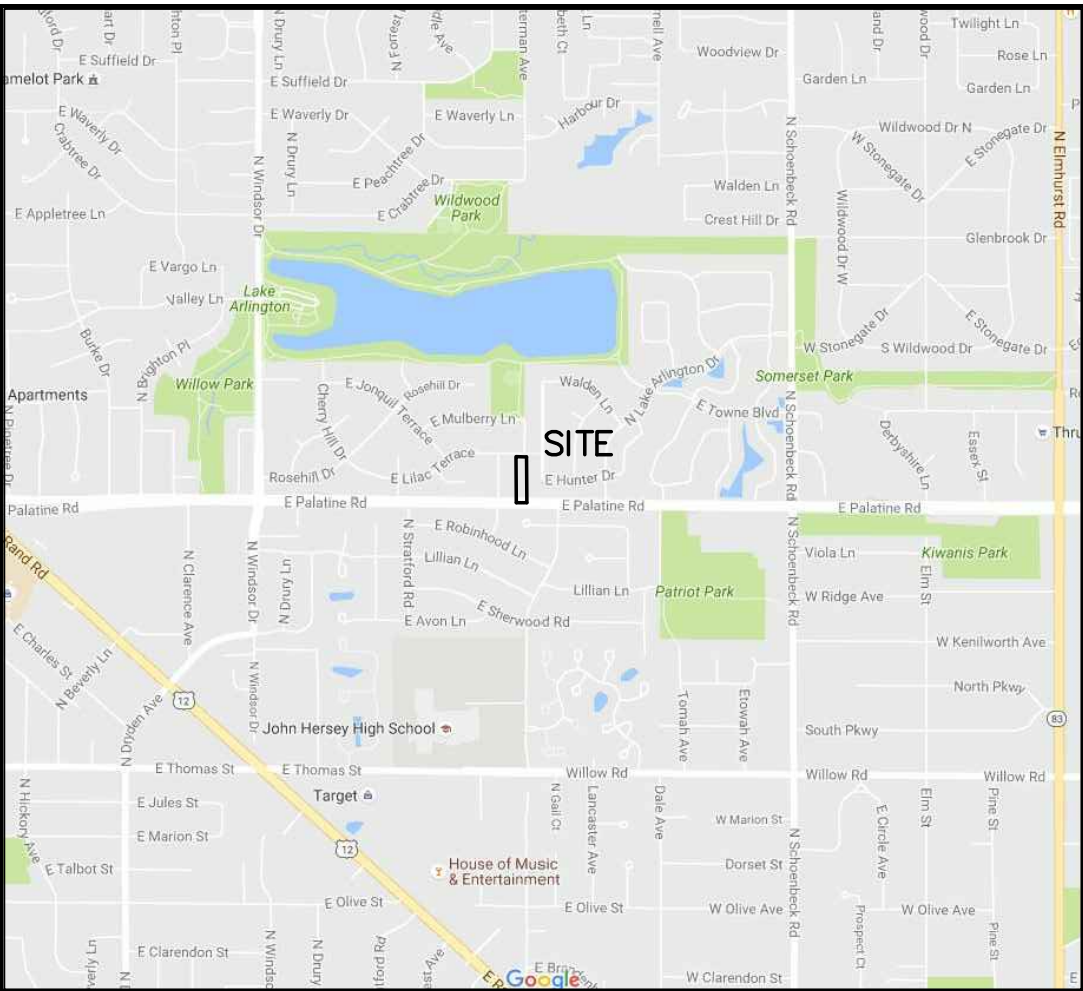
Engineer's Opinion of Probable Construction Cost

Single Family House Sidewalk- Arlington Heights, IL
PEG Job No.: 855.00-IL

Plan Date: 04/10/2017

Item Description	Unit	Quantity	Unit Cost (\$)	Total Cost (\$)
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Paving				
5" PCC Sidewalk over 4" Aggregate Base	SF	252	\$7.00	\$1,764
Total Paving				\$1,764
SUB-TOTAL				\$1,764
10% CONTINGENCY				\$176.40
GRAND TOTAL				\$1,940.40



VICINITY MAP
NO SCALE

PRELIMINARY PLAT OF SUBDIVISION OF HOGREVE SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 16,
TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

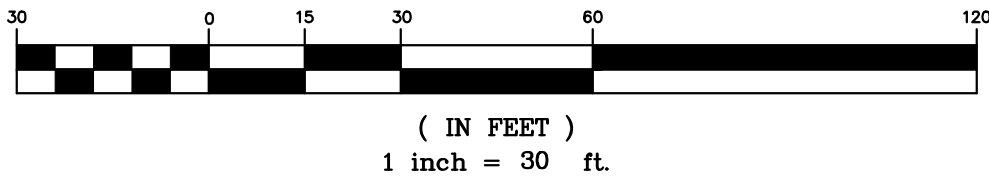
"THIS IS A PRELIMINARY PLAT, OF NO
LEGAL EFFECT AND NOT TO BE RECORDED"

LEGAL DESCRIPTION

THAT PART OF THE EAST 1/4 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 42 N, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING THE EAST 1/2 OF LOT 14 OF SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16 TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 16 TOWNSHIP 42 N RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO BEING THE SOUTHEAST CORNER OF LOT 14 OF SCHOOL TRUSTEE'S SUBDIVISION, THENCE WEST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4, BEING THE CENTER LINE OF PALATINE ROAD, FOR A DISTANCE OF 100 FEET, THENCE NORTH AND PARALLEL TO THE EAST LINE OF THE SOUTHWEST 1/4 FOR A DISTANCE OF 435.6 FEET, THENCE EAST AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST 1/4 FOR A DISTANCE OF 100 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 16, THENCE SOUTH ALONG THE EAST LINE OF THE SOUTHWEST 1/4 FOR A DISTANCE OF 435.6 FEET TO THE PLACE OF BEGINNING; EXCEPT THAT PART TAKEN FOR ROADWAY PURPOSES; ALL IN COOK COUNTY, ILLINOIS.

PIN: 03-16-303-004

GRAPHIC SCALE



AREA SUMMARY

LOT 1	18,778 SQUARE FEET	OR	0.431 ACRES
LOT 2	18,778 SQUARE FEET	OR	0.431 ACRES
GROSS AREA	37,556 SQUARE FEET	OR	0.862 ACRES
(TO HEAVY LINES)			
(BASED ON MEASURED VALUES)			

NOTES

- THIS SITE IS ZONED R-1 (ONE FAMILY DWELLING DISTRICT)
- IMPERVIOUS AREA INFORMATION:
EXISTING IMPERVIOUS AREA FOR LOT 1 = 3,827 SQUARE FEET

THE MAXIMUM IMPERVIOUS AREA ALLOWED FOR LOT 2:

FROM CHAPTER 28 ZONING REGULATIONS, SECTION 5.1-1.8
OF THE ARLINGTON HEIGHTS MUNICIPAL CODE:

MAXIMUM IMPERVIOUS SURFACE COVERAGE FOR LOTS GREATER
THAN 6,600 SQUARE FEET IN AREA: TOTAL LOT MAXIMUM OF
50 PERCENT, AS PART OF THAT 50 PERCENT, NO MORE THAN
50 PERCENT OF THE FRONT YARD SHALL BE IMPERVIOUS SURFACE.

ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
A = ARC LENGTH
R = RADIUS
CH = CHORD
P.O.B. = POINT OF BEGINNING
P.U.E. = PUBLIC UTILITY EASEMENT
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U. & D.E. = PUBLIC UTILITY AND
DRAINAGE EASEMENT
B.S.L. = BUILDING SETBACK LINE
S.Y.S.L. = SIDE YARD SETBACK LINE
R.Y.S.L. = REAR YARD SETBACK LINE

LEGEND

- MANHOLE
- STORM STRUCTURE
- SANITARY MANHOLE
- VALVE VAULT
- FIRE HYDRANT
- FLARED END SECTION
- UTILITY POLE
- GUY POLE
- GAS METER
- ELECTRIC METER
- TRANSFORMER PAD
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- CABLE TELEVISION PEDESTAL
- ELECTRIC MANHOLE
- HAND HOLE
- ELECTRIC BOX
- VALVE BOX
- B/BOX
- SGN
- LIGHT
- LIGHT POLE
- MAILBOX
- OVERHEAD WIRES
- WATER MAIN
- GAS MAIN
- ELECTRIC LINE
- TELEPHONE LINE
- STORM SEWER
- SANITARY SEWER
- WOOD FENCE
- CHAIN LINK FENCE
- EXISTING CONTOUR

- BITUMINOUS PAVEMENT
- CONCRETE SURFACE
- BRICK SURFACE

LEGEND

- 7/8" O.D.I.P. TO BE SET
UNLESS OTHERWISE NOTED
- CONCRETE MONUMENT TO BE SET
UNLESS OTHERWISE NOTED

BENCHMARKS

REFERENCE BENCHMARK

NATIONAL GEODETIC SURVEY MONUMENT 6E
PID #DM3905
(NAVD 88 DATUM)

SURVEY DISK SET IN TOP ON CONCRETE MONUMENT.
THE STATION IS 36' NORTH OF THE CENTERLINE OF
ANDERSON DRIVE, 17' EAST OF THE CENTERLINE OF
REYNOLDS DRIVE, 2.5' WEST OF BACK OF SIDEWALK.

ELEVATION=719.51

VILLAGE CERTIFICATION

APPROVED BY THE VILLAGE BOARD OF TRUSTEES AT A MEETING
HELD _____

PRESIDENT

VILLAGE CLERK

SURVEYOR'S CERTIFICATION

STATE OF ILLINOIS)
(SS
COUNTY OF KANE)

I HAVE PREPARED THIS PLAT FROM EXISTING RECORDS, MAPS,
PLATS AND FIELD MEASUREMENTS.

COMPASS SURVEYING LTD.
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2017

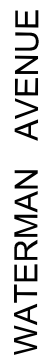
BY: _____ DATE: _____
DANIEL W. WALTER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3585
LICENSE EXPIRES 11-30-2018

1 OF 2	SCALE: 1" = 30'	COMPASS SURVEYING LTD ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING 2631 GINGER WOODS PARKWAY, STE. 100 AURORA, IL 60502 PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM	PROJECT HOGREVE SUBDIVISION 2214 E. Palatine Road Arlington Heights, IL. 60004 CLIENT/OWNER Elroy Hogreve 2214 E. Palatine Road Arlington Heights, IL. 60004	DATE: 11-15-16 PC TK DRAWN BY CM CHECKED BY DW BOOK 480 PG 65-66				J:\PSDATA\2016 PROJECTS\16.0359\16.0359 PLAT SUB PRE.DWG
				NO.	REVISIONS	DATE	BY	
				1.	PER EMAIL DATED 12/19/16	12/23/16	CM	
				2.	PER VILLAGE COMMENTS	02/23/17	CM	
				3.	PER EMAIL DATED 04/05/17	04/06/17	CM	

PART OF THE SOUTHWEST QUARTER OF SECTION 16,
TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.





Village of Arlington Heights Building Services Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development
From: Deb Pierce, Plan Reviewer, Building Services Department
Subject: 2214 E Palatine Rd., Preliminary and Final Plat of Subdivision
PC#: 17-002 – Round 1
Date: January 30, 2017

Sam:

I have reviewed the submitted documents and have no comments at this time.

BUILDING DEPARTMENT

1A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 17-002Petitioner: Elroy and Corinne Hargrave
2214 E. PalatineArlington Heights IL 60004 847.253
Owner: SAME 0199Contact Person: Richard LaubensteinAddress: 216 Higgins Rd.
Park Ridge, IL 60068Phone #: 847-698-9600Fax #: 847-698-9623Email: rlaubenstein@dimontelaw.comP.I.N.# 0316303004000Location: 2214 E PALATINE

Rezoning: _____ Current: _____ Proposed: _____

Subdivision: _____

of Lots: 1 Current: 1 Proposed: 2

PUD: _____ For: _____

Special Use: _____ For: _____

Land Use Variation: _____ For: _____

Land Use: _____ Current: residentialProposed: residential

Site Gross Area: _____

of Units Total: _____

1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

FIRE PREVENTIONNO Comments

RECEIVED

JAN 20 2017

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Director

Date

Memorandum

To: Sam Hubbard, Planning and Community Development

From: Cris Papierniak, Assistant Director of Public Works 

Date: February 2, 2017

Subject: 2214 E. Palatine Rd., P.C. #17-02

With regard to the proposed preliminary & final plat of subdivision, I have the following comments:

- 1) Any future buildings would need to be supplied water from within the existing utility easement. A new water main would need to be installed within that easement.
 - a. The existing house at 2214 would need to disconnect the water service from Lilac Terrace and reconnect to the new water main.
 - b. The new water main would need to have a hydrant installed at the end (Palatine)

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

C. file

ENGINEERING DEPARTMENT

3

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 17-002Petitioner: Eloy and Corinne Hargrave2214 E. PalatineArlington Heights IL 60004 847-253-0199Owner: SAMEP.I.N.# 0316303004000Location: 2214 E PALATINE

Rezoning: _____ Current: _____ Proposed: _____

Subdivision: _____

of Lots: 1 Current: 1 Proposed: 2

PUD: _____ For: _____

Special Use: _____ For: _____

Land Use Variation: _____ For: _____

Contact Person: Richard LaubensteinAddress: 216 Higgins Rd.Park Ridge IL 60068Phone #: 847-698-9600Fax #: 847-698-9623E-Mail: rlaubenstein@montelaw.comLand Use: _____ Current: residentialProposed: residential

Site Gross Area: _____

of Units Total: _____

1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

1. PUBLIC IMPROVEMENTS

REQUIRED: _____ YES NO COMMENTS

a. Underground Utilities

Water _____ X _____

Sanitary Sewer _____

Storm Sewer _____ X _____

b. Surface Improvement

Pavement _____ X _____Curb & Gutter _____ X _____Sidewalks _____ X _____Street Lighting _____ X _____

c. Easements

Utility & Drainage _____ X _____Access _____ X _____

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC _____

b. IDOT _____

c. ARMY CORP _____

d. IEPA X

e. CCHD _____

3. R.O.W. DEDICATIONS? _____

4. SITE PLAN ACCEPTABLE? _____

5. PRELIMINARY PLAT ACCEPTABLE? _____

6. TRAFFIC STUDY ACCEPTABLE? _____

7. STORM WATER DETENTION REQUIRED? _____

8. CONTRIBUTION ORDINANCE EXISTING? _____

9. FLOOD PLAIN OR FLOODWAY EXISTING? _____

10. WETLAND EXISTING? _____

YES

NO

COMMENTS

X

XXNOT PROVIDED (PROPOSED PLAN)X

X

N/AX

FEE-IN-LIEN

X

X

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: N/ADATE OF PLANS: N/A

Director

1/31/17
Date

PLAN COMMISSION PC #17-002
Hogreve Resubdivision
2214 E. Palatine Road
Preliminary/Final Plat of Resubdivision
Round 1

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. Since a subdivision is being proposed the plans must meet all subdivision requirements. Final engineering plans for all public improvements must be approved prior to the final plat of subdivision approval. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. An Engineers estimate of construction cost for public improvements is also required to complete the calculation for the required public improvement guarantee deposit. The public improvements for this development would be the public sidewalk along East Lilac Terrace and the water main extension. These estimates should be submitted at least three weeks prior to the final Plan Commission meeting to allow us time to generate the fee letter and for the petitioner to assemble the proper documents.
13. The original signed mylar Final Plat of Subdivision, containing all non-Village signatures, shall be submitted one week before the scheduled date of the final Plan Commission meeting. Village Code Section 29-209 also requires a digital copy of the plat to be provided on disk to the Village. The petitioner shall acknowledge that they accept this understanding.
14. Final approval will require detention calculations showing storage required. The Village's allowable release rate is 0.18 cfs/Ac. Use $C=0.50$ for pervious areas, $C=0.95$ for impervious areas. Use Bulletin 70 rainfall data. Clearly show the overflow route for the site. The payment of a fee in lieu of detention at the rate of \$1.00 per cubic foot of required storage is acceptable for a two-lot subdivision.
15. The water main must be extended to service the lot fronting Palatine Road. An IEPA Water Permit is required for the extension of public water main.

Final Plat of Subdivision:

16. The plat was reviewed against the attached Final Plat of Subdivision Checklist. Please address the following items:
 - a. Item f: Label the East Line of the SW $\frac{1}{4}$ of SEC. 16-42-11 (in Birchwood Lane)
 - b. Item h: Add the following Public Utility and Drainage Easements: 5' wide along the west side of both lots; 5' wide on each lot where they back against each other, totaling 10' wide; 10' wide along south line of Lot 1 along Palatine Road.

- c. Item h: Clearly label the dedication of the Palatine Road area as "Hereby Dedicated for Roadway Purposes" or whatever format acceptable to IDOT.
- d. Item m: Add building setback lines and dimensions.
- e. Item n: Include the wording as provided on the checklist.
- f. Item q: The elementary school district is Consolidated Community School District #23. Add Harper Community College District #512.
- g. Item t: Add block stating "Send Tax Bill To:..."


James J. Massarelli, P.E. Date
Director of Engineering

Attachments:

Final Plat of Subdivision Checklist (3 pages)
Contacts for Plat Signatures (1 page)
Sample Stormwater Detention Calculations (1 page)

Final Plat of Subdivision Checklist

Municipal Code Section 29-209(a - t)

- ☒ a. The date of preparation of the final plat and by whom prepared.
- ☒ b. The boundary of the plat, based on accurate traverse, with angles and lineal dimensions.
- ☒ c. All permanent survey monuments, markers and bench marks.
- ☒ d. Exact location, width and name of all streets within and adjoining the plat, and the exact location and widths of all cross walkways.
- ☒ e. True angles and distances to the nearest established street lines or official monuments, not less than three. *Label the East Line of SW 1/4 (in Bircowood Ln)*
- ☐ f. Municipal, township, county and section lines accurately tied to the lines of the subdivision by distances and angles.
- ☒ g. Radii, internal angles, points and curvatures, tangent bearings and lengths of all arcs.
- ☐ h. All easements *on lots* for rights of way *dedicate* established for public use and utilities.
- ☒ i. All lot numbers and lines, with accurate dimensions given in hundredths of feet.
- ☒ j. Accurate outlines and legal descriptions of all areas dedicated or reserved for public use, with the proposed uses indicated thereon; and all areas to be reserved by deed covenant for the common use of all property owners; together with the proposed uses indicated thereon.
- ☒ k. The text of protective covenants, approved by the Plan Commission, relating to the proposed subdivision.
- ☒ l. An endorsement by the County Clerk in the form acceptable to Cook County, that there are no delinquent, forfeited, foreclosed or purchased general taxes, or unpaid current general taxes, against the land proposed to be subdivided.
- ☒ m. A summary of all restrictions applicable to any part of such subdivision concerning building restrictions, use restrictions, building setback lines and similar matters.
- ☐ n. A deed of dedication in the form set forth in Section 29-217(a):
The Final plat shall contain a deed of dedication substantially as follows:

need

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

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

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

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

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

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

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

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

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

Notary Public"

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

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

APPROVED by the Plan Commission at a meeting held _____

Chairman

Secretary

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

President

Village Clerk

APPROVED by the Village Collector _____

APPROVED by the Director of Engineering _____

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

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

(SURVEYOR'S SEAL) Signature
Illinois Land Surveyor
No. _____"

- ☒ q. A notarized statement from the owner indicating the school district in which each tract, parcel, lot or block lies. *ETcm: SD 23*
- ☒ r. A certificate in the form as required by the Illinois Department of Transportation or Cook County Highway Department, respectively, when any new street or new driveway will access one of these Department's streets.
- ☒ s. The parcel index numbers of all lots contained within the plat shall be included on the plat of subdivision.
- ☒ *th need* t. A block stating "Send Tax Bill To: (Name/Address)." The actual name and address shall be provided by the developer.
- ☒ u. Provide a location to identify the address of each new lot.

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

Contacts for Plat Signatures

Mr. Frank Gautier
Comcast Cable
688 Industrial Drive
Elmhurst, IL 60125

630/600-6348
frank_gautier@cable.comcast.com

Alternate: Martha Gieras 630/600-6352
Martha_gieras@cable.comcast.net

Ms. Mark Cozzi
ComEd
Three Lincoln Center – 4th Floor
Oakbrook Terrace, IL 60181

630/576-6530
Mark.Cozzi@ComEd.com

Ms. Kim Augustine
NICOR Gas
300 W. Terra Cotta Avenue
Crystal Lake, IL 60014

630/338-2976
kaugust@aglresources.com

Ms. Sue E. Manshum
ROW Engineer
Ameritech
2004 Miner, 1st Floor
Des Plaines, IL 60016

847/759-5603
sm9231@att.com

Mr. Greg Argetsinger
VPGM of Illinois
WOW Internet Cable
1674 Frontenac Road
Naperville, IL 60563-1757

630/536-3121
Tom Gebens
630/536-3153
Brian Herd
630/669-5227

Mr. Jonathan Karabowicz
IDOT Permits
201 W. Center Court
Schaumburg, IL 60196

847/705-4149

Mr. Michael Sterr, P.E.
Permit Office
Cook County Highway Department
69 West Washington Street
23rd Floor, Suite 2354
Chicago, IL 60602

312/603-1670

Sample Stormwater Detention Calculations

Project Name

Detention Calculation Verification PC# 00-000

Site Requirements

Site Area = 3.000 Acres
 Allowed Release Rate (Area x 0.18cfs/Ac) = 0.540 cfs
 Weighted "C" Factor = 0.875
 Pervious = 0.500 Acres
 Impervious = 2.500 Acres

A Runoff Factor "C"	B C Storm Duration		D Rainfall Intensity "I" (in/hr)	E Site Area "A" (acres)	F Inflow Rate (CxlxA) (cfs)	G Release Rate (cfs)	H Storage Rate (cfs)	J K Storage Required	
	(min)	(hrs)						(cu-ft)	(Ac-ft)
0.875	5	0.08	10.92	3.000	28.67	0.54	28.13	8100	0.186
0.875	10	0.17	10.02	3.000	26.30	0.54	25.76	15767	0.362
0.875	15	0.25	8.20	3.000	21.53	0.54	20.99	18887	0.434
0.875	30	0.50	5.60	3.000	14.70	0.54	14.16	25488	0.585
0.875	60	1.00	3.56	3.000	9.35	0.54	8.81	31698	0.728
0.875	90	1.50	2.75	3.000	7.22	0.54	6.68	36065	0.828
0.875	120	2.00	2.24	3.000	5.88	0.54	5.34	38448	0.883
0.875	180	3.00	1.62	3.000	4.25	0.54	3.71	40095	0.920
0.875	240	4.00	1.28	3.000	3.36	0.54	2.82	40608	0.932
0.875	300	5.00	1.08	3.000	2.84	0.54	2.30	41310	0.948
0.875	360	6.00	0.95	3.000	2.49	0.54	1.95	42201	0.969
0.875	420	7.00	0.83	3.000	2.18	0.54	1.64	41297	0.948
0.875	480	8.00	0.75	3.000	1.97	0.54	1.43	41148	0.945
0.875	540	9.00	0.68	3.000	1.79	0.54	1.25	40338	0.926
0.875	600	10.00	0.63	3.000	1.65	0.54	1.11	40095	0.920
0.875	660	11.00	0.59	3.000	1.55	0.54	1.01	39947	0.917
0.875	720	12.00	0.55	3.000	1.44	0.54	0.90	39042	0.896
0.875	780	13.00	0.52	3.000	1.37	0.54	0.83	38610	0.886
0.875	840	14.00	0.49	3.000	1.29	0.54	0.75	37611	0.863
0.875	900	15.00	0.46	3.000	1.21	0.54	0.67	36045	0.827
0.875	960	16.00	0.43	3.000	1.13	0.54	0.59	33912	0.779
0.875	1020	17.00	0.41	3.000	1.08	0.54	0.54	32819	0.753
0.875	1080	18.00	0.39	3.000	1.02	0.54	0.48	31347	0.720
					A*D*E			F-G	J/43560

Max Volume = 0.969 Acre-Ft
 = 42,201 cu-ft

Orifice Computation

1) Allowed Release Rate, Q(cfs)	0.540	<u>Free Flow</u>	<u>Submerged Flow</u>
2) High Water Elevation	621.00		0.00
3) Outfall Water Elevation	-	-	0.00
4) Invert Elevation	616.00		0.00
5) Diameter of Restrictor (inch)	3.00		0
6) Cross Section Area (sq ft)	-	0.000	0.000
7) Head (ft) h =	4.88	0.00	0.00
8) Discharge Coefficient	0.61		0.00
Square Edge	0.79 - 0.82		
Round Edge	0.93 - 0.98		
Sharp Edge	0.58 - 0.64		
Projecting	0.50		

$$Q = C^*a^*(\text{sqrt } 2^*g^*h)$$

$$\text{Orifice area: } a = \frac{Q}{C^*(\text{sqrt } 2^*g^*h)}$$

$$Q \text{ (cfs)} = 0.00 \quad 0.000$$

$$a(\text{sq ft}) = 0.050 \quad \text{dia(in)} = 3.03$$



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 17-002

Project Name

2214 E. Palatine Rd. Subdivision

Project Location

2214 E. Palatine Rd

Planning Department Contact Sam Hubbard

General Comments

Round 1

No Fire Department comments at this time.

**NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW**

Date Jan. 30, 2017

Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 17-002Petitioner: Elroy and Corinne Hograve
2214 E. PalatineArlington Heights, IL 60004 847-253-0199Owner: SAMEContact Person: Richard LaubensteinAddress: 216 Higgins Rd.Park Ridge, IL 60068Phone #: 847-698-9600Fax #: 847-698-9623E-Mail: rlaubenstein@dimontelaw.comP.I.N.# 0316303004000Location: 2214 E PALATINE

Rezoning: _____ Current: _____ Proposed: _____

Subdivision: _____

of Lots: 1 Current: 1 Proposed: 2

PUD: _____ For: _____

Special Use: _____ For: _____

Land Use Variation: _____ For: _____

Land Use: _____ Current: residentialProposed: residential

Site Gross Area: _____

of Units Total: _____

1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

1. GENERAL COMMENTS:

No comments

RECEIVED
JAN 23 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Jeff Bohner 1/20/17

Environmental Health Officer

Date

James McCalister 1/20/17

Director

Date

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 17-002
 Petitioner: Elroy and Carinne Hogue
2214 E. Palatine
Arlington Heights, IL 60004 847.853.0199
 Owner: SAME

P.I.N.# 0316303004000
 Location: 2214 E PALATINE
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: _____
 # of Lots: 1 Current: 1 Proposed: 2
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____

Contact Person: Richard Laubenstein
 Address: 216 Higgins Road
Park Ridge IL 60068
 Phone #: 847-698-9600
 Fax #: 847-698-9623
 E-Mail: claubenstein@dimzntelaw.com

Land Use: _____ Current: residential
 Proposed: residential
 Site Gross Area: _____
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

YES NO

1. ☒ ☐ COMPLIES WITH COMPREHENSIVE PLAN?
2. ☒ ☐ COMPLIES WITH THOROUGHFARE PLAN?
3. ☒ ☐ VARIATIONS NEEDED FROM ZONING REGULATIONS?
 (See below.)
4. ☐ ☒ VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?
 (See below.)
5. ☒ ☐ SUBDIVISION REQUIRED?
6. ☒ ☐ SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?
 (See below.)

Comments:

Please see attached Comments



1.30.17
 Date



Planning & Community Development Dept. Review

January 30, 2017

REVIEW ROUND 1

Project: 2214 E. Palatine Rd.
Proposed Subdivision

Case Number: PC 17-002

General:

7. Please note that the Final Plat, as approved by the Engineering Dept., must be printed on mylar and submitted to the Village, with signatures obtained from all parties except those to be coordinated by the Village, no less than one week prior to the Plan Commission hearing date. If this requirement cannot be met, you can proceed with Preliminary Plat approval with Final Plat approval obtained at a future date (i.e. a separate Plan Commission meeting would be needed). No public notice is required for Final Plat of Subdivision approval if it is obtained separately from Preliminary Plat of Subdivision approval.
8. Section 13.2-2.2 of Chapter 28 requires the submission of a Plat of Survey for the subject property. Please provide a Plat of Survey for the property. The application materials included a "Preliminary Plat of Subdivision" which included many of the elements found in a traditional Plat of Survey, however, a Plat of Survey for the property is required with this application.
9. The subject property is zoned R-1 and is designated on the Comprehensive Plan as "Single-Family Detached Estate 2", which is a land use designation meant for properties within the R-2 zoning district. The subject property is contiguous with an area of R-2 zoning to the west and R-3 zoning to the east. Staff is recommending the rezoning of the subject property into the R-2 District and will include this rezoning as part of the application request. Please acknowledge this understanding.
10. School, Park, and Library contributions will be required prior to the issuance of a building permit for Lot 2. Lot 1 contains an existing home, therefore, contributions have theoretically already been paid for this lot and shall not be required.
11. A Design Commission application will be required for any new construction on Lot 1 or Lot 2.
12. Are any Covenants, Conditions, or Restrictions proposed for this subdivision?
13. The Plat & Subdivision Committee report recommended a sidewalk be constructed along the south side of Lilac Terrance from the west side of the proposed Lot 2 to the existing sidewalk to the east that connects the Birchwood Lane to Oakwood Street on the east.

Zoning:

14. The following Variations have been identified:
 - a. Lot 1: Section 5.1-1.6 to allow a front yard setback of 34.84' where code requires a 40' setback. This setback applies to the existing home.
 - b. Lot 1: Section 6.5-2 to allow an accessory structure to be setback 4.8' from a rear property line where code requires a 5' setback from a rear property line. This setback applies to the existing shed.

Staff is supportive of Variation "a" as identified above as it is an existing condition and it would be impractical to

move the home. With regards to Variation "b", staff suggests removing the shed to eliminate the need for this Variation. Alternatively, the proposed rear property line could be shifted to the north by 0.2' to eliminate the need for this Variation.

For Variation A, please provide a written response each of the three criteria listed below to demonstrate that the proposed Variation conforms to the necessary standards of approval:

- That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
- The plight of the owner is due to unique circumstances.
- The variation, if granted, will not alter the essential character of the locality.

15. It may be noted that the existing driveway width on Lot 1 exceeds the maximum allowable width of 22'. A Variation for this legal non-conforming condition is not required as no alteration to the driveway has been proposed.

Final Plat of Subdivision:

16. A portion of Lot 1 includes part of Palatine Road. This area should be dedicated to IDOT. Additionally, Sidwell maps indicate that a portion of Lilac Terrace is included within the subject property (unless it has been since dedicated to the Village). This area should be dedicated to the Village if it has not already been done so. The exact location of the subject property's encroachment into Palatine Road and Lilac Terrace cannot be verified as a Plat of Survey has not been provided.

17. Please show all building setback lines on the Final Plat of Subdivision.

Prepared by:



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 17-002

Petitioner: Elyse and Corinne Hogue

2214 E Palatine

Arlington Heights IL 60004 847.253.0199

Owner: SAME

P.I.N.# 0316303004000

Location: 2214 E PALATINE

Rezoning: Current: Proposed:

Subdivision:

of Lots: 1 Current: 1 Proposed: 2

PUD: For:

Special Use: For:

Land Use Variation: For:

Contact Person: Richard Laubenstein

Address: 216 Higgins Rd.

West Ridge IL 60068

Phone #: 847-698-9600

Fax #: 847-698-9623

E-Mail: rlaubenstein@montelaw.com

Land Use: Current: residential

Proposed: residential

Site Gross Area:

of Units Total:

1BR: 2BR: 3BR: 4BR:

(Petitioner: Please do not write below this line.)

LANDSCAPE & TREE PRESERVATION:

1. Complies with Tree Preservation Ordinance
2. Complies with Landscape Plan Ordinance
3. Parkway Tree Fee Required (See below.)

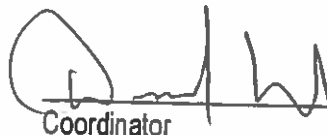
YES

NO

N/A
N/A
X

Comments:

NO COMMENTS



Coordinator

2/1/17

Date

HOGRAVE PETITION FOR SUBDIVISION

Petition # P.C. 17 002

PETITIONERS RESPONSES TO COMMENTS

Petitioner further agrees to the proposed rezoning from R-1 to R-2 District

Petitioner further seeks land use variation regarding building set back of the existing residence on Lot 1, and use of existing water supply and waste line for Lot 1 until such time as a new structure is placed thereon, see comments to Planning & Community Development Department Review for further details.

The comments received from each department are attached hereto with Petitioner's written response following each department's comments.

RECEIVED

FEB 24 2017

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

BUILDING DEPARTMENT

1A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 17 - 002

Petitioner: Elroy and Corinne Hargrave2214 E. PalatineArlington Heights IL 60004 847.253.0199Owner: SAMEP.I.N.# 0316303004000Location: 2214 E PALATINE

Rezoning: _____ Current: _____ Proposed: _____

Subdivision: _____

of Lots: 1 Current: 1 Proposed: 2

PUD: _____ For: _____

Special Use: _____ For: _____

Land Use Variation: _____ For: _____

Land Use: _____ Current: residentialProposed: residential

Site Gross Area: _____

of Units Total: _____

1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

Contact Person: Richard LaubensteinAddress: 216 Higgins Rd.Park Ridge, IL 60068Phone #: 847-698-9600Fax #: 847-698-9623Email: rlaubenstein@dimontelaw.com

(Petitioner: Please do not write below this line.)

FIRE PREVENTION

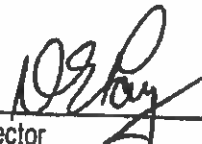
NO Comments

RECEIVED

JAN 20 2017

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Director



Date

1/20/17

No comments from the Building Department, and therefore Petitioners have no response.

ENGINEERING DEPARTMENT

3

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 17-002
 Petitioner: Elroy and Corinne Hygrave
2214 E. Palatine
Arlington Heights IL 60004 847 253 0199
 Owner: SAME

P.I.N.# 0316303004000
 Location: 2214 E PALATINE
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: _____
 # of Lots: 1 Current: 1 Proposed: 2
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____

Contact Person: Richard Laubenstein
 Address: 216 Higgins Rd.
Park Ridge IL 60068
 Phone #: 847-698-9600
 Fax #: 847-698-9623
 E-Mail: claubenstein@edimentalaw.com

Land Use: _____ Current: residential
 Proposed: residential
 Site Gross Area: _____
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

1. PUBLIC IMPROVEMENTS

REQUIRED: _____ YES NO COMMENTS

a. Underground Utilities

Water _____ X _____Sanitary Sewer _____ X _____Storm Sewer _____ X _____

b. Surface Improvement

Pavement _____ X _____Curb & Gutter _____ X _____Sidewalks _____ X _____Street Lighting _____ X _____

c. Easements

Utility & Drainage _____ X _____Access _____ X _____

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC _____

b. IDOT _____

c. ARMY CORP _____

d. IEPA X

e. CCHD _____

3. R.O.W. DEDICATIONS? _____
 4. SITE PLAN ACCEPTABLE? _____
 5. PRELIMINARY PLAT ACCEPTABLE? _____
 6. TRAFFIC STUDY ACCEPTABLE? _____
 7. STORM WATER DETENTION REQUIRED? _____
 8. CONTRIBUTION ORDINANCE EXISTING? _____
 9. FLOOD PLAIN OR FLOODWAY EXISTING? _____
 10. WETLAND EXISTING? _____

YES NO COMMENTS

X _____X _____X _____X _____X _____X _____X _____NOT PROVIDED (PROPOSED PLAN)N/AFEE-IN-LIEU

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: N/A
 DATE OF PLANS: N/A

James J. M. M. 1/31/17
 Director Date

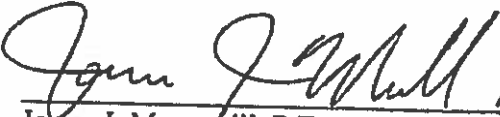
PLAN COMMISSION PC #17-002
Hogreve Resubdivision
2214 E. Palatine Road
Preliminary/Final Plat of Resubdivision
Round 1

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. Since a subdivision is being proposed the plans must meet all subdivision requirements. Final engineering plans for all public improvements must be approved prior to the final plat of subdivision approval. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. An Engineers estimate of construction cost for public improvements is also required to complete the calculation for the required public improvement guarantee deposit. The public improvements for this development would be the public sidewalk along East Lilac Terrace and the water main extension. These estimates should be submitted at least three weeks prior to the final Plan Commission meeting to allow us time to generate the fee letter and for the petitioner to assemble the proper documents.
13. The original signed mylar Final Plat of Subdivision, containing all non-Village signatures, shall be submitted one week before the scheduled date of the final Plan Commission meeting. Village Code Section 29-209 also requires a digital copy of the plat to be provided on disk to the Village. The petitioner shall acknowledge that they accept this understanding.
14. Final approval will require detention calculations showing storage required. The Village's allowable release rate is 0.18 cfs/Ac. Use $C=0.50$ for pervious areas, $C=0.95$ for impervious areas. Use Bulletin 70 rainfall data. Clearly show the overflow route for the site. The payment of a fee in lieu of detention at the rate of \$1.00 per cubic foot of required storage is acceptable for a two-lot subdivision.
15. The water main must be extended to service the lot fronting Palatine Road. An IEPA Water Permit is required for the extension of public water main.

Final Plat of Subdivision:

16. The plat was reviewed against the attached Final Plat of Subdivision Checklist. Please address the following items:
 - a. Item f: Label the East Line of the SW $\frac{1}{4}$ of SEC. 16-42-11 (in Birchwood Lane)
 - b. Item h: Add the following Public Utility and Drainage Easements: 5' wide along the west side of both lots; 5' wide on each lot where they back against each other, totaling 10' wide; 10' wide along south line of Lot 1 along Palatine Road.

- c. Item h: Clearly label the dedication of the Palatine Road area as "Hereby Dedicated for Roadway Purposes" or whatever format acceptable to IDOT.
- d. Item m: Add building setback lines and dimensions.
- e. Item n: Include the wording as provided on the checklist.
- f. Item q: The elementary school district is Consolidated Community School District #23. Add Harper Community College District #512.
- g. Item t: Add block stating "Send Tax Bill To:..."


James J. Massarelli, P.E. 1/31/17
Director of Engineering Date

Attachments:

- Final Plat of Subdivision Checklist (3 pages)
- Contacts for Plat Signatures (1 page)
- Sample Stormwater Detention Calculations (1 page)

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

- ☒ a. The date of preparation of the final plat and by whom prepared.
- ☒ b. The boundary of the plat, based on accurate traverse, with angles and lineal dimensions.
- ☒ c. All permanent survey monuments, markers and bench marks.
- ☒ d. Exact location, width and name of all streets within and adjoining the plat, and the exact location and widths of all cross walkways.
- ☒ e. True angles and distances to the nearest established street lines or official monuments, not less than three. *Label the East Line of Sec 1/4 (in direction of)*
- ☐ f. Municipal, township, county and section lines accurately tied to the lines of the subdivision by distances and angles.
- ☒ g. Radli, internal angles, points and curvatures, tangent bearings and lengths of all arcs.
- ☐ h. All easements *on lots* *dedicate* for rights of way established for public use and utilities.
- ☒ i. All lot numbers and lines, with accurate dimensions given in hundredths of feet.
- ☒ j. Accurate outlines and legal descriptions of all areas dedicated or reserved for public use, with the proposed uses indicated thereon; and all areas to be reserved by deed covenant for the common use of all property owners; together with the proposed uses indicated thereon.
- ☒ k. The text of protective covenants, approved by the Plan Commission, relating to the proposed subdivision.
- ☒ l. An endorsement by the County Clerk in the form acceptable to Cook County, that there are no delinquent, forfeited, foreclosed or purchased general taxes, or unpaid current general taxes, against the land proposed to be subdivided.
- ☒ m. A summary of all restrictions applicable to any part of such subdivision concerning building restrictions, use restrictions, building setback lines and similar matters.
- ☐ n. A deed of dedication in the form set forth in Section 29-217(a):
The Final plat shall contain a deed of dedication substantially as follows:

need

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

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

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

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

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

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

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

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

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

Notary Public"

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

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

APPROVED by the Plan Commission at a meeting held _____

Chairman

Secretary

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

President

Village Clerk

APPROVED by the Village Collector _____

APPROVED by the Director of Engineering _____

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

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

(SURVEYOR'S SEAL)

Signature

Illinois Land Surveyor

No. _____

- ☒ q. A notarized statement from the owner indicating the school district in which each tract, parcel, lot or block lies. *Sec: SD 23*
- ☒ r. A certificate in the form as required by the Illinois Department of Transportation or Cook County Highway Department, respectively, when any new street or new driveway will access one of these Department's streets.
- ☒ s. The parcel index numbers of all lots contained within the plat shall be included on the plat of subdivision.
- ☒ *in need* t. A block stating "Send Tax Bill To: (Name/Address)." The actual name and address shall be provided by the developer.
- ☒ u. Provide a location to identify the address of each new lot.

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

Contacts for Plat Signatures

Mr. Frank Gautier
Comcast Cable
688 Industrial Drive
Elmhurst, IL 60125

630/600-6348
frank_gautier@cable.comcast.com

Alternate: Martha Gieras 630/600-6352
Martha_gieras@cable.comcast.net

Ms. Mark Cozzi
ComEd
Three Lincoln Center – 4th Floor
Oakbrook Terrace, IL 60181

630/576-6530
Mark.Cozzi@ComEd.com

Ms. Kim Augustine
NICOR Gas
300 W. Terra Cotta Avenue
Crystal Lake, IL 60014

630/338-2976
kaugust@aglresources.com

Ms. Sue E. Manshum
ROW Engineer
Ameritech
2004 Miner, 1st Floor
Des Plaines, IL 60016

847/759-5603
sm9231@att.com

Mr. Greg Argelsinger
VPGM of Illinois
WOW Internet Cable
1674 Frontenac Road
Naperville, IL 60563-1757

630/536-3121
Tom Gebens
630/536-3153
Brian Herd
630/669-5227

Mr. Jonathan Karabowicz
IDOT Permits
201 W. Center Court
Schaumburg, IL 60196

847/705-4149

Mr. Michael Sterr, P.E.
Permit Office
Cook County Highway Department
69 West Washington Street
23rd Floor, Suite 2354
Chicago, IL 60602

312/603-1670

Sample Stormwater Detention Calculations

Project Name

Detention Calculation Verification PC# 00-000

Site Requirements

Site Area = 3.000 Acres
 Allowed Release Rate (Area x 0.18cfs/Ac) = 0.540 cfs
 Weighted "C" Factor = 0.875
 Pervious = 0.500 Acres
 Impervious = 2.500 Acres

A Runoff Factor "C"	B C Storm Duration		D Rainfall Intensity "I" (in/hr)	E Site Area "A" (acres)	F Inflow Rate (C _x I _x A) (cfs)	G Release Rate (cfs)	H Storage Rate (cfs)	J K Storage Required	
	(min)	(hrs)						(cu-ft)	(Ac-ft)
0.875	5	0.08	10.92	3.000	28.67	0.54	28.13	8100	0.186
0.875	10	0.17	10.02	3.000	26.30	0.54	25.76	15767	0.362
0.875	15	0.25	8.20	3.000	21.53	0.54	20.99	18887	0.434
0.875	30	0.50	5.60	3.000	14.70	0.54	14.16	25488	0.585
0.875	60	1.00	3.56	3.000	9.35	0.54	8.81	31698	0.728
0.875	90	1.50	2.75	3.000	7.22	0.54	6.68	36065	0.828
0.875	120	2.00	2.24	3.000	5.88	0.54	5.34	38448	0.883
0.875	180	3.00	1.62	3.000	4.25	0.54	3.71	40095	0.920
0.875	240	4.00	1.28	3.000	3.36	0.54	2.82	40608	0.932
0.875	300	5.00	1.08	3.000	2.84	0.54	2.30	41310	0.948
0.875	360	6.00	0.95	3.000	2.49	0.54	1.95	42201	0.969
0.875	420	7.00	0.83	3.000	2.18	0.54	1.64	41297	0.948
0.875	480	8.00	0.75	3.000	1.97	0.54	1.43	41148	0.945
0.875	540	9.00	0.68	3.000	1.79	0.54	1.25	40338	0.926
0.875	600	10.00	0.63	3.000	1.65	0.54	1.11	40095	0.920
0.875	660	11.00	0.59	3.000	1.55	0.54	1.01	39947	0.917
0.875	720	12.00	0.55	3.000	1.44	0.54	0.90	39042	0.896
0.875	780	13.00	0.52	3.000	1.37	0.54	0.83	38610	0.886
0.875	840	14.00	0.49	3.000	1.29	0.54	0.75	37611	0.863
0.875	900	15.00	0.46	3.000	1.21	0.54	0.67	36045	0.827
0.875	960	16.00	0.43	3.000	1.13	0.54	0.59	33912	0.779
0.875	1020	17.00	0.41	3.000	1.08	0.54	0.54	32819	0.753
0.875	1080	18.00	0.39	3.000	1.02	0.54	0.48	31347	0.720
				A*D*E		F-G		C*H*3600	J/43560

Max Volume = 0.969 Acre-Ft
 = 42,201 cu-ft

Orifice Computation

1) Allowed Release Rate, Q(cfs)	0.540	Free Flow	Submerged Flow
2) High Water Elevation	621.00		0.00
3) Outfall Water Elevation	-		0.00
4) Invert Elevation	616.00		0.00
5) Diameter of Restrictor (inch)	3.00		0
6) Cross Section Area (sq ft)	-	0.000	0.000
7) Head (ft) h =	4.88	0.00	0.00
8) Discharge Coefficient	0.61		0.00
Square Edge 0.79 - 0.82 Round Edge 0.93 - 0.98 Sharp Edge 0.58 - 0.64 Projecting 0.50			
$Q = C^*a^*(\text{sqrt } 2^*g^*h)$			

$$\text{Orifice area: } a = \frac{Q}{C^*(\text{sqrt } 2^*g^*h)}$$

$$Q \text{ (cfs)} = 0.00 \quad 0.000$$

$$a \text{ (sq ft)} = 0.050 \quad \text{dia (in)} = 3.03$$

Engineering Department responses:

- 1 a. Easements for utilities and water have been incorporated into the revised POS.
- 1 b. No construction is contemplated at this time. The proposed purchaser of Lot 2 has been advised that as part of any building permit it may seek, it will need to provide for sidewalks.
- 1 c. The revised plans have incorporated utility and drainage easements.
- 2d. The existing residence on lot one is presently supplied with water from the Village of Arlington Heights via a supply line, and has water waste lines on site over proposed Lot 2, and the revised plans provide for a private easement over Lot 2 to allow for such continued services, so at this time, no IEPA approval or new water supply is needed. The developer of Lot 2 will need to connect to the existing water supply and waste lines located adjacent to Lot 2 as part of any proposed development and will need to provide for the public sidewalk and the engineering calculations and costs related to same would be picked up as part of the new construction permit for Lot 2. The final POS provides that the existing structure on Lot 1 is a legal non-conforming residence (its construction began prior to 1955 and prior to annexation of this property into the Village), and further, the proposed final POS provides that in the event a new home is erected in its place, at such time a new hydrant and new water supply will need to be furnished at which time such engineering costs are to be picked up then as part of the new construction permit for Lot 1. See further comments to item 14a in response to the Planning and Community Development Department.
3. The title company has reviewed its records and no new right of way dedications are needed.
5. Site plan (survey) has been provided along with the revised Preliminary and Final Plats.
7. Storm Water Detention calculations are provided (see next page) and Petitioner agrees to the payment of a fee in lieu of detention.
12. See comments to 2d above.
13. Petitioner is circulating the Mylar for all non-Village signatures and shall submit same one week prior to the Plan Commission meeting of March 22nd.
14. Detention calculations have been prepared, see following page.
15. See comments to 2d above.
16. a through g. The revised POS has incorporated the requested items (note the block for signature by the County Highway Department was left off the Revised POS by mistake and will be included on the Mylar).

Hogreve Subdivision

Detention Calculation Verification PC# 17-002

Site Requirements

2/9/2017

Site Area = 1.000 Acres
Allowed Release Rate (Area x 0.18cfs/Ac) = 0.180 cfs
Weighted "C" Factor = 0.725
Pervious = 0.500 Acres
Impervious = 0.500 Acres
Water = 0.000 Acres
Synth Turf = 0.000 Acres

Synth Turf= 0.000 Acres									
A Runoff Factor "C"	B C		D Rainfall Intensity "I" (in/hr)	E Site Area "A" (acres)	F Inflow Rate (CxlxA) (cfs)	G Release Rate (cfs)	H Storage Rate (cfs)	J K	
	Storm Duration							Storage Required	
	(min)	(hrs)						(cu-ft)	(Ac-ft)
0.725	5	0.08	10.92	1.000	7.92	0.180	7.74	2228	0.051
0.725	10	0.17	10.02	1.000	7.26	0.180	7.08	4336	0.100
0.725	15	0.25	8.20	1.000	5.95	0.180	5.77	5189	0.119
0.725	30	0.50	5.60	1.000	4.06	0.180	3.88	6984	0.160
0.725	60	1.00	3.56	1.000	2.58	0.180	2.40	8644	0.198
0.725	90	1.50	2.75	1.000	1.99	0.180	1.81	9794	0.225
0.725	120	2.00	2.24	1.000	1.62	0.180	1.44	10397	0.239
0.725	180	3.00	1.62	1.000	1.17	0.180	0.99	10741	0.247
0.725	240	4.00	1.28	1.000	0.93	0.180	0.75	10771	0.247
0.725	300	5.00	1.08	1.000	0.78	0.180	0.60	10854	0.249
0.725	360	6.00	0.95	1.000	0.69	0.180	0.51	10989	0.252
0.725	420	7.00	0.83	1.000	0.60	0.180	0.42	10628	0.244
0.725	480	8.00	0.75	1.000	0.54	0.180	0.36	10476	0.240
0.725	540	9.00	0.68	1.000	0.49	0.180	0.31	10141	0.233
0.725	600	10.00	0.63	1.000	0.46	0.180	0.28	9963	0.229
0.725	660	11.00	0.59	1.000	0.43	0.180	0.25	9811	0.225
0.725	720	12.00	0.55	1.000	0.40	0.180	0.22	9450	0.217
0.725	780	13.00	0.52	1.000	0.38	0.180	0.20	9220	0.212
0.725	840	14.00	0.49	1.000	0.36	0.180	0.18	8833	0.203
0.725	900	15.00	0.46	1.000	0.33	0.180	0.15	8289	0.190
0.725	960	16.00	0.43	1.000	0.31	0.180	0.13	7589	0.174
0.725	1020	17.00	0.41	1.000	0.30	0.180	0.12	7176	0.165
0.725	1080	18.00	0.39	1.000	0.28	0.180	0.10	6658	0.153
A*D*E					F-G	C*H*3600	J/43560		

Max Volume = 0.252 Acre-Ft
= 10,989 cu-ft

Orifice Computation

1) Allowed Release Rate, Q(cfs) 0.180
2) High Water Elevation
3) Outfall Water Elevation -
4) Invert Elevation
5) Diameter of Restrictor (inch)
6) Cross Section Area (sq ft) -
7) Head (ft) h = 0.00
8) Discharge Coefficient
Square Edge 0.79 - 0.82
Round Edge 0.93 - 0.98
Sharp Edge 0.58 - 0.64
Projecting 0.50

Free Flow Submerged Flow
0.00
0.00
0.00
0
0.000 0.000
0.00 0.00
0.00

Q = C*a*(sqrt 2*g*h)

Orifice area: a = $\frac{Q}{C \cdot (\sqrt{2 \cdot g \cdot h})}$

Q (cfs) = 0.00 0.000

a(sq ft) = ##### dia(in) = #DIV/0!

Village of Arlington Heights
Public Works Department

Memorandum

To: Sam Hubbard, Planning and Community Development

From: Cris Papierniak, Assistant Director of Public Works

Date: February 2, 2017

Subject: 2214 E. Palatine Rd., P.C. #17-02



With regard to the proposed preliminary & final plat of subdivision, I have the following comments:

- 1) Any future buildings would need to be supplied water from within the existing utility easement. A new water main would need to be installed within that easement.
 - a. The existing house at 2214 would need to disconnect the water service from Lilac Terrace and reconnect to the new water main.
 - b. The new water main would need to have a hydrant installed at the end (Palatine)

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

C. file

Public Works Department responses:

- 1. The Revised POS provides that any future building on Lot 2 will need to be supplied with water from the utility easements which have been added thereon. With regard to the existing home on Lot 1, the existing residence on lot one is presently supplied with water from the Village of Arlington Heights via a supply line, and has water waste lines on site over proposed Lot 2, and the revised plans provide for a private easement over Lot 2 to allow for such continued services, so at this time, no IEPA approval or new water supply is needed. The final POS provides that the existing structure on Lot 1 is a legal non-conforming residence (its construction began prior to 1955 and prior to annexation of this property into the Village), and further, the proposed final POS provides that in the event a new home is erected in its place, at such time a new hydrant and new water supply will need to be furnished at which time such engineering costs are to be picked up then as part of the new construction permit for Lot 1. See further comments to item 14a in response to the Planning and Community Development Department.**



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 17-002

Project Name 2214 E. Palatine Rd. Subdivision

Project Location 2214 E. Palatine Rd

Planning Department Contact Sam Hubbard

General Comments

Round 1

No Fire Department comments at this time.

**NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW**

Date Jan. 30, 2017 Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

No comments from the Fire Department, and therefore Petitioners have no response.

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 17-002Petitioner: Elva and Corinne Hogue2214 E. PalatineArlington Heights, IL 60004 847-253-0199Owner: SAMEP.I.N.# 0316303004000Location: 2214 E PALATINE

Rezoning: _____ Current: _____ Proposed: _____

Subdivision: _____

of Lots: 1 Current: 1 Proposed: 2

PUD: _____ For: _____

Special Use: _____ For: _____

Land Use Variation: _____ For: _____

Contact Person: Richard LaubensteinAddress: 216 Higgins Rd.Park Ridge, IL 60068Phone #: 847-698-9600Fax #: 847-698-9623E-Mail: rlaubenstein@dimanetelgw.comLand Use: _____ Current: residentialProposed: residential

Site Gross Area: _____

of Units Total: _____

1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

1. GENERAL COMMENTS:

No comments

RECEIVED

JAN 23 2017

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENTJeff Bohner 1/20/17

Environmental Health Officer

Date

James McCalister 1/20/17

Director

Date

No comments from the Health Services Department, and therefore Petitioners have no response.

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 17-002
 Petitioner: Elroy and Corinne Hargrave
2214 E Palatine
Arlington Heights, IL 60004 847.953
 Owner: SAMT 0199

P.I.N.# 0316303004000
 Location: 2214 E PALATINE
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: _____
 # of Lots: 1 Current: 1 Proposed: 2
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____

Contact Person: Richard Laubenstein
 Address: 216 Higgins Road
Park Ridge, IL 60068
 Phone #: 847-698-9600
 Fax #: 847-698-9623
 E-Mail: rlaubenstein@dimantelaw.com

Land Use: _____ Current: residential
 Proposed: residential
 Site Gross Area: _____
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

- | | YES | NO | |
|----|-------------------------------------|-------------------------------------|---|
| 1. | ☒ | ☐ | COMPLIES WITH COMPREHENSIVE PLAN? |
| 2. | ☒ | ☐ | COMPLIES WITH THOROUGHFARE PLAN? |
| 3. | ☒ | ☐ | VARIATIONS NEEDED FROM ZONING REGULATIONS?
(See below.) |
| 4. | ☐ | ☒ | VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?
(See below.) |
| 5. | ☒ | ☐ | SUBDIVISION REQUIRED? |
| 6. | ☒ | ☐ | SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?
(See below.) |

Comments:

Please see attached Comments

SAMT

1-30-17
 Date

Planning & Community Development Dept. Review

January 30, 2017



REVIEW ROUND 1

Project: 2214 E. Palatine Rd.
Proposed Subdivision

Case Number: PC 17-002

General:

7. Please note that the Final Plat, as approved by the Engineering Dept., must be printed on mylar and submitted to the Village, with signatures obtained from all parties except those to be coordinated by the Village, no less than one week prior to the Plan Commission hearing date. If this requirement cannot be met, you can proceed with Preliminary Plat approval with Final Plat approval obtained at a future date (i.e. a separate Plan Commission meeting would be needed). No public notice is required for Final Plat of Subdivision approval if it is obtained separately from Preliminary Plat of Subdivision approval.
8. Section 13.2-2.2 of Chapter 28 requires the submission of a Plat of Survey for the subject property. Please provide a Plat of Survey for the property. The application materials included a "Preliminary Plat of Subdivision" which included many of the elements found in a traditional Plat of Survey, however, a Plat of Survey for the property is required with this application.
9. The subject property is zoned R-1 and is designated on the Comprehensive Plan as "Single-Family Detached Estate 2", which is a land use designation meant for properties within the R-2 zoning district. The subject property is contiguous with an area of R-2 zoning to the west and R-3 zoning to the east. Staff is recommending the rezoning of the subject property into the R-2 District and will include this rezoning as part of the application request. Please acknowledge this understanding.
10. School, Park, and Library contributions will be required prior to the issuance of a building permit for Lot 2. Lot 1 contains an existing home, therefore, contributions have theoretically already been paid for this lot and shall not be required.
11. A Design Commission application will be required for any new construction on Lot 1 or Lot 2.
12. Are any Covenants, Conditions, or Restrictions proposed for this subdivision?
13. The Plat & Subdivision Committee report recommended a sidewalk be constructed along the south side of Lilac Terrace from the west side of the proposed Lot 2 to the existing sidewalk to the east that connects the Birchwood Lane to Oakwood Street on the east.

Zoning:

14. The following Variations have been identified:

- a. Lot 1: Section 5.1-1.6 to allow a front yard setback of 34.84' where code requires a 40' setback. This setback applies to the existing home.
- b. Lot 1: Section 6.5-2 to allow an accessory structure to be setback 4.8' from a rear property line where code requires a 5' setback from a rear property line. This setback applies to the existing shed.

Staff is supportive of Variation "a" as identified above as it is an existing condition and it would be impractical to

move the home. With regards to Variation "b", staff suggests removing the shed to eliminate the need for this Variation. Alternatively, the proposed rear property line could be shifted to the north by 0.2' to eliminate the need for this Variation.

For Variation A, please provide a written response each of the three criteria listed below to demonstrate that the proposed Variation conforms to the necessary standards of approval:

- That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
- The plight of the owner is due to unique circumstances.
- The variation, if granted, will not alter the essential character of the locality.

15. It may be noted that the existing driveway width on Lot 1 exceeds the maximum allowable width of 22'. A Variation for this legal non-conforming condition is not required as no alteration to the driveway has been proposed.

Final Plat of Subdivision:

16. A portion of Lot 1 includes part of Palatine Road. This area should be dedicated to IDOT. Additionally, Sidwell maps indicate that a portion of Lilac Terrace is included within the subject property (unless it has been since dedicated to the Village). This area should be dedicated to the Village if it has not already been done so. The exact location of the subject property's encroachment into Palatine Road and Lilac Terrace cannot be verified as a Plat of Survey has not been provided.
17. Please show all building setback lines on the Final Plat of Subdivision.

Prepared by: SAM J. J. J. J. J.

Planning and Community Development Department responses;

4. Variations needed: see comments to item 14 below.

7. Agreed.

8. Agreed, plat of survey has been included with the Revised POS plans.

9. Petitioner agrees that in the event the POS is approved, the zoning will be changed to R-2, provided that the existing residence on Lot 1 may continue as a legal, non-conforming (preexisting) residence with was built prior to 1955 and prior to annexation of this land into the Village, until such time as a new residence is constructed thereon, which will need to comply and conform with the building set back requirements, etc. (see comment to item 2 d of the Engineering Department comments for further details).

10. Agreed.

11. Agreed.

12. There are no covenants, conditions or restrictions proposed for this subdivision.

13. The prospective purchaser of Lot 2 is aware of these requirements and has agreed to pick up the costs relative to same as part of its building permit process.

14. a. The home on proposed Lot 1 was constructed prior to 1955 and cannot practically be moved or relocated to behind the proposed building set back line and the sale of the existing residence would not yield a reasonable return were such movement required, and would not yield a reasonable return if Lot 1 were permitted to be used only under the conditions allowed by the regulations in that zone.

If it were not for the subdivision of the existing lot into the proposed two lots, in order to maximize the return for the present owners (who are senior citizens on limited incomes and with health related issues) the existing home could be sold without the need to conform with the new zoning, and as such, the plight of the Petitioners is due to these unique circumstances which only arise as part of the subdivision process.

The existing home has been there for over 60 years, and its continued use if the variation were granted will not alter the essential character of the locality.

This variance request further applies to the continued use of the existing water supply and waste lines for the same reasons as set forth above, see comments to item 2d of the Engineering Department comments for further details.

14. b. The shed in the back yard is not permanently affixed or placed upon a foundation and has been, or will be, moved so that it will not require a variation, and has been removed from the POS.

15. Agreed.

16. The title company has confirmed that the portion of the existing land which is used as highway purposes for Palatine Road has already been taken for roadway purposes, and the legal description has been so modified – see attached page from the latest title report – and the revised POS has likewise made the change to clearly note the portion for road purposes. Petitioner has meet with the Village representatives who have confirmed that the portion by Lilac Terrace belongs to the Village.

17. The revised POS shows all building setback lines as requested.

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 17-002
 Petitioner: Elroy and Corinne Hargrave
2214 E Palatine
Arlington Heights IL 60004 847.253.0199
 Owner: SAME

P.I.N.# 0316303004000
 Location: 2214 E PALATINE
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: _____
 # of Lots: 1 Current: 1 Proposed: 2
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____

Contact Person: Richard Lubenstein
 Address: 216 Higgins Rd.
Dark Ridge IL 60068
 Phone #: 847-698-9600
 Fax #: 847-698-9623
 E-Mail: rlubenstein@att.net

Land Use: _____ Current: residential
 Proposed: residential
 Site Gross Area: _____
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

LANDSCAPE & TREE PRESERVATION:

1. Complies with Tree Preservation Ordinance
2. Complies with Landscape Plan Ordinance
3. Parkway Tree Fee Required
(See below.)

YES	NO
<u>N/A</u>	_____
<u>N/A</u>	_____
<u>X</u>	_____

Comments:

NO COMMENTS

[Signature] 2/1/17
 Coordinator Date

No comments from the Planning and Community Development Department 7A, and therefore Petitioners have no response.

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

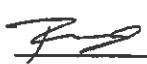
DEPARTMENT PLAN REVIEW SUMMARY

Hogreve Subdivision
2214 E Palatine Road
Preliminary and Final Plat

Round 1 Review Comments

02/01/2017

1. **Character of use:**
The character of use should not be problematic.
2. **Are lighting requirements adequate?**
Lighting should meet Village of Arlington Heights code.
3. **Present traffic problems?**
There are no traffic problems at this location.
4. **Traffic accidents at particular location?**
This is not a problem area in relation to traffic accidents.
5. **Traffic problems that may be created by the development.**
This development may create traffic problems especially if there is an egress from the subdivision onto Palatine Road.
6. **General comments:**
-Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

 #272

Brandi Romag, Crime Prevention Officer
Community Services Bureau

Supervisor's Signature

Community Services Bureau responses:

6. There is presently no new construction scheduled to begin, however, as to the existing residence on Lot 1, the Emergency Information Card has been completed and is attached, see next page.

Arlington Heights Police Department
Emergency Information Card

1. Fill in all information by tabbing to each field.
2. When completed, save the form and send as an attachment to: tmorales@vah.com.

Arlington Heights Police Department
200 E. Sigwalt Street
Arlington Heights, IL 60005-1499
Phone: 847/368-5300

Completed forms may also be printed and submitted in the following manner:

By Mail: Arlington Heights Police Department
200 E. Sigwalt Street, Arlington Heights, IL 60005
Attention: Police Administration

Print Form (To Mail)

By Fax: (847) 368-5970 - Attention: Police Administration

In Person: Dropped off at the Arlington Heights Police Department's front desk for forwarding to Police Administration.

Name (Firm or Residence)

regarding residence at 2214 E Palatine

Address/City

Telephone Number

Date Information Obtained

IN CASE OF EMERGENCY PLEASE CALL:

Contact #1

Name

Elroy Hograve

Address/City

1280 Village Drive Unit 355A Arl.Hts

Telephone Number

847 253 0199

Cell Number

Contact #2

Name

Richard Laubenstein

Address/City

216 W Higgins Park Ridge

Telephone Number

847 698 9600

Cell Number

847 476 9600

Alarm System

☒ No

☐ Yes

Phone number:

Alarm Company Name

**Village of Arlington Heights
Public Works Department**

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works 
Date: March 10, 2017
Subject: 2214 E. Palatine Rd., P.C. #17-02 Round 2

With regard to the proposed preliminary & final plat of subdivision, I have the following comments:

- 1) The response made by the petitioner to PW comments is not acceptable. The water main must be extended to service the lot fronting Palatine Road and end with a hydrant. An IEPA Water Permit is required for the extension of public water main. This public improvement is required to be installed as part of the subdivision approval process. The water service line to the existing house at on E. Palatine Road must then be connected to the new water main and the existing service line through the Lot 2 property can then be properly abandoned.

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

C. file

PLAN COMMISSION PC #17-002
Hogreve Resubdivision
2214 E. Palatine Road
Preliminary/Final Plat of Resubdivision
Round 2

17. There was no written response made by the petitioner to comment #11. To reiterate, the petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
18. The response made by the petitioner to comment #12 is not acceptable. The Subdivision Code under Chapter 29 requires the following items: An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. An Engineers estimate of construction cost for public improvements is also required to complete the calculation for the required public improvement guarantee deposit. The public improvements for this development would be the public sidewalk along East Lilac Terrace and the water main extension. These estimates should be submitted at least three weeks prior to the final Plan Commission meeting to allow us time to generate the fee letter and for the petitioner to assemble the proper documents.
19. The response made by the petitioner to comment #13 is noted. There are needed changes to the Final Plat of Subdivision (see Comment #22). These changes must be made before any signatures are obtained.
20. The response made by the petitioner to comment #14 is noted. The petitioner has agreed to utilize the Village's calculations in determining the fee in-lieu-of detention. Once confirmation has been presented in the form of a recorded document number that the Palatine Road ROW has been taken, the stormwater calculations will be re-done using the total subdivision area of 0.862 acres.
21. The response made by the petitioner to comment #15 is not acceptable. The water main must be extended to service the lot fronting Palatine Road. An IEPA Water Permit is required for the extension of public water main. This public improvement is required to be installed as part of the subdivision approval process. The water service line to the existing house at 212 E. Palatine Road must then be connected to the new water main and the existing service line through the Lot 2 property can then be properly abandoned. This will negate the need for any private utility easement.

Final Plat of Subdivision:

22. The response made by the petitioner to comment #16 is noted. Please address the following items:
 - a. Remove the "Private Public Utility Easement Provisions".
 - b. Include the document number for the Palatine Road ROW take.
 - c. Remove the stormwater detention calculation sheet from the Final Plat of Subdivision.
 - d. Leave areas available for the required certificates from Cook County.
 - e. If the water main extension is to be located along the west side of the property, a 10' easement will be necessary.

RECEIVED

MAR 06 2017

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

 3/3/17
James J. Massarelli, P.E. Date
Director of Engineering

Planning & Community Development Dept. Review

February 6, 2017



REVIEW ROUND 2

Project: 2214 E. Palatine Rd.
Proposed Subdivision

Case Number: PC 17-002

General:

18. The response to comments #7, #8, #10, #11, #12, and #15 are acceptable.
19. The response to comment #9 is acceptable. However, staff notes that no action is being taken on the existing non-conformities that are allowed to remain as per Section 28-7 "Non-Conforming Use and Building" of Chapter 28 of the Municipal Code. No part of the subdivision and rezoning process shall be deemed to permit these non-conformities unless specified within the approval ordinance.
20. The response to comment #13 is noted, and a condition of approval that requires the installation of this sidewalk prior to construction of a home on Lot 2 may be acceptable. However, an Engineers Estimate of Construction cost is still needed prior to proceeding with Final Plat of Subdivision approval, which estimate shall include both the sidewalk and water main extension (inclusive of the fire hydrant).

Zoning:

21. The response to comment #14 is noted. With regards to #14a, given that the petitioner has stated that the property line along Palatine Road will not be moved to accommodate the dedication of the Palatine Road ROW, no change to the existing front yard setback will occur. Furthermore, if the property is rezoned into the R-2 District, the required front yard setback is only 25', and the existing home conforms to this requirement. Therefore, a front yard setback Variation is not needed. With regards to 14b, if the shed is moved it will negate the need for this Variation. A condition of approval requiring the movement of this shed will be added to the subdivision approval.

Final Plat of Subdivision:

22. The response to #16 references an attached page from a title report. However, no page was attached. Please provide confirmation, via a recording number, that the Palatine ROW has been granted to IDOT.
23. The response to #17 is noted, however, the incorrect setbacks are shown on the Plat. Please note the following setbacks for the R-2 District, which are what must be shown on the Plat for each lot:
 - Front Yard Setback: 25'
 - Side Yard setback (west): 10'
 - Side Yard setback (east): 10' is required, but this may be increased to 15' to coincide with the 15' easement.
 - Rear Yard Setback: 30'

Please revise the Plat to show the above setbacks for each lot. In addition, please remove the proposed residence from the Final Plat of Subdivision. It should remain shown on the Preliminary Plat, however, it should not be shown on the Final Plat of Subdivision.

18. Per Chapter 29, Section 29-209(s), the PIN of the subject property should be noted on the Plat.

Prepared by: 

HOGRAVE PETITION FOR SUBDIVISION

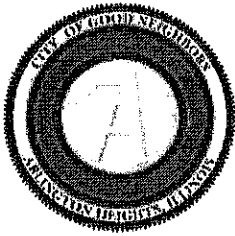
Petition # P.C. 17 002

PETITIONERS RESPONSES TO SECOND ROUND COMMENTS AND REQUEST FOR PRELIMINARY HEARING

Petitioner further agrees to the proposed rezoning from R-1 to R-2 District

Petitioner further seeks land use variation regarding use of existing water supply and waste line for Lot 1 until such time as a new structure is placed thereon, further, that the engineering for the water supply and installation of same be stayed until such time as a building permit is sought to erect a new home on proposed Lot 1, and that the engineering and installation for the sidewalk to be installed on proposed Lot 2 be stayed until such time as proposed Lot 2 is developed and that the ordinance approving of this subdivision allow for same.

The comments received from each department are attached hereto with Petitioner's written response following each department's comments.



Village of Arlington Heights Building Services Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development
From: Deb Pierce, Plan Reviewer, Building Services Department
Subject: 2214 E Palatine Rd., Preliminary and Final Plat of Subdivision
PC#: 17-002 – Round 1
Date: January 30, 2017

Sam:

I have reviewed the submitted documents and have no comments at this time.

No comments from the Building Services Department, and therefore Petitioners have no response.

PLAN COMMISSION PC #17-002
Hogreve Resubdivision
2214 E. Palatine Road
Preliminary/Final Plat of Resubdivision
Round 2

17. There was no written response made by the petitioner to comment #11. To reiterate, the petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
18. The response made by the petitioner to comment #12 is not acceptable. The Subdivision Code under Chapter 29 requires the following items: An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. An Engineers estimate of construction cost for public improvements is also required to complete the calculation for the required public improvement guarantee deposit. The public improvements for this development would be the public sidewalk along East Lilac Terrace and the water main extension. These estimates should be submitted at least three weeks prior to the final Plan Commission meeting to allow us time to generate the fee letter and for the petitioner to assemble the proper documents.
19. The response made by the petitioner to comment #13 is noted. There are needed changes to the Final Plat of Subdivision (see Comment #22). These changes must be made before any signatures are obtained.
20. The response made by the petitioner to comment #14 is noted. The petitioner has agreed to utilize the Village's calculations in determining the fee in-lieu-of detention. Once confirmation has been presented in the form of a recorded document number that the Palatine Road ROW has been taken, the stormwater calculations will be re-done using the total subdivision area of 0.862 acres.
21. The response made by the petitioner to comment #15 is not acceptable. The water main must be extended to service the lot fronting Palatine Road. An IEPA Water Permit is required for the extension of public water main. This public improvement is required to be installed as part of the subdivision approval process. The water service line to the existing house at 212 E. Palatine Road must then be connected to the new water main and the existing service line through the Lot 2 property can then be properly abandoned. This will negate the need for any private utility easement.

Final Plat of Subdivision:

22. The response made by the petitioner to comment #16 is noted. Please address the following items:
 - a. Remove the "Private Public Utility Easement Provisions".
 - b. Include the document number for the Palatine Road ROW take.
 - c. Remove the stormwater detention calculation sheet from the Final Plat of Subdivision.
 - d. Leave areas available for the required certificates from Cook County.
 - e. If the water main extension is to be located along the west side of the property, a 10' easement will be necessary.

RECEIVED

MAR 06 2017

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

 **3/3/17**
James J. Massarelli, P.E. Date
Director of Engineering

Engineering Department responses:

17. Acknowledged.

18. The Village Code allows for a Subdivision to be approved with non-conformities, provided that same are noted in the Ordinance which is adopted approving of the subdivision (see General Note 19 from the Planning & Community Development Department round 2 comments attached). This is not a situation where a large developer is coming into the Village to put up a number of new homes, which would impact upon the Village if the costs for the sidewalks and other improvements are not addressed at the time the subdivision is approved. Allowing a legal, non-conforming existing use to the residence that was built in 1955, prior to annexation of this land into the Village, would not cause any undue costs to the Village or impair the value of the neighboring community with regard to proposed Lot 1, and providing in the ordinance approving this subdivision that at such time as a permit is sought for the construction of a new residence on proposed Lot 1 that the engineering and installation of a new water main/supply be addressed would be consistent with protecting the Village from such expenses in the future. Likewise, the potential purchaser of proposed Lot 2 has agreed to pick up the costs associated with the sidewalk that would be put in front of proposed Lot 2 as part of their permit process for the erection of a new home on Lot 2.

19. Petitioner agrees to make the changes needed to the set backs, easements, etc., and the signature blocks for the County and other officials and to obtain all non-Village signatures prior to the final Plan Commission meeting.

20. Village calculations to determine the fee in lieu of detention have been provided by the Village. Per the comments in paragraph 22 below, the calculations shall be removed from the plat. See revised title commitment from Chicago Title which will insure that the portion of the legal description which had been in the underlying roadway is removed from the legal description for the property attached hereto. Please revise the calculations to the remaining .862 acres of land which remain owned by petitioner (see survey of the subject premises which shows same).

21. All of the adjoining homes are already serviced by water mains, and the installation of a main (which by definition is a line large enough to provide water to several different properties) just for the one pre-existing house would not be necessary, provided that the Zoning Board and the Village were to allow for the approval of this subdivision with the existing non-conformities. Petitioner seeks the input from the board at this time and is not asking for final approval, pending further guidance on the issue of the existing water supply line and the "grandfathering" of the existing home. In the event such recommendation is not forthcoming from the Village, petitioner shall re-visit the issue of the engineering and the timing of the installation of same. Petitioner would like to keep the existing private easement for use with the existing home on Lot 1, until such time as a permit is submitted for the erection of a new home on Lot 1, and shall provide in the Plat of Subdivision for an easement on the West side of the property for the future installation and use of same.

22. a. Petitioner respectfully requests that the Board consider allowing the private easement for water supply until such time as a permit is issued for new construction on Lot 1.

b. The Palatine Road take for the row was accomplished by fiat and per the attached commitment from Chicago Title, the legal descriptions as set forth on the proposed plat of subdivision will cover the roadway and allow for insurable title to proposed lots 1 and 2.

c. The storm water calculations will be removed from the final plat.

d. Signature block for Cook County shall be added.

e. a 10 foot easement along the west side of the property shall be added for future installation of a water main.

Village of Arlington Heights
Public Works Department

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works 
Date: March 10, 2017
Subject: 2214 E. Palatine Rd., P.C. #17-02 Round 2

With regard to the proposed preliminary & final plat of subdivision, I have the following comments:

- 1) The response made by the petitioner to PW comments is not acceptable. The water main must be extended to service the lot fronting Palatine Road and end with a hydrant. An IEPA Water Permit is required for the extension of public water main. This public improvement is required to be installed as part of the subdivision approval process. The water service line to the existing house at on E. Palatine Road must then be connected to the new water main and the existing service line through the Lot 2 property can then be properly abandoned.

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

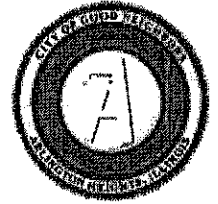
C. file

Public Works Department responses:

1. The Revised POS provides that any future building on Lot 2 will need to be supplied with water from the utility easements which have been added thereon. With regard to the existing home on Lot 1, the existing residence on lot one is presently supplied with water from the Village of Arlington Heights via a supply line, and has water waste lines on site over proposed Lot 2, and the revised plans provide for a private easement over Lot 2 to allow for such continued services, so at this time, no IEPA approval or new water supply is needed. The final POS provides that the existing structure on Lot 1 is a legal non-conforming residence (its construction began prior to 1955 and prior to annexation of this property into the Village), and further, the proposed POS provides that in the event a new home is erected in its place, at such time a new hydrant and new water supply/main will need to be furnished at which time such engineering costs are to be picked up then as part of the new construction permit for Lot 1. Such pre-existing non-conforming uses may be approved by the Village, provided that same are clearly specified within the approval ordinance. Petitioner is seeking preliminary approval at this time and guidance from the board with regard to this issue. See also the responses to the round 2 Engineering comments, 18 and 21 above.

Planning & Community Development Dept. Review

February 6, 2017



REVIEW ROUND 2

Project: 2214 E. Palatine Rd.
Proposed Subdivision

Case Number: PC 17-002

General:

18. The response to comments #7, #8, #10, #11, #12, and #15 are acceptable.
19. The response to comment #9 is acceptable. However, staff notes that no action is being taken on the existing non-conformities that are allowed to remain as per Section 28-7 "Non-Conforming Use and Building" of Chapter 28 of the Municipal Code. No part of the subdivision and rezoning process shall be deemed to permit these non-conformities unless specified within the approval ordinance.
20. The response to comment #13 is noted, and a condition of approval that requires the installation of this sidewalk prior to construction of a home on Lot 2 may be acceptable. However, an Engineers Estimate of Construction cost is still needed prior to proceeding with Final Plat of Subdivision approval, which estimate shall include both the sidewalk and water main extension (inclusive of the fire hydrant).

Zoning:

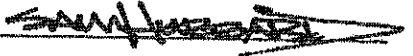
21. The response to comment #14 is noted. With regards to #14a, given that the petitioner has stated that the property line along Palatine Road will not be moved to accommodate the dedication of the Palatine Road ROW, no change to the existing front yard setback will occur. Furthermore, if the property is rezoned into the R-2 District, the required front yard setback is only 25', and the existing home conforms to this requirement. Therefore, a front yard setback Variation is not needed. With regards to 14b, if the shed is moved it will negate the need for this Variation. A condition of approval requiring the movement of this shed will be added to the subdivision approval.

Final Plat of Subdivision:

22. The response to #16 references an attached page from a title report. However, no page was attached. Please provide confirmation, via a recording number, that the Palatine ROW has been granted to IDOT.
23. The response to #17 is noted, however, the incorrect setbacks are shown on the Plat. Please note the following setbacks for the R-2 District, which are what must be shown on the Plat for each lot:
 - Front Yard Setback: 25'
 - Side Yard setback (west): 10'
 - Side Yard setback (east): 10' is required, but this may be increased to 15' to coincide with the 15' easement.
 - Rear Yard Setback: 30'

Please revise the Plat to show the above setbacks for each lot. In addition, please remove the proposed residence from the Final Plat of Subdivision. It should remain shown on the Preliminary Plat, however, it should not be shown on the Final Plat of Subdivision.

18. Per Chapter 29, Section 29-209(s), the PIN of the subject property should be noted on the Plat.

Prepared by: 

Planning and Community Development Department responses;

18. Agreed.

19. Petitioner agrees that in the event the POS is approved, the zoning will be changed to R-2, provided that the existing residence on Lot 1 may continue as a legal, non-conforming (preexisting) residence with was built prior to 1955 and prior to annexation of this land into the Village, until such time as a permit for a new residence is submitted for constructed thereon. Petitioner is seeking guidance from the Board on this point and will re-visit same following the comments received from the board.

20. The Revised POS provides that any future building on Lot 2 will need to be supplied with water from the utility easements which have been added thereon. With regard to the existing home on Lot 1, the existing residence on lot one is presently supplied with water from the Village of Arlington Heights via a supply line, and has water waste lines on site over proposed Lot 2, and the revised plans provide for a private easement over Lot 2 to allow for such continued services, so at this time, no IEPA approval or new water supply is needed. The final POS provides that the existing structure on Lot 1 is a legal non-conforming residence (its construction began prior to 1955 and prior to annexation of this property into the Village), and further, the proposed POS provides that in the event a new home is erected in its place, at such time a new hydrant and new water supply/main will need to be furnished at which time such engineering costs are to be picked up then as part of the new construction permit for Lot 1. Such pre-existing non-conforming uses may be approved by the Village, provided that same are clearly specified within the approval ordinance. Petitioner is seeking preliminary approval at this time and guidance from the board with regard to this issue. See also the responses to the round 2 Engineering comments, 18 and 21 above.

21. Petitioner shall revise the POS to provide for the 25 foot set back called for under R-2 and agrees that the shed shall be moved prior to final consideration of this subdivision.

22. Palatine road was widened by fiat by the State and attached is the revised title for the property which confirms that the legal descriptions used shall allow for transfer of insurable title.

23. The front yard setback shall be revised to 25 feet for each lot; the west side yard shall be revised to 10 feet. The proposed east side yard shall be established at 15 feet (provided the private easement is approved) or revised to 10 feet following comments from the board, the rear yards shall each be changed to a 30 foot setback. The proposed residence shall be removed from the final plat.

ORIGINATING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Chicago Title Company, LLC 1030 West Higgins Road, #200 Park Ridge, IL 60068 Main Phone: (847)384-2600 Email: cthiggins@ctt.com	Chicago Title and Trust Company 1030 West Higgins Road, #200 Park Ridge, IL 60068 Main Phone: (847)384-2600 Main Fax: (847)318-0078

Issued By:

SCHEDULE A**ORDER NO. 16NW7125219PK**

Property Ref.: 2214 E Palatine Rd, Arlington Heights, IL 60004

1. Effective Date: November 16, 2016
2. Policy or (Policies) to be issued:
 - a. ALTA Owner's Policy 2006
Proposed Insured: To Be Determined
Policy Amount: To Be Determined
 - b. ALTA Loan Policy 2006
Proposed Insured: To Come, its successors and/or assigns as their respective interests may appear
Policy Amount: To Be Determined
3. The estate or interest in the land described or referred to in this Commitment is:
Fee Simple
4. Title to the estate or interest in the land is at the Effective Date vested in:
Elroy Hogreve, as trustee of the Elroy Hogreve Declaration of Trust dated November 5, 1992, as to an undivided 1/2 interest; &

Corrine Hogreve, as trustee of the Corinne Hogreve Declaration of Trust dated November 5, 1992, as to an undivided 1/2 interest

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ALTA Commitment (06/17/2006)



SCHEDULE A

(continued)

5. The land referred to in this Commitment is described as follows:

THAT PART OF THE EAST QUARTER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING THE EAST HALF OF LOT 14 OF SCHOOL TRUSTEES SUBDIVISION OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO BEING THE SOUTHEAST CORNER OF LOT 14 OF SCHOOL TRUSTEES SUBDIVISION, THENCE WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER, BEING THE CENTER LINE OF PALATINE ROAD, FOR A DISTANCE OF 100.00 FEET, THENCE NORTH AND PARALLEL TO THE EAST LINE OF THE SOUTHWEST QUARTER FOR A DISTANCE OF 435.60 FEET, THENCE EAST AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER FOR A DISTANCE OF 100 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16, THENCE SOUTH ALONG THE EAST LINE OF THE SOUTHWEST QUARTER FOR A DISTANCE OF 435.60 FEET TO THE PLACE OF BEGINNING, EXCEPT FOR THAT PORTION TAKEN FOR ROADWAY PURPOSES, ALL IN COOK COUNTY, ILLINOIS.

END OF SCHEDULE A

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ALTA Commitment (08/17/2006)



Memorandum

To: Cris Papierniak, Assistant Director of Public Works

From: Jeff Musinski, Utilities Superintendent

Date: April 13, 2017

Subject: 2214 E. Palatine Rd., P.C. #17-002



With regard to the proposed variations, I have the following comments:

- 1) Any future buildings would need to be supplied water from within the existing utility easement. A new water main would need to be installed within that easement.
 - a. The existing house at 2214 would need to disconnect the water service from Lilac Terrace and reconnect to the new water main.
 - b. The new water main would need to have a hydrant installed at the end (Palatine)
- 2) VAHPW feels that a variance should not be given and the water improvements should be installed due to the following reasons:
 - a. It is not reasonable to serve the existing house with a separate service when a new water main has been installed adjacent to the private service.
 - b. If the private service ever fails and water damage occurs to the northern property, the southern property is responsible for the damage and maintenance. Typically the northern property would seek help from the Village to litigate a solution for the damages. This is an avoidable scenario if the sub-division ordinance is enforced.
 - c. A scenario could exist that would entail running a short service from the main to the northern property and the house to the south would not be demolished, therefore asking to keep the existing non-compliant water service. Maintenance would be difficult, as it would be hard to locate and could interfere with the ability to use the proposed home.

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

C. file

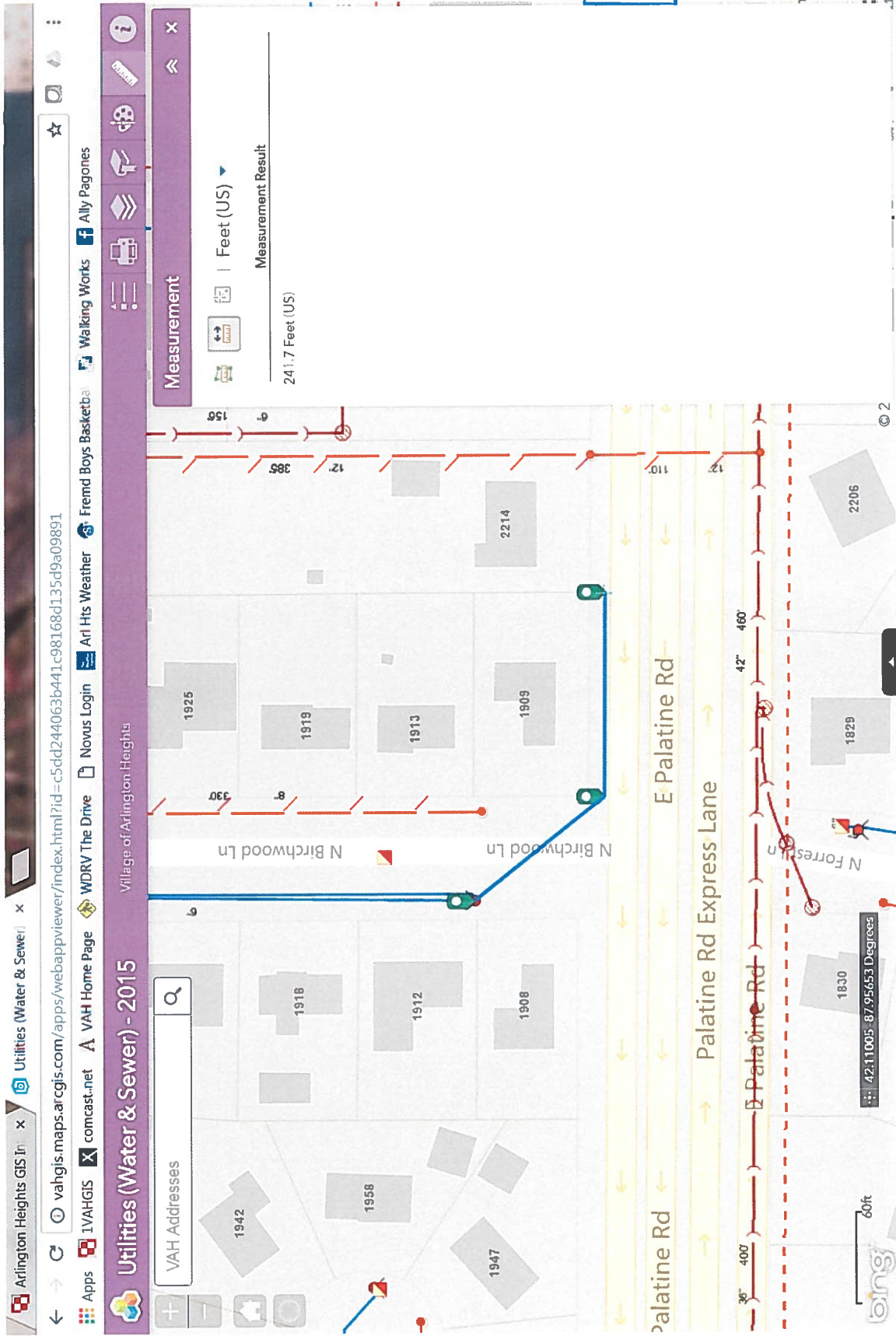
PLAN COMMISSION PC #17-002
Hogreve Resubdivision
2214 E. Palatine Road
Preliminary/Final Plat of Resubdivision
Round 3

23. The responses made by the petitioner to comments #17 & 19 are acceptable.
24. The response made by the petitioner to comment #18 is noted. The fee letter has been prepared following a "worse case" scenario. It is understood that the public sidewalk will be installed at the time the house fronting Lilac Terrace is built. Engineering is agreeable to eliminating the deposits associated with the public sidewalk as long as the subdivision ordinance includes a condition that the sidewalk along Lilac Terrace will be constructed with the house permit. The construction of public sidewalk is required by Code.
25. The response made by the petitioner to comment #20 is noted. Based on the total subdivision area of 0.862 acres, the fee in-lieu-of detention as calculated by the Village is \$9,476.00. This is included in the fee letter.
26. The response made by the petitioner to comment #21 is not acceptable. Maximum fire hydrant spacing by Code is 330-ft. This means any property along a street would be a maximum of 165-ft from the nearest hydrant. The nearest hydrant to the existing house on Palatine Road is around the corner on Birchwood Lane (see attached map). The hydrant is approximately 240-ft from the southwest property corner of the house on Palatine Road, 75-ft further than the minimum required distance. The water main must be extended to service the lot fronting Palatine Road not only as their source of domestic water, but for adequate fire protection. An IEPA Water Permit is required for the extension of public water main. This Code required public improvement is required to be installed as part of the subdivision approval process. The water service line to the existing house at 212 E. Palatine Road must then be connected to the new water main and the existing service line through the Lot 2 property can then be properly abandoned. This will negate the need for any private utility easement.

Final Plat of Subdivision:

27. The response made by the petitioner to comment #22 is noted. The Plat of Subdivision includes a private easement and provisions for the existing water service line located on Lot 2 that serves the existing house on Lot 1. This does not follow the Subdivision Code, which requires each lot of the subdivision to be served by domestic water mains. Engineering cannot recommend approval at this time.
28. The proposed 10' building line along the east property line should match the proposed 15' wide Public Utility and Drainage Easement. No part of the building can be constructed within a PU&DE.


RECEIVED James J. Massarelli, P.E. Date 4/20/17
Director of Engineering
APR 24 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



PLAN COMMISSION PROJECT TIMELINE

Project Name: 2214 E. Palatine Rd. Subdivision

PC Number: 17-002

Location: 2214 E. Palatine Rd.

Requested Action:

- Preliminary Plat of Subdivision approval
- Rezoning from R-1, One-Family Dwelling District to R-2, One-Family Dwelling District

Variations Required:

- Chapter 29, Section 29-501b, to waive the requirement for a sidewalk along Lilac Lane.
- Chapter 29, Section 29-501c and 29-501d, to postpone the construction of the water main and fire hydrant until such time as the home on Lot 1 is demolished and new home is built or 50 percent is added on to be considered new construction.
- Chapter 29, Section 29-503a, b, and c – To postpone the provision of the maintenance and public improvement bond for the water main and fire hydrant until such time as the existing home on Lot 1 is demolished.

	Date	# of Business Days
Plat and Sub Committee Meeting	04/22/15	-
Awaiting Petitioner PC Application	01/17/17	436
PC Application Submittal Date	01/17/17	-
1 st Round Department Comments	02/01/17	10
Petitioner's Response – 1 st Round	02/24/17	17
2 nd Round Department Comments	03/06/17	6
Petitioner's Response – 2 nd Round	03/13/17	5
PC Hearing	03/22/17	45 days from application date
2 nd PC Hearing*	04/26/17	25
Village Board	05/15/17	13
Anticipated Village Board Ord. Adoption	06/05/17	15

*Hearing was continued on 3/22/17 at request of the Petitioner.



Item: Ordinance - Intergovernmental Risk Management Agency

Department: Finance/Legal

Ordinance Authorizing the Village of Arlington Heights to Join the
Intergovernmental Risk Management Agency
(Intergovernmental joint risk pool)

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
IRMA	Ordinance

**ORDINANCE AUTHORIZING THE VILLAGE OF ARLINGTON HEIGHTS
TO JOIN THE INTERGOVERNMENTAL RISK MANAGEMENT AGENCY**

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

WHEREAS, 5 ILCS 220/1, et seq., entitled the "Intergovernmental Cooperation Act," permits public agencies to exercise any power or powers privileges or authority which may be exercised by such public agency individually to be exercised and enjoyed jointly with any other public agency in the State; and

WHEREAS, Section 6 of the Intergovernmental Cooperation Act, in furtherance of the provisions contained within Article VII, Section 10 of the Constitution authorizes public agencies to jointly self-insure and authorize each public agency member of the contract to utilize its funds to protect wholly or partially, any public agency member of the contract against liability or loss in the designated insurable area; and

WHEREAS, a number of local governmental agencies have organized themselves into an intergovernmental joint risk pool known as the Intergovernmental Risk Management Agency ("IRMA") and have executed a Contract and Bylaws for that Agency; and

WHEREAS, the Village of Arlington Heights made application for membership to the Intergovernmental Risk Management Agency; and

WHEREAS, after diligent review of all issues, including IRMA's Contract and Bylaws, policies, coverages, membership rights and obligations, contribution calculation, claims administration services, risk management and training services, grant programs, the overall operation of IRMA and a review by an independent consultant, the Village of Arlington Heights has determined that it is in the best interests of the Village to join IRMA; and

WHEREAS, on March 22, 2017, the Board of Directors of the Intergovernmental Risk Management Agency approved the Village of Arlington Heights for membership into IRMA, conditioned upon the passage of an Ordinance authorizing the execution of the Contract and Bylaws by the Village's Chief Executive Officer,

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

SECTION ONE: The foregoing recitals are adopted as part of this Ordinance.

SECTION TWO: The Village of Arlington Heights shall become a member of the Intergovernmental Risk Management Agency and upon such membership shall be subject to the terms and provisions of the IRMA Contract and Bylaws, as amended from time to time and the policies and procedures of the Intergovernmental Risk Management Agency.

SECTION THREE: The obligation of the Village of Arlington Heights to fully participate

in the operations of the Intergovernmental Risk Management Agency as defined in the Contract and Bylaws as amended from time to time and the policies and procedures of the Intergovernmental Risk Management Agency shall commence on June 1, 2017.

SECTION FOUR: The Village President and the Village Clerk are authorized to execute this Ordinance and deliver a certified copy to IRMA.

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

AYES:

NAYS:

PASSED AND APPROVED this 15th day of May 2017.

Village President

ATTEST:

Village Clerk



Item: Resolution - Intergovernmental Risk Management Agency -
Appoint Delegate/Alternate Delegate

Department: Finance/Legal

A Resolution Appointing a Delegate and Alternate Delegate to the
Intergovernmental Risk Management Agency
(Thomas Kuehne, Delegate and Mary Rath, Alternate Delegate)

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
IRMA Delegate-Alternate	Resolution

**A RESOLUTION APPOINTING A DELEGATE AND ALTERNATE DELEGATE
TO THE INTERGOVERNMENTAL RISK MANAGEMENT AGENCY**

WHEREAS, the Village of Arlington Heights adopted the Contract and By-Laws of the Intergovernmental Risk Management Agency ("IRMA") by Ordinance and thereby became a member of IRMA; and

WHEREAS, the Contract provides that member units of local government shall by majority vote of its corporate authorities select one person to represent that body on the Board of Directors of IRMA;

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

SECTION ONE. Thomas Kuehne, Finance Director of the Village of Arlington Heights, is appointed to represent the Village of Arlington Heights on the Board of Directors of IRMA commencing June 1, 2017.

SECTION TWO. Mary Rath, Director of Human Resources of the Village of Arlington Heights, is selected as the alternative representative to serve if Thomas Kuehne is unable to carry out his duties as the representative of the Village of Arlington Heights to IRMA.

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

AYES:

NAYS:

PASSED AND APPROVED this 15th day of May 2017.

Village President

ATTEST:

Village Clerk