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 6, 2024
7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

IV. APPROVAL OF MINUTES

A. Closed Session 03/18/2024
B. Committee of the Whole 04/08/2024
C. Village Board 04/15/2024
D. Committee of the Whole 04/29/2024

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 04/30/2024

VI. RECOGNITIONS AND PRESENTATIONS

A. Police Department Promotions

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 6, 2024

Interview of Colin Smith for appointment to the Youth

Commission term expiring April 30, 2025

B. Report of the Committee of the Whole Meeting of May 6, 2024

Interview of Corinne Drew for appointment to the Senior Citizens Commission term ending April 30, 2025

C. Report of the Committee of the Whole Meeting of May 6, 2024

Interview of Gary Wood for appointment to Senior Citizens Commission term ending April 30, 2026

D. Report of the Committee of the Whole Meeting of May 6, 2024

Interview of Ellyn Zimmerman for appointment to the Senior Citizens Commission term ending April 30, 2027

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. Thermoplastic Road Striping - Contract Extension 2024

B. Snowplow Truck Vehicles - 2025 Contract Award and Budget Amendment Ordinance Approval

C. LED Street Light Fixtures 2024 - Purchase

D. Resolution approving ERP System Integration Services Agreement with Velosimo

CONSENT LEGAL

A. Ordinance - Code Amendment-Chapter 13- Alcohol Liquor Dealers

B. Ordinance - Ford Auxiliary Parking Lot - 580 W. University Dr.

C. Ordinance - 44 S. Vail Ave.

D. Ordinance - Arlington Gateway Development - SE Corner of

Arlington Heights Rd & Algonquin Rd.

E. Ordinance - Second Amendment to Lease Agreement with Shree Neelkanth, Inc.

F. Ordinance Communication Staff Budget Amendment

G. Budget Amendment - Police Supervision

H. Budget Amendment - Police Crisis Counselor

I. Ordinance-Increase Ambulance Billing Rate

CONSENT PETITIONS AND COMMUNICATIONS

A. BOND WAIVER - ABC/25 FOUNDATION

B. Bond Waiver - St Edna Church

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

A. 2201 N. Chestnut Ave Townhomes - 2201 N. Chestnut Ave & 315 W. Rand Rd. - PC#23-011
Preliminary Plat of Subdivision, Rezoning from R-1 to R-6 for Lot 2 and R-1 to B-2 for Lot 1, Comprehensive Plan Amendment, Special Use Permit to allow Minor Auto Repair on Lot 1, and Variations

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

XVII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Erin Mercado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, emercado@vah.com or (847)368-5793.

Village Board
5/6/2024

Item: Closed Session 03/18/2024

Department: Village Clerk

At the Closed Session meeting of 4/15/2024 Trustee Grasse recommended for the Village Board to approve the minutes from the Closed Session meeting of 03/18/2024. Trustee LaBedz seconded the motion. The motion carried unanimously.

Minutes of meetings closed to the public shall be available only after the public body determines that it is no longer necessary to protect the public interest or the privacy of an individual by keeping them confidential.

Village Board
5/6/2024

Item: Committee of the Whole 04/08/2024

Department: Village Clerk

ATTACHMENTS:

Description	**Type**
Committee of the Whole 04/08/2024	Minutes

MINUTES
COMMITTEE-OF-THE-WHOLE
PRESIDENT AND BOARD OF TRUSTEES
VILLAGE OF ARLINGTON HEIGHTS
BOARD ROOM
MONDAY, APRIL 8, 2024 7:00P.M.

BOARD MEMBERS PRESENT: President Hayes; Trustees: Baldino, Dunnington, Grasse, LaBedz, Schwingbeck and Tinaglia

BOARD MEMBERS ABSENT: Bertucci, Shirley

STAFF MEMBERS PRESENT: Randy Recklaus, Village Manager; Tom Kuehne, Director of Finance; Mary Ellen Juarez, Assistant Director of Finance; and Kim Peterson, Recording Secretary

SUBJECTS:

A. Proposed 2023 General Fund Surplus Transfer
B. Revised Village Investment Policy

Other Business

Adjournment

President Hayes called the meeting to order at 7:00 PM. The Pledge of Allegiance was recited.

New Business

A. Proposed 2023 General Fund Surplus Transfer

Mr. Recklaus advised that the Village is fortunate again to have a surplus, although it is not quite as big as it's been in recent years, and whenever there is a surplus, we like to look at different ways it could be used. Mr. Kuehne will discuss what is being proposed.

Mr. Kuehne advised that Staff is proposing a transfer of $5,750,000 from the General Fund to the Lead Service Line Replacement Fund. Mr. Kuehne explained how the Village has had surpluses since 2017, with the exception of 2020, when we had the pandemic. The surpluses have been quite moderate, except for in 2021 and 2022 when they were rather large. Since the pandemic, sales taxes and income taxes have gone up, and faster than expenditures, which has resulted in some General Fund surpluses. In addition, there have been a number of vacancies that have gone unfilled. In 2021, there was a $7 million surplus, and the Village put $4 million towards the Lead Service Line Replacement Fund. In 2022, there was an

even higher surplus, and the Village put $2 million in both the Fire and Police Pension Funds and $3 million towards the Lead Service Line Replacement Fund. There was also a $1.6 million property tax abatement for the 2022 taxes paid in 2023. Mr. Kuehne advised that this was all great news, however it typically doesn't repeat itself too far into the future.

Mr. Kuehne discussed the 2023 budgeted numbers and what the actual numbers for the year were, as well as what the 2024 budget looks like in comparison. Mr. Kuehne advised that some of the significant differences in the 2023 actual numbers when looking at revenues, included a lower sales tax, which came in under budget at $1.2 million, licenses and permits, which came in $1.4 million under budget, because of the elimination of vehicle stickers and dog tags, interest income, which came in $1.5 million over budget, and miscellaneous, which was $2 million over budget, with $1.7 million of this is due to the Lexus sales tax abatement program. On the expenditure side, the Village has had some vacancies, so salaries came in under budget, fuel costs have been lower than what was originally budgeted, $400,000 that was budgeted for contingencies was never used, and $380,000 in sales tax abatement that was never used.

Mr. Kuehne advised that the Village is looking at a $7.4 million surplus for 2023 and Staff is recommending that $5,750,000 should go to the Lead Service Line Replacement Fund, which would leave the General Fund just below the 40% reserve level. Mr. Kuehne stated that things are changing now and the Village will not see these larger surpluses like they have seen since 2017. Mr. Kuehne advised that Staff is suggesting this transfer to the Lead Service Line Replacement Fund because it has no dedicated source of revenue. Its income comes from operating transfers from the General Fund and the Village is budgeting $11 million in 2024 through the Capital Projects Fund as part of a bond issue that will be done later this year. Mr. Kuehne explained how Staff is budgeting for the worst-case scenario with this project, as the state IEPA had projected that the Village should have this lead line replacement completed by 2044, although the federal EPA has now issued a mandate that the project needs to be completed by 2034. Mr. Recklaus indicated that Staff has reached out to some local and statewide political leaders to get some direction and possibly seek exemption from the federal mandate, as the state already has a robust plan in place.

Mr. Recklaus advised that the Village has already replaced over one hundred of these lines and plans to continue with the process, but wants to be able to do it at a reasonable pace, as the lead lines constitute about 23% of the Village's water lines. The Village does not qualify for any funding under the federal or state programs, as it's all needs based, although Staff will continue to explore grants from other agencies to help. Mr. Recklaus advised this is a serious issue and the Village needs to do put as much extra money that they can find into this Fund, as they want to be consistent with the law. Mr. Kuehne advised that because of the age of our community, we have more lead lines than most, with 4,200 service lines. Mr. Kuehne stated that it is currently unknown if the Village has 10 or 20 years to do this, and because there is no dedicated source of revenue, Staff is trying to put as much revenue in this Fund, while they can. The budgeted numbers are for the worst-case scenario, and as of right now, there is nothing budgeted for the private

side of the process, so if the Village wants to help residents pay for it, they'll have to budget some money for that. In addition, Mr. Kuehne advised that in 2029, when the next five-year bond issue opportunity comes up, the Village might have to use all or most it for this particular program, depending upon where things are at that time. If more can get done in-house, or grant money is available, that could change things. The other factor is costs, because if all of the communities will be doing this at the same time, there will a limit when it comes to those people who can actually do this work, which will make the cost go up. Mr. Recklaus advised that while this work is being completed, our Village will have less people to do the regular water main replacement work and there will be less funds to do the regular water main replacement work, as there is only so much money to go around, so some of these costs might have to be deferred or paid out at a higher cost. Mr. Recklaus stated that this is the Village's number one fiscal challenge right now. Mr. Kuehne advised that if the Village doesn't use a bond issue for this, they will have to look at water and sewer rates, which would see significant increases. The total cost for this project is $40 million. Mr. Kuehne advised that Staff is recommending a transfer of $5,750,000 from the 2023 General Fund Surplus to the Lead Service Line Replacement Fund.

President Hayes stated that he concurs with the recommendation and thinks it is a wise and prudent use of funds, especially since there is not a dedicated source of revenue for this mandate. President Hayes asked what other states are doing, which Mr. Recklaus advised that he is not entirely sure, but does believe our state is ahead of the pack. President Hayes stated that he is curious why the federal government would be so aggressive and bump the date up to 2034, which Mr. Kuehne stated that he thinks it might be a political issue to a certain extent, because of what happened in Flint, Michigan. Mr. Kuehne advised that unlike Flint, Michigan, our water is treated and safe. Mr. Recklaus stated that in Flint, Michigan, it was a combination of lead service lines and them not treating their water the appropriate way that caused the issue. Mr. Recklaus advised that our Village has already begun replacing the lead service lines, although when you treat your water properly, it's not an imminent issue.

Trustee Grasse stated that she is also in agreement with using the budget surplus for this Lead Service Line Replacement Fund. This is something we have to do and will save us all in the long run and is a priority. Trustee Grasse asked about the sales tax moderating and if that is something that is unique to our area, or if it's happening everywhere. Mr. Kuehne advised that the people he has spoken with are seeing the same thing happening. Mr. Kuehne stated that this is a natural thing, especially following the pandemic, and is occurring nationally. Trustee Grasse asked about the labor needed to replace a service line and if it would be more beneficial financially to hire more staff who only do this. Mr. Recklaus explained how existing staff has already begun replacing these lines, but the nature of the work is seasonal and if the Village were to hire more staff, there might not be anything for them to do when the weather is not conducive for this kind of work. Mr. Kuehne advised that on the spreadsheet, they do show that there is $100,000 per year for internal work, which includes equipment and staff hours.

Trustee Tinaglia asked if the total number of service lines is 4,200 and the total

cost is $40 million, which Mr. Kuehne stated yes. Trustee Tinaglia asked what the Fund's balance will be if this transfer is made, which Mr. Kuehne advised it will be $23 million. Mr. Recklaus stated that they are budgeting $11 million in the 2024 budget as well. Trustee Tinaglia asked about the pension funds and the money that has been transferred into those funds in the past, and if Staff doesn't think another transfer of money is more important or equally as important as this issue and will save us money down the road. Mr. Recklaus stated that when they look at their prioritization of where money should be spent, obviously first and foremost is public safety and responding to emergencies regardless of anything else, with the second priority being, is the Village meeting their legal obligations under the law. The Village is meeting all of their pension obligations, and if action is not taken on this issue, the Village will not be meeting legal obligations. Therefore, right now, this takes precedence over funding pensions. Trustee Tinaglia advised that this makes sense to him if Staff believes this is the priority right now.

Trustee Schwingbeck stated that he has no issue with this at all and asked about the properties that have already had these lines replaced and if the work is being done on the line from the water main on the street to the house. Mr. Recklaus advised that there are two components to this, a private line and a public line. The public side goes from the street to the Buffalo Box (B Box), which the Village maintains. The private side is the line from B Box to the house. Staff will be looking at different ways to possibly help with the resident's costs. Trustee Schwingbeck asked if there are any rules regarding how the line should be fixed and what type of materials should be used. Mr. Recklaus advised there are standards within the industry, and whatever processed is used, the lead pipe must be removed.

Trustee Dunnington stated that she thinks this is a very good recommendation to use the money for lead service line replacement. She asked if the money didn't go to this, would it all go to the police and fire pension funds, or are there other priorities the Village has that they would want to fund, which Mr. Kuehne advised that police and fire pension funds would be a recipient of these funds, as well as fleet. Mr. Kuehne advised that this is an obligation that is coming at them fast, so something needs to be done. Mr. Recklaus advised that the parking fund is another fund that would benefit from this money. Trustee Dunnington asked about the 2029 bond and if the plan for this money includes the senior center remodel, which Mr. Recklaus advised that it does, however, the Village will have to evaluate the Village's needs at that time. Trustee Dunnington asked if the Village will continue to treat the water after the lead service line replacement project is finished, which Mr. Recklaus advised that the Village will maintain the same treatment process, as a lot of people still have lead solder in their homes.

Trustee LaBedz asked how many lead service lines is Public Works replacing every year, which Mr. Recklaus advised that he doesn't have an exact number, but he believes they did over 100 last year, and should be able to do the same this year, if not more. Trustee LaBedz stated that she is fully in support of doing this.

Trustee Baldino stated that he supports this as well and asked if the Board can get an update on the pension funds. Mr. Kuehne advised that comparing funds statewide, the police and fire pension funds are on the high end, with police around

86% funded and fire is a little lower in the 80's. Mr. Kuehne stated that the Village has always paid the actuary amount at least, or above, which they have been able to do for a number of years.

Trustee Schwingbeck moved, seconded by Trustee Baldino, that the Committee-of-the-Whole recommend to the Village Board of Trustees that the Board approve the proposed 2023 General Fund Surplus Transfer of $5,750,000 to the Lead Service Line Replacement Fund.

Upon a voice vote, the motion passed unanimously.

Mr. Moens, Arlington Heights resident, stated that he encourages the Board to vote yes for this motion, as it is always good when they can transfer a surplus out of the General Fund anywhere. Mr. Moens advised that this good news should allow for another 0% tax levy, for the sixth consecutive year.

B. Revised Village Investment Policy

Ms. Juarez advised that the Finance Department periodically reviews the Village's Investment Policy, to ensure that it is in allowable investment limits of the Illinois State Statute and they also want to adhere to the Government Finance Officers Association (GFOA) recommended practices. Ms. Juarez advised the last time the Policy was amended was in March of 2020.

Ms. Juarez discussed the proposed revisions to the Investment Policy, including the ability to invest in paper commercial, as well as paper notes, and allow for one-third of the Village investments to be invested in these two types of investments, which is an increase from one-fifth. Another proposed revision involves the money market fund portfolios which would limit the Village to only invest in government securities, including treasury bonds, notes and government agencies. Also, the allowable rating on an interest-bearing note has changed from AA or better, to a rating of A or better in three of the highest classifications, and can now include bonds from any political subdivision or agency of the State, which would be a water district or part district. The Village will also be adding a clarifying statement that all sector and rating limits apply to the time of settlement date versus the purchase date. Investment parameters have increased from no more than three years to 5.5 years from the date of settlement. The Village attempts to match investments with their cash flow projections. Ms. Juarez explained how over the last few years, the Village has invested in 3 to 6-month duration investments so they can take advantage of when the Feds would increase the interest rates. It is anticipated the Feds will be lowering their interest rates, therefore the Village wants to take advantage of the higher interest rates for longer terms, if they can, to get the maximum interest rates over the next few years.

Ms. Juarez referred to their investment report, which shows all the investments broken down by categories that they invest in, and right now it's cash accounts and local government investment pools. Ms. Juarez stated that they do hope to secure some investments that will give them good investment rates over the next few

years when the rates start to drop.

President Hayes stated that he really trusts Ms. Juarez and Mr. Kuehne's recommendations with this and asked about the Village Investment Officer and if it indeed it is the Finance Director, which Mr. Kuehne stated that is correct. Mr. Recklaus advised that on page 3, section 3, of the Investment Policy, it does state "authority to manage the investment program is granted to the Finance Director/Treasurer, (herein referred to as the investment officer)."

Trustee LaBedz asked what the rationale is for investing in smaller levels of government, such as park districts, which Mr. Kuehne advised there might be an opportunity, depending on the interest rate, where someone is selling something that the Village wants to support. Mr. Kuehne stated that generally the Village would not go in that direction, but it is allowed by state statute. Trustee LaBedz asked how they might find out about an opportunity like that, which Mr. Kuehne advised that it would be the investment advisors who would provide this information. Trustee LaBedz stated that she is supportive of the changes.

Trustee Tinaglia discussed the 3 to 6-month short term investments and asked if the Village uses investment advisors, as finding these investments and keeping an eye on them seems like a lot of work, which Mr. Kuehne advised that it is a lot of work and they do have investment advisors and local bank advisors that do help them. Mr. Kuehne reiterated what Ms. Juarez discussed regarding their intention to lock in on some of these higher interest rates for longer durations, which will put them in a better position. Trustee Tinaglia stated that he thinks it's amazing what Mr. Kuehne and Ms. Juarez do when it comes to the Village's investments and the good decisions they make. Mr. Recklaus stated that our Village is very lucky to have them, as they are very good at what they do.

Trustee Dunnington asked about the ethics and conflicts of interest portion of the investment policy and if there are any controls for the investment people and advisors at the banks, that they don't have a relationship with Arlington Heights. Mr. Kuehne advised that anyone they invest with gets a copy of the investment policy, but in terms of ethics, there will always be a risk, which is why they choose to deal with people they know.

Trustee LaBedz moved, seconded by Trustee Grasse, that the Committee-of-the-Whole recommend to the Village Board of Trustees that the Board approve the proposed changes to the Village's Investment Policy.

Upon a voice vote, the motion passed unanimously.

Other Business

Trustee Tinaglia discussed the Illinois Energy Efficiency Code and advised that when buildings are designed, there needs to be a certain amount of insulation and protection from the elements to protect the energy sources. Trustee Tinaglia advised that every three years the book is updated and in the updated version that

just came out, there is an item in it, that has to do with electric parking charges in parking garages. The new code requires private parking garages to be piped and have enough power going to the building to service chargers at every single stall. Trustee Tinaglia asked about unfunded mandates and if the Village will be required to install electric chargers on all the stalls in all of the public parking garages. Mr. Recklaus advised that he is aware of this possibility, but up until this point, it's just been conversations, and nothing has been confirmed yet.

Adjournment

Trustee Baldino moved, seconded by Trustee Schwingbeck, to adjourn the meeting at 8:00 p.m. Upon a voice vote, the motion passed unanimously.

Village Board
5/6/2024

Item: Village Board 04/15/2024

Department: Village Clerk

ATTACHMENTS:

Description	**Type**
Village Board 04/15/2024	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
April 15, 2024
7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

President Hayes and the following Trustees responded to roll: LaBedz, Tinaglia, Schwingbeck, Shirley, Dunnington, and Grasse. Trustees Bertucci and Baldino were absent.

Also present were: Randy Recklaus, Hart Passman, Charles Perkins, Cris Papierniak, Tom Kuehne and Becky Hume.

IV. APPROVAL OF MINUTES

A. Village Board 04/01/2024 Approved

Trustee Nicolle Grasse moved to approve. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Dunnington, Grasse, Hayes, LaBedz, Shirley, Tinaglia

Abstain: Schwingbeck
Absent: Baldino, Bertucci

B. Committee of the Whole 04/01/2024 Approved

Trustee Robin LaBedz moved to approve. Trustee Nicolle Grasse Seconded the Motion.
The Motion: Passed
Ayes: Dunnington, Grasse, Hayes, LaBedz, Shirley, Tinaglia

Abstain: Schwingbeck
Absent: Baldino, Bertucci

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 04/15/2024 Approved

Trustee Tom Schwingbeck moved to approve in the amount of $4,536,311.06. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

Absent: Baldino, Bertucci

VI. RECOGNITIONS AND PRESENTATIONS

A. Recognition of John Hersey High School Girls Gymnastic Team State Championship

President Hayes congratulated the Girls Illinois State Gymnastics Champions from Hersey High School. Sharon Barrett coached the team. Coaches and the student gymnasts received Certificates of Recognition. This is the first State Team Gymnastics Championship for any school in D214.

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

Wendy Wennerberg said she has some concerns and frustrations regarding the Special Use permit for the Maryville shelter. The approval was for unaccompanied young women refugees. The facility is being used for staff training and meetings. She heard that the home may be converted to a shelter for undocumented men. How is the Village going to hold Maryville accountable? They were told the Board would approve any changes by Maryville. Now it seems to be turning from a long-term care facility for young women to a temporary shelter for young men. The Board should have been given the opportunity to review this change.

Heather Hendrickson said she would like the Board to consider a full review and get public input on the change of use. Why were these changes approved administratively and not with Board review? What is the screening processes? Are these people coming from Border Control? Where will the children be going to school? This is now a short term situation. Where is the money coming from if Maryville did not receive the grants?

Demetra Shamon asked why are things being considered behind closed doors when this shelter will be in a single-family home neighborhood.

Kari Bittner asked why did they lose the contract? Have they tried to

reapply? Will the facility will change back to what it was intended for?

Mr. Recklaus explained that when a Special Use is approved, the applicant can color within the lines. The change from long-term to short-term sheltering of young women was within the Special Use approval. The meetings and training Maryville was holding are in violation of the approved use, they cannot use it as a training facility. What Maryville is proposing to use the building for is more in compliance than was originally contemplated. They will still be hosting female minor refugees aged 12-17 from 7 days to one year. This is a reduction in the possible amount of time they were to stay there. The children will no longer be attending school locally. The children will now be screened by ICE and Border Control versus by Maryville. None of these changes impact the Special Use. Staff does not believe the changes create a greater burden on the community.

While the Village doesn't speak for Maryville, we understand the grant was dropped was because dealing with immigration has changed dramatically within the last year. The State has reallocated their resources. The initial program is no longer being funded. So, Maryville is pursuing it in a different way. The Ordinance did not require them to come back before the Board as they were working within the bounds of the approval.

President Hayes said representatives from St. Anne's and Maryville contacted him when they could not proceed with the intended use. They were disappointed as was he. The revised intended use has been vetted by staff and he agrees that this use is within the prior approval. It is less intense and compatible with the neighborhood. The Board will continue to monitor the neighborhood for adverse impacts.

Mr. Perkins said Maryville still needs to comply with the conditions of the Ordinance which includes: having trained staff, provide adequate staffing 24/7-365 days a year, use an application process, compliance with the plans, and compliance with rules and regulations. Maryville received a Special Use for shelter care. Their new use complies with the definition of shelter care. President Hayes noted the only change is that the girls will be there for shorter term and they not be going to the local schools.

Trustee Shirley said we put some requirements in the Special Use. Recently, there have been measles and TB in shelters in Chicago. Is there any health screening we can require because that was not an issue when this was approved? Mr. Recklaus said we cannot go back and add layers to it. The kids being put here are being screened by ICE and Border Patrol. We have a good relationship with St. Anne's and our Health Department and the Cook County Department of Health can work with them. The girls are not allowed to leave the facility without being accompanied.

Trustee Tinaglia asked where was the original population coming from when we approved the original use. Mr. Perkins said the approval was for teenage girl refugees. That is still the case, the term is just shorter now. When they petitioned, the girls were coming from a different source. Now

they are coming from Border Patrol, Customs and refugee settlements. Before, they were going to stay at the facility until they were 18. Now they will stay for 7 days up to one year. They will then be connected to families or adopted/fostered. They will not go to our schools. Sixteen girls will stay there.

Mr. Recklaus reiterated the facility is not long-term anymore. The State changed their budgeting priorities when the program was originally approved. In the midst, the funding is now going other places. Maryville went to find other programs they qualified for. Maryville is the owner of the facility; the Special Use is linked to them. The use is not transferrable to another organization.

Trustee Grasse asked staff to consider improving communication when issues change within a project.

President Hayes said we will continue to monitor the use and make sure there is no negative impact to the neighborhood.

IX. OLD BUSINESS

A. 2023 General Fund Surplus Transfer — Approved

Trustee Tom Schwingbeck moved to approve. Trustee Nicolle Grasse Seconded the Motion.
The Motion: Passed
Ayes: Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

Absent: Baldino, Bertucci

B. Revised Investment Policy — Approved

Trustee Robin LaBedz moved to approve. Trustee Nicolle Grasse Seconded the Motion.
The Motion: Passed
Ayes: Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

Absent: Baldino, Bertucci

X. CONSENT AGENDA

CONSENT APPROVAL OF BIDS

A. 2024 Resurfacing & Sidewalk Program - Approval of Change Order #2 for Additional Parking Lots — Approved

Trustee Jim Tinaglia moved to approve. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

Absent: Baldino, Bertucci

CONSENT LEGAL

A.	Ordinance - Rezoning - 1821 N. Verde Subdivision	Approved

Trustee Jim Tinaglia moved to approve 2024-18. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

Absent: Baldino, Bertucci

B.	Ordinance - Granting Zoning Code Variation - 1821 N. Verde Subdivision	Approved

Trustee Jim Tinaglia moved to approve 2024-19. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

Absent: Baldino, Bertucci

C.	Resolution - Preliminary Plat - 1821 N. Verde Subdivision	Approved

Trustee Jim Tinaglia moved to approve R2024-11. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

Absent: Baldino, Bertucci

D.	Ordinance - Volume Cap Transfer - Assist Homeownership Program	Approved

Trustee Jim Tinaglia moved to approve 2024-20. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed

Ayes: Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

Absent: Baldino, Bertucci

E. An Ordinance Amending the Annual Budget of the Village of Arlington Heights, County of Cook, State of Illinois, for the Fiscal Year Beginning January 1, 2023 and Ending December 31, 2023 - General Fund Surplus — Approved

Trustee Jim Tinaglia moved to approve 2024-21. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

Absent: Baldino, Bertucci

CONSENT REPORT OF THE VILLAGE MANAGER

CONSENT PETITIONS AND COMMUNICATIONS

A. Bond Waiver - Chicago Adaptive Sports — Approved

Trustee Jim Tinaglia moved to approve. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

Absent: Baldino, Bertucci

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

A. Board and Commissions Reappointments — Approved

Trustee Dunnington had this item pulled from the Consent Agenda. She wanted to call out the people who serve on the various committees which serve the community. After review, she discerned there is a lot of good turnover. There are a handful of people who have served over 15 years. It's good to have a mix of new and old perspectives. She would be interested in considering term limits to ensure we are getting diverse views.

President Hayes explained these appointments are based on the Mayor's recommendation with the consent of the Village Board. There are no term limits as the positions are all volunteer. His policy, and that of his

predecessors, has been that individuals should be allowed to continue to serve. They must attend most of the meetings and actively participate and contribute. He asks the staff liaisons before the commissioners' terms are up if any are not fulfilling their requirements. He also inquires if there are commissioners who no longer wish to serve. So far, this approach has served us well. The positions can be time consuming and we appreciate their service. Currently there are 3 vacancies on the Senior Commission and he will be interviewing for those vacancies soon. There will be 3 youth vacancies on the Youth Commission as some of the members are graduating.

Trustee Robin LaBedz moved to approve. Trustee Tom Schwingbeck Seconded the Motion.
The Motion: Passed
Ayes: Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

Absent: Baldino, Bertucci

B. Arlington Gateway Development - 1, 15, 111 E. Algonquin Rd, 2355 S. Arlington Heights Rd. - Sign Variation - DC#24-005 — Approved

Mike Moceri said they are requesting a variance for temporary construction signage to control the narrative of the project, to add some branding, and offer information. The signage will also help direct construction traffic flow.

Mr. Perkins said staff recommends the signs be allowed for 2 years or when construction is complete, whichever is sooner. The signs would be affixed to the construction fence. Staff recommended a reduction to the original proposal and is supportive of revised variation being presented tonight, 1,288 square feet is recommended. The Design Commission concurred.

Trustee Schwingbeck said the signage is for Phase 1. Will they come back for the additional phases? Mr. Moceri said they will come back for the following phases with different sign placement requests.

Trustee Tinaglia asked how will we be handling it as the other phases? They will come back for Board Approval for those next stages. It will be the same process. Trustee Tinaglia recommended they keep the site clean so it's easy to say yes next time.

Trustee LaBedz said she likes seeing what is coming when there is a large project. As it is a high visibility area, it will help people look forward to the project.

Trustee Nicolle Grasse moved to approve a variation from Chapter 30 to allow a total of 1,288 square feet of temporary signage and to allow individual temporary signs up to 72 square feet with the staff and Design Commission's recommended conditions. Trustee Wendy Dunnington Seconded the Motion.

The Motion: Passed
Ayes: Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

Absent: Baldino, Bertucci

C. 44 S. Vail Ave. - Sign Variation - DC#24-008 Approved

Dale Balsitis, with Corporate Sign Systems, said the building has 100% occupancy after renovating the building. There is not a lot of exposure for the businesses on the site. A ground sign would allow the tenants to have exposure. Two variations are required, one for a 7 foot setback where a 20 setback is required, the other to allow the sign to be 4 feet from the building wall versus 6 feet.

Mr. Perkins said the Fire Department vetted the request and said it would allow them access to their facilities. The Design Commission and staff approve of the sign.

Trustee Tinaglia noted this would be the first time a monument sign has been in this position. He doesn't dislike it, but is worried about precedent for other buildings in town. Where are we going with this in the future? Mr. Perkins said each case would have to be judged on its own merits. Mr. Balsitis said by adding the sign, tenants will not be tempted to use decals or add signage to their windows.

Trustee Dunnington asked if a tenant that fronts Sigwalt and wanted a sign, what would happen? Mr. Perkins said if a tenant that fronts Sigwalt came forward with a sign that met sign code, a permit would have to be issued. If the Board does not want signs on Sigwalt, they would need to add that to the motion.

Trustee LaBedz moved to approve the variations to Chapter 30 to allow a ground sign at 44 S. Vail subject to the Design Commission's recommended conditions. Trustee Shirley seconded the motion.

Trustee Dunnington moved to amend the motion to not allow signs on Sigwalt. Trustee Schwingbeck seconded the motion.
Ayes: Dunnington Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia
The Motion: Passed

Trustee Robin LaBedz moved to approve the amended motion. Trustee Scott Shirley Seconded the Motion.
The Motion: Passed
Ayes: Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

Absent: Baldino, Bertucci

D. Arlington 425 - Sigwalt/Chestnut/Highland - PC#21-002 Approved

Zoning Entitlement Extension Request

Trustee Tinaglia recused himself as he is one of the architects working for the petitioner.

Attorney Stephen Messutta said they are asking to extend the PUD to November 3, 2024. They are getting the permits for Phase 1. They have the first-round responses and are working to get their new plans submitted.

Mr. Perkins said the PUD had an expiration date of May, 2023. In April of 2023 the Board granted an extension to May 3rd of 2024. Some modifications came before the Design Commission over the past year which were approved. Their final plat and engineering plans were submitted and they are in Round 2 of revisions on those. After they respond, the project goes to the Plan Commission. Staff does not think it will make it to the Board by May 3. They are in the second round of permit review. The project is very complex and the reviews take a long time. The Plan Commission concurred with extending the PUD to November 3rd.

President Hayes said this makes sense. He is happy progress is being made and understands the practicalities of the time committed. He is glad there is going to be a shovel in the ground.

Trustee Schwingbeck asked about the May date, do they have to have all their approvals and permits complete, not just submitting the paperwork? Mr. Perkins said they cannot receive the permit until final plat of subdivision approval. Even when the permit is ready, it will take several more months dotting the i's and crossing the t's. If we don't grant this, we start all over. They would have to resubmit and go through the zoning process, costing staff time and Commission time. Trustee Schwingbeck said they went back and made several modifications, including changes to parking garage and building. A lot of time was spent during that year trying to make modifications. Things could have been pushed through and we could have been building something. What happened?

Bruce Adreani said he was on a mission to get it done. He has had team meetings each week since last April. In order to get the final plans done to resubmit he had to go back and reconfigure it. Everybody is really happy with the changes. Sometimes, it is worthwhile to wait.

Trustee Schwingbeck asked if you get everything in, prior to November 3, is your financing set? Mr. Messutta said not at this point. He has more than a few feelers out for financing possibilities. They are hoping that pricing will get better and they can look to final pricing once permits are approved. They hope to do that shortly after everything is put in place.

Trustee LaBedz said she was hoping we would not have to do this. She asked if getting the utilities to sign off was of concern. Mr. Adreani said they should not cause additional delay. Staff assisted in working with ComEd.

Resident Keith Moens asked if affordable housing will be in the first building. Mr. Perkins said the Campbell Building provides its proportional share of the affordable housing.

Trustee Nicolle Grasse moved to approve the Zoning Entitlement Extension Request. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley

Abstain: Tinaglia
Absent: Baldino, Bertucci

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

Mr. Recklaus noted it is the beginning of road construction season and recommended that residents check the vah.com/construction website for the map of roads being redone.

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

Trustee LaBedz said the Village website has a map of the Lead Service lines which will need to be replaced.

Trustee Grasse said the Grace Terrace project page on the website has a lot of useful information on it. Residents can sign up for email alerts on the project.

Trustee Grasse said she is open to conversations regarding Historical Preservation. Mr. Recklaus said there have been recent discussions and staff is hoping to bring some short term protection ideas to the Board for consideration later this year. Trustees Tinaglia and Dunnington said they were interested in seeing this issue move forward as well.

A. Closed Session

Request for Closed Session per 5 ILCS 120/2(c)(21): Discussion of minutes lawfully closed, whether for purposes of approval of the minutes or the semi-annual review of the minutes

-and-

5 ILCS 120/2(c)(1): appointment, employment, compensation, discipline, performance or dismissal of specific employees of the public body or legal counsel

-and-

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

XVII. ADJOURNMENT

Trustee Robin LaBedz moved to adjourn to Closed Session at 9:10 p.m.
Trustee Wendy Dunnington Seconded the Motion.
The Motion: Passed
Ayes: Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

Absent: Baldino, Bertucci

Village Board
5/6/2024

Item: Committee of the Whole 04/29/2024

Department: Village Clerk

ATTACHMENTS:

Description	**Type**
Committee of the Whole 04/29/2024	Minutes

MINUTES
President and Board of Trustees
Village of Arlington Heights
Committee-of-the-Whole
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
April 29, 2024
7:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

IIIROLL CALL

President Hayes and the following Trustees responded to roll: LaBedz, Schwingbeck, Bertucci, Shirley, Baldino, Dunnington and Grasse. Trustee Tinaglia was absent.

Also present were: Randy Recklaus, Jorge Torres, Nick Pecora, Elliot Eldridge and Becky Hume.

IV.NEW BUSINESS

A. Discussion Regarding Potential Rental Housing Inspection Program

Mr. Recklaus said the Rental Housing Inspection Program being presented is a concept at this point. Staff wanted to get a read from the Board if this is the direction they would like to take. He cautioned the Board that any new program like this would put pressure on existing on funding and may require new revenue sources.

Mr. Eldridge presented the proposed Rental Housing Inspection Program which is designed to protect and promote public health, preserve the safety and welfare of the residents, reduce crime and nuisances, and encourage landlords to maintain and improve the quality of their housing. There are potentially three phases of the program. Phase 1 would initiate inspections of rental units within multi-family housing buildings.

Currently, the Village charges a license fee of $13 per rental unit in multifamily housing developments. Inspections today are limited to the

common areas of buildings and are performed by Fire Inspectors who are civilians within the Building and Life Safety Department. From January – October of 2023, the Village received $53,640.99 in fees.
In looking at neighboring communities with rental inspection programs, the Village of Palatine's was chosen as a model due to similarities within the communities. Their model has three inspectors who inspect 25% of their rental units each year. Arlington Heights has 8,342 rental units, 4,845 are within multifamily rental housing developments. The rest are condos or homes which are rented privately. The cost of adding three inspectors (which would cover 1,211 units) would be approximately $312,000 a year.

To help offset the cost of the program, rental license fees would be increased to $26 per unit or $126 per building, whichever is greater. Reinspection fees for non-compliant landlords could also be charged. It is anticipated the Village would receive $125,970 in total revenue, an increase of $64,985 over the current revenue collected. These fees would cover 20% of the projected cost of the program. Fine revenue would further offset these costs. The remainder of the costs would be covered by the General Fund.

Chief Pecora said the program would require training and public education among landlords and tenants. Landlords would be required to periodically attend crime-free training with the Police and BLS departments. They would learn the warning signs of bad tenants and how to make their property more secure. Chief Pecora noted that new legislation being considered by the State would negate local Crime Free Rental Housing programs.

The program would also allow for the collection of Affordable Housing Data which has been a request of the Housing Commission. Landlords would be educated about why the data is important and how the Village plans to use it.

Prior to any inspections, landlords would receive a Rental Inspection checklist so that they and their tenants are aware of what is being reviewed. Landlords could then voluntarily achieve compliance in advance of an inspection and provide tenants peace of mind.

President Hayes asked for clarification on the kinds of units being rented. Mr. Torres explained that condos are included as some owners rent them out. Owners who have 3 or more units are required to get a license. 4 units or more within a building are considered multi-family. The Village has approximately 8,400 rental units, 4,800 are in multi-family complexes or buildings. Condos and homes that are rented are not tracked; the data was obtained from the census.

Trustee LaBedz asked if the property owner or management company obtained the license. Mr. Torres said the property owner is on file, sometimes they pay for the license, sometimes the management company does, but they work that out between themselves. She asked if the checklist was available. Mr. Eldridge said the check list is in the property management code. Mr. Recklaus said the program would give renters access to the information. Inspections would be scheduled and all would be made aware of what the

standards are.

Mr. Recklaus explained some of the impetus for this program resulted after a fire occurred in a complex where the tenant was in a hoarding situation. The unit had not been checked for many years. After the fire, the landlord looked at other units and there were many issues. The program would put expectations up front and create accountability.

Trustee Grasse expressed interest in pursuing the program and asked when the fees were established. The answer was prior to 2020. She said she would like for landlords to provide a place where packages could be delivered safely. The issue of stolen packages has been brought to her by residents. She asked about the checklist being available to property owners. Mr. Torres said he will make the ICC website available to them, which is where the checklist is.

Trustee Grasse continued, saying she would prefer a program with more carrots than sticks. Perhaps fees could be reduced when the checklist is completed? She would prefer the burden be on the property owners, by making tenants aware, they might bring issues forward to their landlords. Another suggestion was to lengthen the intervals of inspections for those who are compliant. Mr. Recklaus replied some tenants might be fearful to bring issues forward as their rent might be increased forcing them out of their home, external accountability protects the renters.

Trustee Bertucci said he was in favor of the program. There are some complexes that have bed bugs, mice and hoarders. He noted that the Residences has the most calls for assistance. Would this reduce the number of calls and/or crime? Chief Pecora said that is the goal. Most of the calls to the Residences are for people in crisis, not crime. We have a good relationship with the property manager there. Today there are over 80 people placed there by advocacy groups, some of whom, have substance or mental health issues. Mr. Recklaus said we are not proposing crime free legislation at this time. This program is to prevent landlords from cutting corners regarding maintenance and to have a check on the tenants. Trustee Bertucci suggested rethinking the financing so as not to impact the General Fund.

Trustee Schwingbeck asked how much time would be spent in a unit. Mr. Torres said inspectors would be expected to be in 12-15 units a day. Trustee Schwingbeck said he would like to cover more of the costs within the program and asked if the current Fire Inspectors could help. Mr. Recklaus said the Fire Inspectors do not have time to inspect units as they inspect all commercial buildings. However, the addition of rental inspectors might free up the Fire Inspectors. Trustee Schwingbeck asked what Phase 2 would entail. Mr. Recklaus said the program could be scaled to include Airbnb's. Trustee Schwingbeck said he would like a handle on single-family home rentals within neighborhoods.

Trustee Baldino asked if the licenses are annual. The answer was yes. He said he was interested in pursuing the program because of the safety

benefits. He cautioned that increasing fees would result in increasing rents. Many families are already struggling and adding costs would exacerbate that problem.

Trustee Dunnington asked if the checklist included water leaks, peeling paint and lead paint. Mr. Eldridge said it covers paint, electrical and water issues, but not lead paint. Trustee Dunnington asked if issues would be reported, specifically regarding occupancy numbers. Mr. Recklaus said Federal case law makes it difficult to regulate the number of people in a unit. That is not being proposed. Trustee Dunnington asked what kind of notice residents would receive. Mr. Eldridge said three days, a maintenance manager would be present to provide access to the unit. Each inspection would take 15-30 minutes. Residents cannot request annual inspections but can file a code complaint. Trustee Dunnington asked if an owner requested financial assistance to make repairs, would the Village assist? Mr. Recklaus said a different revenue stream would need to be identified by the Board.

Trustee Shirley said he would be in favor of the program, but it needs to pay for itself. Either increase the cost per unit, or lower the frequency of inspections. He asked why crime prevention rental ordinances were being challenged. Chief Pecora said using law enforcement against specific income groups suggests certain populations are being targeted. Sanctions are often related to the number of calls and can result in eviction. Mr. Recklaus added that a neighbor might cause trouble for another neighbor for reasons not crime related. Not all calls are the same. The State is looking at this closely and looking to remove background checks. Mr. Recklaus said the Village does not currently require background checks for renters, but many landlords do.

President Hayes asked if the Village had legal authority to do inspections. Mr. Recklaus said we would make it a condition of the license. Most leases give the landlord the authority to inspect units. This is widespread in Illinois. Mr. Torres said licenses with inspection requirements are universal.

Trustee LaBedz asked if there would be a pool of candidates to perform the inspection job. Mr. Torres said yes, the last posting for a permit technician received 140 applications. He was able to narrow the pool to 10 people with municipal experience who had used our software.

Trustee Bertucci asked if the first responders report violations now. The answer was no, but they can refer issues to Health or BLS. Also, if they are on the premises, they can call Health or BLS to the scene if they see an issue as they do in Hotels. Trustee Bertucci agreed with

Trustee Shirley regarding the cost of the program. He said he did not want homeowner’s taxes to pay for it.

Mr. Recklaus summarized that the Board was in support of the program, but would like to find ways for it to support itself financially if possible.

Trustee Dunnington said she would not want the cost to be incurred by the

renters either. Trustee Grasse concurred.

Michael Daley, a representative of Main Street Properties, addressed the Board saying the industry faces a steep affordability crisis. In their experience, broadly expansive inspection ordinances, combined with burdensome fees, is not the equation for success. He urged the Village adopt a policy that targets those properties that do not act in the best interest of the health and safety of residents. They have worked on local crime free housing and nuisance property regulations statewide. The State of Illinois passed a law several years ago adding arrest records as a protected class in the real estate transactions. Any local ordinance that forces a housing provider to remove or evict a tenant for any reason other than a conviction creates a possible human rights violation under state law. He expressed concern that by implementing or enforcing this kind of program, the Village opens itself up to federal fair housing violations, human rights violations and disparate impact claims. His company respects the intent of proactively curbing criminal activity and they hope to be a resource in this endeavor so as not to restrict a landlord's ability to lease their property to the community at large or make it harder for domestic violence survivors, people living with a disability, and families impacted by the justice system to obtain and enjoy a home.

Melissa Cayer quoted the preamble of the Constitution. She noted the right of the people to be secure in their persons, houses, papers, and affects against unreasonable searches and seizures. These rights shall not be violated and no warrants shall be issued but upon probable cause supported by both their information particularly describing the place to be searched and imprisoned or things to be seized.

President Hayes thanked staff for the presentation saying we'll have many other discussions to come on this but we thank you for your good work so far.

V. OTHER BUSINESS

VI. PUBLIC COMMENTS

VII. ADJOURNMENT

Trustee Baldino moved to adjourn at 8:00 p.m. Trustee Schwingbeck seconded the motion. The motion carried and the meeting was adjourned.

Becky Hume
Village Clerk

Village Board
5/6/2024

Item: Warrant Register 04/30/2024

Department: Village Clerk

ATTACHMENTS:

Description	Type
Warrant Register 04/30/2024	Warrant Register

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER FOR CHECK DATE: 4/30/2024

Fund	Fund Description	Total Transaction Amount
101	GENERAL FUND	$619,741.53
215	CDBG FUND	$104,875.29
227	FOREIGN FIRE INS TAX FUND	$4,566.30
231	CRIMINAL INVESTIGATION FD	$22,824.73
235	MUNICIPAL PARKG OPR FUND	$20,558.29
263	TIF IV	$12,645.65
267	SOUTH ARL HTS RD TIF	$21,837.50
401	CAPITAL PROJECTS FUND	$399,680.01
426	STORM WATER CONTROL FUND	$39,781.00
505	WATER AND SEWER FUND	$843,808.98
511	SOLID WASTE FUND SWANCC	$167,785.00
515	ARTS ENTERT & EVENTS FUND	$13,915.59
605	HEALTH INSURANCE FUND	$715,996.21
621	FLEET OPERATIONS FUND	$631,115.98
625	TECHNOLOGY FUND	$90,863.57
715	GUARANTY DEPOSITS FUND	$3,900.00
	TOTAL ALL FUNDS	**$3,713,895.63**

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 4/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 0000	**NON DEPARTMENTAL**				
306629	715-0000-220930-	CARMEN AND SONS CONCRETE	BOND REFUND REC-002439-2024	$200.00	**$200.00**
306630	715-0000-220930-	D&M MILLENNIUM CONSTRUCTION CO	BOND REFUND REC-002452-2024	$200.00	**$200.00**
306631	715-0000-220930-	FORTIS GROUND WERKS	BOND REFUND REC-002440-2024	$200.00	**$200.00**
306632	715-0000-220930-	J & J PAVEMENT REPAIRS, INC	BOND REFUND REC-002410-2024	$200.00	**$200.00**
306633	715-0000-220930-	J & J PAVEMENT REPAIRS, INC	BOND REFUND REC-002413-2024	$200.00	**$200.00**
306634	715-0000-220930-	JEFFREY WARDEN	BOND REFUND REC-002448-2024	$200.00	**$200.00**
306635	715-0000-220930-	JRC DESIGN BUILD	BOND REFUND REC-002442-2024	$200.00	**$200.00**
306636	715-0000-220930-	JRC DESIGN BUILD	BOND REFUND REC-002443-2024	$200.00	**$200.00**
306637	715-0000-220930-	OLEG VENGER	BOND REFUND REC-002445-2024	$200.00	**$700.00**
306637	715-0000-220930-	OLEG VENGER	BOND REFUND REC-002445-2024	$500.00	
306638	715-0000-220930-	ROSE PAVING	BOND REFUND REC-002456-2024	$200.00	**$200.00**
306639	715-0000-220930-	RUSHIT AJROJA	BOND REFUND REC-002454-2024	$200.00	**$700.00**
306639	715-0000-220930-	RUSHIT AJROJA	BOND REFUND REC-002454-2024	$500.00	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 4/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					$25.00
306642	101-0000-441150-	CARMELLO LOPEZ	CITATION REFUND	$25.00	
					$2,000.00
306646	505-0000-489900-	LUAN CONIKU	WATER REFUND	$2,000.00	
					$1,144.64
306655	505-0000-120250-	PETERSON, JENNIFER	WATER REFUND	$1,144.64	
					$8,398.01
902282	101-0000-210940-	EMPLOYEE BENEFITS CORP	HEALTH/DEPENDENT CARE FSA	$727.90	
902282	101-0000-210940-	EMPLOYEE BENEFITS CORP	HEALTH/DEPENDENT CARE FSA	$7,670.11	
					$8,373.69
902283	101-0000-210810-	DEARBORN LIFE INS CO	SHORT TERM DISABILITY/LIFE INSURANCE MAY 2024	$289.67	
902283	101-0000-210810-	DEARBORN LIFE INS CO	SHORT TERM DISABILITY/LIFE INSURANCE MAY 2024	$8,084.02	
					$211.70
902285	101-0000-210820-	SONTIQ	ID PROTECTION	$211.70	
					$4,716.03
902290	101-0000-210940-	EMPLOYEE BENEFITS CORP	HEALTH/DEPENDENT CARE FSA	$4,716.03	
					$5,898.68
902291	101-0000-211060-	VISION SERVICE PLAN	VISION MAY 2024	$1,482.04	
902291	101-0000-211060-	VISION SERVICE PLAN	VISION MAY 2024	$4,416.64	
			DEPARTMENT 0000 TOTAL:	$33,967.75	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 4/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 0101	**BOARD OF TRUSTEES ADMIN**				
					$954.00
306504	101-0101-521650-	CAPTION FIRST INC	CAPTIONING SERVICES	$318.00	
306504	101-0101-521650-	CAPTION FIRST INC	CAPTIONING SERVICES	$318.00	
306504	101-0101-521650-	CAPTION FIRST INC	CAPTIONING SERVICES	$318.00	
					$4,500.00
306592	101-0101-521650-	LORELLE COMMUNICATIONS INC	PROFESSIONAL SERVICES	$4,500.00	
			DEPARTMENT 0101 TOTAL:	$5,454.00	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 4/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 0201	**INTEGRATED SERVICES ADMIN**				
					$103.99
	101-0201-522020-	ENGAGING LOCAL GOVERNMENT LEADERS	DUES	$53.00	
	101-0201-522030-	IL ASSOC OF MUNICIPAL MANAGEMENT ASSISTANTS	TRAVEL & TRAINING	$50.00	
	101-0201-522700-	APPLE STORE	ICLOUD STORAGE	$0.99	
					$10.80
306503	101-0201-522150-	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$10.80	
					$1,200.00
306569	101-0201-522020-	ICMA MEMBERSHIP RENEWALS	DUES	$1,200.00	
					$339.69
306578	101-0201-522030-	JACK CASOCNE	TRAVEL & TRAINING	$339.69	
					$10,000.00
306596	401-0201-520050-	MAC STRATEGIES GROUP INC	PROFESSIONAL SERVICES	$10,000.00	
					$22.25
306656	101-0201-522030-	PETTY CASH	EVENT SUPPLIES	$22.25	
					$122.00
306672	101-0201-522020-	ROTARY CLUB OF ARLINGTON HTS	DUES	$122.00	
					$6,500.00
306677	515-0201-540550-	SEVENTH HEAVEN	HARMONY FEST	$6,500.00	
					$52,780.20
902287	101-0201-520100-	ELROD FRIEDMAN LLP	MARCH 2024 LEGAL SERVICES	$52,780.20	
			DEPARTMENT 0201 TOTAL:	$71,078.93	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 4/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 0301	**HUMAN RESOURCES ADMIN**				
					$728.99
	101-0301-520050-	CONSENSUS CLOUD SOLUTIONS	OFFICE EQUIPMENT	$49.99	
	101-0301-522010-	AMERICAN PLANNING ASSOCIATION-ILLINOIS CHAPTER	ADVERTISING	$25.00	
	101-0301-522020-	SOCIETY FOR HUMAN RESOURCE MANAGEMENT	DUES	$264.00	
	101-0301-522020-	CITYTECH INC	DUES	$390.00	
					$200.88
306471	101-0301-530010-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$172.90	
306471	101-0301-540700-	AMAZON COM CAPITAL SERVICES	MISCELLANEOUS SUPPLIES	$27.98	
					$19.78
306503	101-0301-522150-	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$19.78	
					$11,508.75
306515	101-0301-520200-	CLARK BAIRD SMITH LLP	LEGAL SERVICES	$11,508.75	
					$100.00
306572	101-0301-522010-	ILCMA	ADVERTISING	$50.00	
306572	101-0301-522010-	ILCMA	ADVERTISING	$50.00	
					$6,755.00
306622	605-0301-520500-	NORTHWEST COMMUNITY HOSPITAL	BIENNIAL PHYSICALS	$429.00	
306622	605-0301-520500-	NORTHWEST COMMUNITY HOSPITAL	BIENNIAL PHYSICALS	$2,717.00	
306622	605-0301-520500-	NORTHWEST COMMUNITY HOSPITAL	BIENNIAL PHYSICALS	$3,609.00	
					$228.86
306656	101-0301-540700-	PETTY CASH	EVENT SUPPLIES	$68.86	
306656	605-0301-520500-	PETTY CASH	MISCELLANEOUS SERVICES	$80.00	
306656	605-0301-520500-	PETTY CASH	MISCELLANEOUS SERVICES	$80.00	
					$1,000.00

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
902281	605-0301-520650-	PRUDENTIAL INSURANCE CO OF AMERICA	PAID UP LIFE INSURANCE	$1,000.00	
					$8,367.16
902283	605-0301-520650-	DEARBORN LIFE INS CO	SHORT TERM DISABILITY/LIFE INSURANCE MAY 2024	$4,260.05	
902283	605-0301-520660-	DEARBORN LIFE INS CO	SHORT TERM DISABILITY/LIFE INSURANCE MAY 2024	$4,107.11	
					$642.04
902288	605-0301-520440-	EMPLOYEE BENEFITS CORP	FSA ADMIN FEES	$50.00	
902288	605-0301-520440-	EMPLOYEE BENEFITS CORP	FSA ADMIN FEES	$592.04	
					$411,257.80
902289	605-0301-542750-	BLUE CROSS BLUE SHIELD OF ILLINOIS	MEDICAL/DENTAL 04/01-04/15	$387,712.99	
902289	605-0301-542770-	BLUE CROSS BLUE SHIELD OF ILLINOIS	MEDICAL/DENTAL 04/01-04/15	$23,544.81	
					$287,814.21
902293	605-0301-520600-	HMO ILLINOIS	HMO PREMIUMS MAY 2024	$287,814.21	
			DEPARTMENT 0301 TOTAL:	$728,623.47	

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Department 0501	**FINANCE ADMIN**				
					$292.18
	101-0501-522030-	NATIONAL NOTARY ASSOCIATION	OFFICE SUPPLIES	$184.61	
	101-0501-522030-	PASSERO	MEETING SUPPLIES	$106.58	
	101-0501-522700-	APPLE STORE	CLOUD STORAGE	$0.99	
					$101.77
306471	101-0501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLES	$33.98	
306471	101-0501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	($28.50)	
306471	101-0501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	($24.00)	
306471	101-0501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$36.82	
306471	101-0501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$39.47	
306471	101-0501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$44.00	
					$17.46
306503	101-0501-522150-	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$17.46	
					$152.74
306508	101-0501-530010-	CHICAGO TRIBUNE	SUBSCRIPTION	$152.74	
					$81.61
306626	101-0501-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	($21.46)	
306626	101-0501-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$3.78	
306626	101-0501-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$99.29	
					$466.15
306649	101-0501-530050-	P.F. PETTIBONE & CO	OFFICE SUPPLIES	$466.15	
					$30.00
306656	101-0501-522020-	PETTY CASH	DUES	$30.00	
					$62.90

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306691	101-0501-521650-	SYLVIA'S FLOWERS INC	SYMPATHY ARRANGEMENT	$62.90	
					$26.00
306716	101-0501-522150-	XEROX CORPORATION	OFFICE MACHINES & ACCESS	$26.00	
					$4,307.00
902286	505-0501-522050-	SEBIS DIRECT INC	POSTAGE	$4,307.00	
			DEPARTMENT 0501 TOTAL:	$5,537.81	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 0601	**INFORMATION TECHNOLOGY ADMIN**				
					$1,001.95
	625-0601-520390-	CLOUDFLARE	OFFICE EQUIPMENT	$25.00	
	625-0601-521655-	JOTFORM, INC	SUBSCRIPTION	$204.00	
	625-0601-521655-	SIMPLEMDM	EQUIPMENT MAINTENANCE	$129.14	
	625-0601-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$8.97	
	625-0601-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$7.79	
	625-0601-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$77.06	
	625-0601-550100-	EBAY	OFFICE EQUIPMENT	$549.99	
					$62.94
306471	625-0601-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	($13.11)	
306471	625-0601-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$76.05	
					$1,080.00
306502	625-0601-522030-	CADD MICROSYSTEMS, INC.	OFFICE EQUIPMENT	$1,080.00	
					$3,440.00
306505	625-0601-521655-	CDS OFFICE TECHNOLOGIES	OFFICE EQUIPMENT	$150.00	
306505	625-0601-550100-	CDS OFFICE TECHNOLOGIES	OFFICE EQUIPMENT	$3,290.00	
					$14,649.00
306506	625-0601-521655-	CDW GOVERNMENT INC	OFFICE EQUIPMENT	$14,649.00	
					$4,623.00
306521	625-0601-521650-	COMCAST PROCESSING CENTER	ACCT 907065060	$4,623.00	
					$487.47
306533	625-0601-550100-	DELL MARKETING LP	OFFICE EQUIPMENT	$487.47	
					$550.00
306554	625-0601-522020-	GMIS INTERNATIONAL	DUES	$550.00	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
306564	625-0601-520050-	HEARTLAND BUSINESS SYSTEMS, LLC	OFFICE EQUIPMENT	$450.00	**$450.00**
306658	625-0601-550100-	PLANTE & MORAN PLLC	PROFESSIONAL SERVICES	$22,250.00	**$22,250.00**
306666	625-0601-521650-	RCN	ACCT 0201411183401	$64.99	**$64.99**
306667	625-0601-521650-	RCN	ACCT 0201444077001	$64.99	**$64.99**
306669	625-0601-520390-	REVIZE LLC	PROFESSIONAL SERVICES	$8,900.00	**$8,900.00**
306698	625-0601-550100-	TYLER TECHNOLOGIES INC	COMPUTERSDP & WORD PROC.	$3,145.00	**$32,973.00**
306698	625-0601-550100-	TYLER TECHNOLOGIES INC	COMPUTERSDP & WORD PROC.	$4,680.00	
306698	625-0601-550100-	TYLER TECHNOLOGIES INC	COMPUTERSDP & WORD PROC.	$7,548.00	
306698	625-0601-550100-	TYLER TECHNOLOGIES INC	COMPUTERSDP & WORD PROC.	$17,600.00	
306706	625-0601-521650-	VERIZON WIRELESS	ACCT 780366108	$266.23	**$266.23**
			DEPARTMENT 0601 TOTAL:	$90,863.57	

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Department 1008	**BOARDS & COMM FIRE & POL COMM**				
					$9,237.33
306568	101-1008-520750-	I/O SOLUTIONS, INC	CONSULTING SERVICES	$9,237.33	
			DEPARTMENT 1008 TOTAL:	$9,237.33	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 1014	**BOARDS & COMM YOUTH**				
					$167.85
	101-1014-533050-	JEWEL OSCO 3422	EVENT SUPPLIES	$167.85	
			DEPARTMENT 1014 TOTAL:	$167.85	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 1021	**BOARDS & COMM AH ECON ALLNCE**				
					$20.00
306656	101-1021-540400-	PETTY CASH	MEETING SUPPLIES	$20.00	
			DEPARTMENT 1021 TOTAL:	$20.00	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 2005	**SPECIAL EVENTS METROPOLIS THTR**				
					$5,690.78
	515-2005-550550-	GRAINGER W W INC	METROPOLIS EQUIPMENT	$2,332.78	
	515-2005-550550-	APPLE STORE	METROPOLIS EQUIPMENT	$152.00	
	515-2005-550550-	APPLE STORE	METROPOLIS EQUIPMENT	$2,299.00	
	515-2005-550550-	DELL MARKETING LP	METROPOLIS EQUIPMENT	$907.00	
					$1,712.83
306471	515-2005-550550-	AMAZON COM CAPITAL SERVICES	METROPOLIS EQUIPMENT	$1,712.83	
			DEPARTMENT 2005 TOTAL:	$7,403.61	

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Department 3001	**POLICE DEPT ADMIN**				
					$6,066.97
	101-3001-521650-	COMCAST PROCESSING CENTER	MISC SERVICES	$115.50	
	101-3001-522020-	IL DEPT OF FINANCIAL & PROFESSIONAL REGULATION	DUES	$11.00	
	101-3001-522020-	IL DEPT OF FINANCIAL & PROFESSIONAL REGULATION	DUES	$102.25	
	101-3001-522020-	SAFE KIDS WORLDWIDE	TRAVEL & TRAINING	$55.00	
	101-3001-522020-	SAFE KIDS WORLDWIDE	TRAVEL & TRAINING	$55.00	
	101-3001-522020-	IL DEPT OF FINANCIAL & PROFESSIONAL REGULATION	DUES	$102.25	
	101-3001-522020-	IL DEPT OF FINANCIAL & PROFESSIONAL REGULATION	DUES	$102.25	
	101-3001-522030-	AMERICAN ASSOCIATION OF NOTARIES	TRAVEL & TRAINING	$87.00	
	101-3001-522030-	AMERICAN AIRLINES	TRAVEL & TRAINING	$357.20	
	101-3001-522030-	UNITED AIRLINES	TRAVEL & TRAINING	$211.96	
	101-3001-522030-	UNITED AIRLINES	TRAVEL & TRAINING	$211.96	
	101-3001-522030-	AMERICAN TACTICAL K9 ASSOCIATION	TRAVEL & TRAINING	$3,000.00	
	101-3001-522030-	CLEAR	TRAVEL & TRAINING	$299.00	
	101-3001-522030-	CLEAR	TRAVEL & TRAINING	$299.00	
	101-3001-522030-	UNITED AIRLINES	TRAVEL & TRAINING	$20.00	
	101-3001-522030-	UNITED AIRLINES	TRAVEL & TRAINING	$20.00	
	101-3001-522030-	UNITED AIRLINES	TRAVEL & TRAINING	$20.00	
	101-3001-522030-	UNITED AIRLINES	TRAVEL & TRAINING	$20.00	
	101-3001-522030-	AMAZON COM CAPITAL SERVICES	POLICE EQUIPMENT & SUPPLY	$73.00	
	101-3001-522030-	AMAZON COM CAPITAL SERVICES	POLICE EQUIPMENT & SUPPLY	$30.50	
	101-3001-522030-	INSTITUTE FOR BRAIN POTENTIAL	TRAVEL & TRAINING	$94.00	
	101-3001-530010-	CHICAGO TRIBUNE-SUB BILLING	SUBSCRIPTION	$15.96	

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	101-3001-533050-	DELL MARKETING LP	OFFICE EQUIPMENT	$269.28	
	101-3001-533050-	WALMART	EVENT SUPPLIES	$126.81	
	101-3001-533250-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$31.90	
	101-3001-533250-	NINOS PIZZERIA & CATERING	MEETING SUPPLIES	$154.62	
	101-3001-533250-	MUGS PIZZA AND RIBS	TRAVEL & TRAINING	$58.80	
	101-3001-533250-	MUGS PIZZA AND RIBS	TRAVEL & TRAINING	$58.80	
	101-3001-533250-	AMAZON COM CAPITAL SERVICES	POLICE EQUIPMENT & SUPPLY	$5.99	
	101-3001-533250-	AMAZON COM CAPITAL SERVICES	POLICE EQUIPMENT & SUPPLY	$32.39	
	101-3001-533300-	GERRY'S CAFE	EVENT SUPPLIES	$25.55	
					$1,030.33
306489	101-3001-522700-	AT&T MOBILITY NATIONAL ACCOUNTS LLC	ACCT 287328367893	$1,030.33	
					$8,875.00
306496	101-3001-521651-	BRIGHTSIDE CLINIC	CARE GRANT	$3,500.00	
306496	101-3001-521652-	BRIGHTSIDE CLINIC	CARE GRANT	$5,375.00	
					$40.29
306503	101-3001-522150-	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$40.29	
					$808.00
306505	101-3001-530050-	CDS OFFICE TECHNOLOGIES	EQUIPMENT	$808.00	
					$766.39
306510	101-3001-511700-	CHOJNOWSKI, PATRICK	CHECK REISSUE PAYROLL	$766.39	
					$1,355.00
306523	101-3001-521650-	COMPASSION FUNERAL SERVICES INC	PROFESSIONAL SERVICES	$320.00	
306523	101-3001-521650-	COMPASSION FUNERAL SERVICES INC	PROFESSIONAL SERVICES	$320.00	
306523	101-3001-521650-	COMPASSION FUNERAL SERVICES INC	PROFESSIONAL SERVICES	$350.00	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
306523	101-3001-521650-	COMPASSION FUNERAL SERVICES INC	PROFESSIONAL SERVICES	$365.00	
					$1,395.00
306526	101-3001-521655-	CRITICAL REACH	OFFICE EQUIPMENT	$1,395.00	
					$4,308.00
306530	101-3001-521652-	DACRA TECH LLC	PROFESSIONAL SERVICES	$4,308.00	
					$52.48
306543	101-3001-521655-	EXPERIAN	MISCELLANEOUS SERVICES	$52.48	
					$46.74
306553	101-3001-522030-	GEOFFREY SOBEY	TRAVEL & TRAINING	$46.74	
					$1,454.80
306555	101-3001-521650-	GOLF ROSE PET LODGE	VETERINARY SERVICES	$64.50	
306555	101-3001-521650-	GOLF ROSE PET LODGE	VETERINARY SERVICES	$73.80	
306555	101-3001-521650-	GOLF ROSE PET LODGE	VETERINARY SERVICES	$91.50	
306555	101-3001-521650-	GOLF ROSE PET LODGE	VETERINARY SERVICES	$1,225.00	
					$535.50
306570	101-3001-521650-	IDI	MISCELLANEOUS SERVICES	$125.50	
306570	101-3001-521650-	IDI	MISCELLANEOUS SERVICES	$410.00	
					$2,751.95
306582	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	$14.45	
306582	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	$16.50	
306582	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	$25.00	
306582	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	$291.75	
306582	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	$319.80	
306582	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	$337.50	
306582	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	$1,614.45	

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306582	235-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	$132.50	
					$1,848.07
306591	101-3001-521651-	LIVE 4 LALI INC	CARE GRANT	$1,848.07	
					$100.00
306616	101-3001-522030-	NORTH EAST MULTI REGIONAL TRAINING	TRAVEL & TRAINING	$100.00	
					$154.70
306617	101-3001-521650-	NORTHERN IL POLICE ALARM SYSTEM (NIPAS)	PROFESSIONAL SERVICES	$154.70	
					$579.00
306618	101-3001-521650-	NORTHSHORE OMEGA	PROFESSIONAL SERVICES	$579.00	
					$47,546.78
306621	101-3001-520370-	NORTHWEST CENTRAL DISPATCH SYS	MEMBER ASSESSMENT	$47,546.78	
					$358.36
306626	101-3001-522150-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$151.30	
306626	101-3001-522150-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$158.59	
306626	101-3001-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$48.47	
					$1,752.34
306657	101-3001-522020-	PETTY CASH/POLICE	MEETING	$100.00	
306657	101-3001-522030-	PETTY CASH/POLICE	VEHICLE RENTAL	$1,632.18	
306657	101-3001-533050-	PETTY CASH/POLICE	MISC SUPPLIES	$20.16	
					$310.97
306665	101-3001-530350-	RAY O'HERRON	CLOTHING & APPAREL	$310.97	
					$22.22
306678	101-3001-522030-	SHERWIN ACE HARDWARE	TRAVEL & TRAINING	$22.22	
					$201.65
306682	101-3001-521020-	SOUTH SIDE CONTROL SUPPLY CO.	EQUIPMENT MAINTENANCE	$201.65	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					$2,600.00
306687	101-3001-521650-	SUBURBAN ACCENTS INC	MISCELLANEOUS SERVICES	$450.00	
306687	101-3001-521650-	SUBURBAN ACCENTS INC	MISCELLANEOUS SERVICES	$950.00	
306687	101-3001-521650-	SUBURBAN ACCENTS INC	MISCELLANEOUS SERVICES	$950.00	
306687	101-3001-533250-	SUBURBAN ACCENTS INC	MISCELLANEOUS SERVICES	$250.00	
			DEPARTMENT 3001 TOTAL:	$84,960.54	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 3003	**POLICE DEPT CRIMINAL INVEST**				
					$794.95
	231-3003-540110-	AMERICAN AIRLINES	POLICE EQUIPMENT & SUPPLY	$89.10	
	231-3003-540110-	UNITED AIRLINES	POLICE EQUIPMENT & SUPPLY	$250.10	
	231-3003-540110-	INTL NARCOTIC INTERDICTION ASSOC	POLICE EQUIPMENT & SUPPLY	$450.00	
	231-3003-540110-	EXPEDIA	POLICE EQUIPMENT & SUPPLY	$5.75	
					$164.84
306654	231-3003-540010-	PET PROS	K9 SUPPLIES	$164.84	
					$20,187.52
306673	231-3003-540110-	ROUTE 12 RENTAL CO INC	EQUIPMENT	$2,339.52	
306673	231-3003-540110-	ROUTE 12 RENTAL CO INC	EQUIPMENT	$17,848.00	
					$1,677.42
306700	231-3003-540010-	ULTRA STROBE COMMUNICATIONS INC	VEH MAINTENANCE SUPPLY	$1,677.42	
			DEPARTMENT 3003 TOTAL:	$22,824.73	

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Department 3501	**FIRE ADMIN**				
					$1,553.41
	101-3501-521655-	CANVA PRO	SOFTWARE SUBSCRIPTION	$119.99	
	101-3501-522030-	WEBINAR HEALTH	TRAVEL AND TRAINING	$199.00	
	101-3501-522030-	IL FIRE CHIEFS ASSOC FOUNDATION	TRAVEL AND TRAINING	$525.00	
	101-3501-522050-	UPS STORE #1051	POSTAGE	$75.01	
	101-3501-530050-	JEWEL OSCO 3422	EVENT SUPPLIES	$5.61	
	101-3501-530050-	PARTY CITY	EVENT SUPPLIES	$30.80	
	101-3501-531850-	FIRE BY TRADE LL	FIRE EQUIPMENT	$598.00	
					$202.16
306471	101-3501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$16.99	
306471	101-3501-533500-	AMAZON COM CAPITAL SERVICES	MEDICAL SUPPLIES	$15.96	
306471	101-3501-533500-	AMAZON COM CAPITAL SERVICES	MEDICAL SUPPLIES	$73.45	
306471	101-3501-533500-	AMAZON COM CAPITAL SERVICES	MEDICAL SUPPLIES	$95.76	
					$296.00
306493	101-3501-522030-	BEHRENS LANDSCAPING	TRAINING SUPPLIES	$296.00	
					$14.42
306503	101-3501-522150-	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$14.42	
					$10,451.00
306505	401-3501-550150-	CDS OFFICE TECHNOLOGIES	FIRE EQUIPMENT & SUPPLY	$10,451.00	
					$275.00
306512	101-3501-522030-	CHUBB, BRENT	REIMBURSEMENT	$275.00	
					$816.74
306546	401-3501-550150-	FIRESERVICE MANAGEMENT	FIRE EQUIPMENT & SUPPLY	$816.74	
					$55.00

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306574	101-3501-522020-	ILLINOIS FIRE SERVICE ADMINISTRATIVE PROFESSIONALS	DUES	$55.00	
					$21,978.67
306621	101-3501-520370-	NORTHWEST CENTRAL DISPATCH SYS	MEMBER ASSESSMENT	$15,848.92	
306621	101-3501-521650-	NORTHWEST CENTRAL DISPATCH SYS	FIRE EQUIPMENT & SUPPLY	$135.00	
306621	101-3501-521655-	NORTHWEST CENTRAL DISPATCH SYS	OFFICE EQUIPMENT	$5,994.75	
					$25.75
306626	101-3501-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$25.75	
					$3,389.19
306653	101-3501-533500-	PENNCARE	MEDICAL SUPPLIES	$43.85	
306653	101-3501-533500-	PENNCARE	MEDICAL SUPPLIES	$139.31	
306653	101-3501-533500-	PENNCARE	MEDICAL SUPPLIES	$269.68	
306653	101-3501-533500-	PENNCARE	MEDICAL SUPPLIES	$1,442.00	
306653	101-3501-533500-	PENNCARE	MEDICAL SUPPLIES	$1,494.35	
					$195.50
306663	101-3501-521160-	R H MEDICAL	MEDICAL OXYGEN	$195.50	
					$3,591.20
306695	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	$52.95	
306695	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	$74.95	
306695	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	$74.95	
306695	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	$74.95	
306695	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	$74.95	
306695	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	$74.95	
306695	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	$76.95	
306695	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	$99.90	

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306695	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	$103.90	
306695	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	$131.90	
306695	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	$236.85	
306695	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	$289.95	
306695	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	$289.95	
306695	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	$289.95	
306695	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	$289.95	
306695	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	$1,354.20	
					$61.29
306699	101-3501-530050-	ULINE INC	FIRE EQUIPMENT & SUPPLY	$61.29	
					$59,717.58
306715	101-3501-531850-	WS DARLEY & CO	FIRE EQUIPMENT & SUPPLY	$48.00	
306715	401-3501-550150-	WS DARLEY & CO	FIRE EQUIPMENT & SUPPLY	$59,669.58	
					$104.00
306716	101-3501-522150-	XEROX CORPORATION	OFFICE MACHINES & ACCESS	$26.00	
306716	101-3501-522150-	XEROX CORPORATION	OFFICE MACHINES & ACCESS	$26.00	
306716	101-3501-522150-	XEROX CORPORATION	OFFICE MACHINES & ACCESS	$26.00	
306716	101-3501-522150-	XEROX CORPORATION	OFFICE MACHINES & ACCESS	$26.00	
			DEPARTMENT 3501 TOTAL:	$102,726.91	

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Department 3701	**FOREIGN FIRE INSURANCE ADMIN**				
306467	227-3701-522030-	ADAM HOEFLICH	TUITION REIMBURSEMENT	$482.12	**$482.12**
306557	227-3701-522030-	GRIPPER, PETER	REIMBURSEMENT	$88.32	**$88.32**
306588	227-3701-522030-	LIEBETRAU, TIMOTHY	TRAVEL AND TRAINING	$129.31	**$129.31**
306600	227-3701-522030-	MC LEAN, SAMANTHA	REIMBURSEMENT	$84.34	**$84.34**
306650	227-3701-522030-	PARKER, SEBASTIAN	TUITION REIMBURSEMENT	$178.39	**$178.39**
306713	227-3701-522030-	WITKOWSKI, JACOB	TUITION REIMBURSEMENT	$466.82	**$466.82**
306715	227-3701-550150-	WS DARLEY & CO	FIRE EQUIPMENT	$3,137.00	**$3,137.00**
			DEPARTMENT 3701 TOTAL:	$4,566.30	

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Department 4001	**PLANNING PLANNING**				
					$337.30
	101-4001-521650-	APPLE STORE	ICLOUD STORAGE	$2.99	
	101-4001-522030-	DOLLAR TREE	VILLAGE EVENT	$4.13	
	101-4001-522030-	JEWEL OSCO 3422	VILLAGE EVENT	$15.00	
	101-4001-522030-	DUNKIN DONUTS	VILLAGE EVENT	$15.00	
	101-4001-522030-	NOODLES & COMPANY	VILLAGE EVENT	$15.00	
	101-4001-522030-	BEVERLY LANES	VILLAGE EVENT	$95.00	
	101-4001-522030-	ROSATI'S	VILLAGE EVENT	$174.68	
	101-4001-530050-	AMAZON COM CAPITAL SERVICES	SUPPLIES	$15.50	
					$16.63
306503	101-4001-522150-	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$16.63	
					$2,700.00
306525	101-4001-540400-	CORNETT PUBLISHING INC	ADVERTISING	$2,700.00	
					$288.90
306531	101-4001-522010-	DAILY HERALD	ADVERTISING	$288.90	
					$732.50
306586	101-4001-521650-	LEGRAND REPORTING & VIDEO SERVICES	TRANSCRIBING SERVICES	$345.00	
306586	101-4001-521650-	LEGRAND REPORTING & VIDEO SERVICES	TRANSCRIBING SERVICES	$387.50	
					$26.00
306656	101-4001-540400-	PETTY CASH	TRAVEL & TRAINING	$26.00	
					$34,483.15
306671	263-4001-520050-	RJN GROUP INC	PROFESSIONAL SERVICES	$5,095.00	
306671	263-4001-520050-	RJN GROUP INC	PROFESSIONAL SERVICES	$7,550.65	
306671	267-4001-550250-	RJN GROUP INC	PROFESSIONAL SERVICES	$10,142.50	

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306671	267-4001-550250-	RJN GROUP INC	PROFESSIONAL SERVICES	$11,695.00	
			DEPARTMENT 4001 TOTAL:	$38,584.48	

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Department 4101	**COMMUNITY DEVL BLK GRNTADMIN**				
306499	215-4101-541760-	BUILDERS PAVING LLC	CONSTRUCTION SERVICES	$86,719.61	**$86,719.61**
306509	215-4101-541170-	CHILDREN'S ADVOCACY CENTER	CDBG GRANT	$875.00	**$875.00**
306531	215-4101-541020-	DAILY HERALD	ADVERTISING	$72.90	**$72.90**
306584	215-4101-541480-	JOURNEYS THE ROAD HOME	CDBG GRANT	$2,201.50	**$2,201.50**
306589	215-4101-541730-	LIFE SPAN	CDBG GRANT	$875.00	**$875.00**
306620	215-4101-541680-	NORTHWEST CASA	CDBG GRANT	$875.00	**$875.00**
306623	215-4101-541790-	NORTHWEST COMPASS INC	CDBG GRANT	$1,273.43	**$1,273.43**
306668	215-4101-541040-	RESOURCES FOR COMMUNITY LIVING	CDBG GRANT	$634.50	**$634.50**
306689	215-4101-541440-	SUBURBAN PRIMARY HEALTH CARE	CDBG GRANT	$2,302.88	**$2,302.88**
306712	215-4101-541520-	WINGS PROGRAM INC	CDBG GRANT	$910.47	**$910.47**
			DEPARTMENT 4101 TOTAL:	$96,740.29	

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Department 4102	**COMMUNITY DEVL BLK GRNTCDBG-CV**				
					$8,135.00
306623	215-4102-541080-	NORTHWEST COMPASS INC	CDBG GRANT	$8,135.00	
			DEPARTMENT 4102 TOTAL:	$8,135.00	

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Department 4501	**BUILDING ADMIN**				
					$197.81
	101-4501-522030-	SUBURBAN BLDG OFFICALS CONFER	TRAVEL & TRAINING	($150.00)	
	101-4501-522030-	SUBURBAN BLDG OFFICALS CONFER	TRAVEL & TRAINING	($150.00)	
	101-4501-522030-	INTL CODE COUNCIL INC	TRAVEL & TRAINING	$135.00	
	101-4501-522030-	ILLINOIS TOLLWAY	TRAVEL & TRAINING	$6.00	
	101-4501-522030-	NORTHWEST BOCA	TRAVEL & TRAINING	$120.00	
	101-4501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$24.50	
	101-4501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$29.35	
	101-4501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$65.83	
	101-4501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$15.99	
	101-4501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$44.25	
	101-4501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$56.89	
					$25.63
306503	101-4501-522150-	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$25.63	
					$600.00
306558	101-4501-520350-	GRIVAS KRAUSE ASSOCIATES LTD	PROFESSIONAL SERVICES	$600.00	
					$10,008.50
306610	101-4501-520350-	MOSHE CALAMARO & ASSOCIATES, INC	PROFESSIONAL SERVICES	$1,073.50	
306610	101-4501-520350-	MOSHE CALAMARO & ASSOCIATES, INC	PROFESSIONAL SERVICES	$8,935.00	
					$55.55
306656	101-4501-522030-	PETTY CASH	MEETING SUPPLIES	$30.00	
306656	101-4501-530050-	PETTY CASH	MISCELLANEOUS SUPPLIES	$25.55	
					$2,075.00

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
306694	101-4501-520050-	THOMPSON ELEVATOR INSPECTION	PROFESSIONAL SERVICES	$35.00	
306694	101-4501-520050-	THOMPSON ELEVATOR INSPECTION	PROFESSIONAL SERVICES	$35.00	
306694	101-4501-520050-	THOMPSON ELEVATOR INSPECTION	PROFESSIONAL SERVICES	$35.00	
306694	101-4501-520050-	THOMPSON ELEVATOR INSPECTION	PROFESSIONAL SERVICES	$70.00	
306694	101-4501-520050-	THOMPSON ELEVATOR INSPECTION	PROFESSIONAL SERVICES	$1,900.00	
					$52.00
306716	101-4501-522150-	XEROX CORPORATION	OFFICE MACHINES & ACCESS	$26.00	
306716	101-4501-522150-	XEROX CORPORATION	OFFICE MACHINES & ACCESS	$26.00	
			DEPARTMENT 4501 TOTAL:	$13,014.49	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 7001	**HEALTH ADMIN**				
					$602.25
	101-7001-521650-	INTERFAX	OFFICE EQUIPMENT	$9.95	
	101-7001-522030-	NASW RRG	TRAVEL & TRAINING	$10.00	
	101-7001-530050-	AMAZON COM CAPITAL SERVICES	SUPPLIES	$15.83	
	101-7001-530050-	AMAZON COM CAPITAL SERVICES	SUPPLIES	$57.93	
	101-7001-540530-	COMED	FINANCIAL ASSISTANCE FOR RESIDENT	$508.54	
					$214.50
306473	101-7001-522400-	AMERICAN TAXI	TAXI SUBSIDY	$214.50	
					$390.00
306476	101-7001-520250-	ARLINGTON CENTER	COUNSELING SUBSIDY	$390.00	
					$386.40
306479	101-7001-520250-	ASSOCIATION FOR MULTICULTURAL BEHAVIORAL HEALTH	COUNSELING SUBSIDY	$386.40	
					$100.00
306495	101-7001-520250-	BRIGHTER LIFE BEHAVIORAL SERVICES	COUNSELING SUBSIDY	$100.00	
					$220.00
306524	101-7001-521100-	CORELOGIC SOLUTIONS LLC	OFFICE EQUIPMENT	$220.00	
					$347.34
306529	101-7001-521655-	CUSTOM DATA PROCESSING	OFFICE EQUIPMENT	$347.34	
					$100.00
306587	101-7001-520250-	LEMKE, SHERRY	COUNSELING SUBSIDY	$100.00	
					$602.64
306626	101-7001-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$252.45	
306626	101-7001-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$350.19	
					$30.00

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306656	101-7001-522020-	PETTY CASH	DUES	$30.00	
			DEPARTMENT 7001 TOTAL:	$2,993.13	

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Department 7007	**HEALTH SENIOR SERVICES**				
					$2,706.63
	101-7007-521020-	STEBELTON MUSIC DIST	EQUIPMENT MAINTENANCE	$424.45	
	101-7007-521650-	VOLGISTICS INC	OFFICE EQUIPMENT	$61.00	
	101-7007-522030-	UNITED AIRLINES	TRAVEL & TRAINING	$292.18	
	101-7007-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$27.36	
	101-7007-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$126.91	
	101-7007-531650-	AMAZON COM CAPITAL SERVICES	MISCELLANEOUS SUPPLIES	$13.99	
	101-7007-531650-	AMAZON COM CAPITAL SERVICES	MISCELLANEOUS SUPPLIES	$33.77	
	101-7007-531650-	AMAZON COM CAPITAL SERVICES	MISCELLANEOUS SUPPLIES	$66.75	
	101-7007-531650-	AMAZON COM CAPITAL SERVICES	OFFICE EQUIPMENT	$76.99	
	101-7007-531650-	WALMART	PROGRAM SUPPLIES	$52.44	
	101-7007-540160-	ALT THAI	PROGRAM SUPPLIES	$264.00	
	101-7007-540160-	NETFIX	PROGRAM SUPPLIES	$22.99	
	101-7007-540160-	MAGIC DAVE PRODUCTIONS	PROGRAM INSTRUCTIONAL FEE	$52.50	
	101-7007-540160-	WALMART	PROGRAM SUPPLIES	$52.67	
	101-7007-540160-	AMAZON COM CAPITAL SERVICES	PROGRAM SUPPLIES	$31.81	
	101-7007-540160-	AMAZON COM CAPITAL SERVICES	PROGRAM SUPPLIES	$23.03	
	101-7007-540160-	TARGET	PROGRAM SUPPLIES	$23.71	
	101-7007-540160-	AMAZON COM CAPITAL SERVICES	PROGRAM SUPPLIES	$23.87	
	101-7007-540160-	AMAZON COM CAPITAL SERVICES	PROGRAM SUPPLIES	$24.88	
	101-7007-540160-	GORDON FOOD SERVICE	PROGRAM SUPPLIES	$31.92	
	101-7007-540160-	AMAZON COM CAPITAL SERVICES	PROGRAM SUPPLIES	$47.78	
	101-7007-540160-	JEWEL OSCO 3422	PROGRAM SUPPLIES	$126.18	
	101-7007-540160-	AMAZON COM CAPITAL SERVICES	PROGRAM SUPPLIES	$153.40	
	101-7007-540160-	WEB RESTAURANT STORE	PROGRAM SUPPLIES	$166.92	

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	101-7007-540160-	MEIJER'S	PROGRAM SUPPLIES	$89.68	
	101-7007-540160-	APPLE STORE	PROGRAM SUPPLIES	$3.99	
	101-7007-540160-	AMAZON COM CAPITAL SERVICES	PROGRAM SUPPLIES	$162.75	
	101-7007-540160-	AMERICAN CUSTOM PUBLISHING CORP (ACP INC)	PROGRAM SUPPLIES	$22.61	
	101-7007-540160-	TORTORICE'S PIZZERIA	PROGRAM SUPPLIES	$206.10	
					$51.16
306503	101-7007-522150-	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$51.16	
					$300.00
306534	101-7007-540160-	DENISE LAURIN VISUAL ART	PROGRAM INSTRUCTIONAL FEE	$300.00	
					$340.00
306561	101-7007-540160-	HARPER COLLEGE	PROGRAM INSTRUCTIONAL FEES	$340.00	
					$250.00
306714	101-7007-540160-	WPM PRODUCTIONS, INC.	PROGRAM INSTRUCTIONAL FEES	$250.00	
			DEPARTMENT 7007 TOTAL:	$3,647.79	

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Department 7101	**PUBLIC WORKS ADMIN**				
					$6,784.03
	101-7101-521650-	DLT SOLUTIONS	OFFICE EQUIPMENT	$4,240.70	
	101-7101-522020-	AMERICAN WATER WORKS ASSOC	DUES	$83.00	
	101-7101-522020-	AMERICAN WATER WORKS ASSOC	DUES	$83.00	
	101-7101-522020-	IL ARBORIST ASSOCIATION	DUES	$190.00	
	101-7101-522030-	MIDWEST GROUNDCOVERS	TRAVEL & TRAINING	$10.00	
	101-7101-522030-	IPM	TRAVEL & TRAINING	$20.00	
	101-7101-522030-	THE BOARD OF TRUSTEES OF THE UNIVERSITY OF ILLINOI	TRAVEL & TRAINING	$50.00	
	101-7101-522030-	APWA ILLINOIS PUBLIC SERVICE	TRAVEL & TRAINING	$240.00	
	101-7101-522030-	IL ARBORIST ASSOCIATION	TRAVEL & TRAINING	$440.00	
	101-7101-522030-	IMSA	TRAVEL & TRAINING	$550.00	
	101-7101-522030-	APWA ILLINOIS PUBLIC SERVICE	TRAVEL & TRAINING	$605.00	
	101-7101-530010-	AMAZON COM CAPITAL SERVICES	MISCELLANEOUS SUPPLIES	$35.06	
	101-7101-530010-	AMAZON COM CAPITAL SERVICES	MISCELLANEOUS SUPPLIES	$87.30	
	101-7101-531650-	APWA ILLINOIS PUBLIC SERVICE	MISCELLANEOUS SUPPLIES	$21.00	
	101-7101-531650-	PESCHES FLOWER SHOP	BEREAVEMENT FLOWERS	$43.98	
	101-7101-531650-	ADOBE	OFFICE EQUIPMENT	$84.99	
					$350.00
306464	101-7101-521020-	A & D PROCLEAN	SERVICE BUILDING MAINTENANCE	$350.00	
					$734.50
306465	101-7101-531550-	ABT ELECTRONICS	SERVICE BUILDING MAINTENANCE	$734.50	
					$3,147.50
306466	101-7101-531750-	ACTIVE ELECTRICAL SUPPLY CO	TRAFFIC SUPPLY	$1,002.50	
306466	401-7101-550200-	ACTIVE ELECTRICAL SUPPLY CO	BUILDING MAINTENANCE SUPPLY	$2,145.00	

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306468	101-7101-531750-	ADDISON BUILDING MATERIAL CO	TRAFFIC SUPPLY	$228.30	**$228.30**
306469	101-7101-521110-	ALL WINDOW CLEANING SERV INC	CLEANING SERVICES	$11,995.00	**$11,995.00**
306471	101-7101-531550-	AMAZON COM CAPITAL SERVICES	BUILDING MAINTENANCE SUPPLIES	$19.98	**$4,089.14**
306471	101-7101-531650-	AMAZON COM CAPITAL SERVICES	ENGINEERING SUPPLIES	$68.49	
306471	101-7101-531650-	AMAZON COM CAPITAL SERVICES	KITCHEN SUPPLIES	$26.62	
306471	101-7101-531650-	AMAZON COM CAPITAL SERVICES	OTHER SUPPLIES & EQUIPMENT	$61.96	
306471	101-7101-531650-	AMAZON COM CAPITAL SERVICES	OTHER SUPPLIES & EQUIPMENT	$3,499.40	
306471	101-7101-531650-	AMAZON COM CAPITAL SERVICES	STREET SUPPLY	$309.97	
306471	101-7101-531850-	AMAZON COM CAPITAL SERVICES	SMALL TOOLS & EQUIPMENT	$102.72	
306472	101-7101-522700-	AMERICAN MESSAGING	ACCT U1109311	$71.19	**$71.19**
306474	101-7101-531800-	AMERICAN TRAFFIC SAFETY MATERIALS	TRAFFIC SUPPLY	$982.00	**$2,557.00**
306474	101-7101-531800-	AMERICAN TRAFFIC SAFETY MATERIALS	TRAFFIC SUPPLY	$1,575.00	
306475	101-7101-521020-	AQUALAB WATER TREATMENT INC	SERVICE BUILDING MAINTENANCE	$285.00	**$285.00**
306480	101-7101-521150-	ASTI SAWING INC	CONSTRUCTION SERVICES	$24,141.52	**$24,141.52**
306481	101-7101-522700-	AT & T	ACCT 84759060006156	$1,120.11	**$1,120.11**
306482	101-7101-522700-	AT & T	ACCT 8472535058159	$899.51	**$899.51**

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					$884.29
306483	101-7101-522700-	AT & T	ACCT 84725535058159	$884.29	
					$1,955.05
306484	101-7101-522700-	AT & T	ACCT 84725331203952	$1,955.05	
					$777.27
306485	101-7101-522700-	AT & T	ACCT 8310010146347	$777.27	
					$1,189.64
306486	101-7101-522700-	AT & T	ACCT 8310010134261	$1,189.64	
					$2,120.18
306487	101-7101-522700-	AT & T	ACCT 217S667106106	$2,120.18	
					$5.51
306488	101-7101-522700-	AT & T LONG DISTANCE	ACCT 2147713	$5.51	
					$3,779.70
306494	101-7101-531550-	BERKHEIMER CO INC	BUILDING MAINTENANCE SUPPLY	$142.56	
306494	401-7101-550200-	BERKHEIMER CO INC	SERVICE BUILDING MAINTENANCE	$3,637.14	
					$271,713.15
306499	401-7101-550450-	BUILDERS PAVING LLC	CONSTRUCTION SERVICES	$271,713.15	
					$18,890.07
306501	101-7101-521360-	C C CARTAGE INC	DISPOSAL SERVICES	$551.61	
306501	101-7101-521360-	C C CARTAGE INC	DISPOSAL SERVICES	$1,063.81	
306501	101-7101-521360-	C C CARTAGE INC	DISPOSAL SERVICES	$2,085.81	
306501	101-7101-521360-	C C CARTAGE INC	DISPOSAL SERVICES	$4,022.62	
306501	101-7101-521360-	C C CARTAGE INC	DISPOSAL SERVICES	$5,720.46	
306501	101-7101-521620-	C C CARTAGE INC	DISPOSAL SERVICES	$79.51	
306501	101-7101-521620-	C C CARTAGE INC	DISPOSAL SERVICES	$153.34	
306501	101-7101-521620-	C C CARTAGE INC	DISPOSAL SERVICES	$300.66	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
306501	101-7101-521620-	C C CARTAGE INC	DISPOSAL SERVICES	$579.84	
306501	101-7101-521620-	C C CARTAGE INC	DISPOSAL SERVICES	$824.57	
306501	101-7101-531900-	C C CARTAGE INC	DISPOSAL SERVICES	$143.92	
306501	101-7101-531900-	C C CARTAGE INC	DISPOSAL SERVICES	$277.57	
306501	101-7101-531900-	C C CARTAGE INC	DISPOSAL SERVICES	$544.22	
306501	101-7101-531900-	C C CARTAGE INC	DISPOSAL SERVICES	$1,049.57	
306501	101-7101-531900-	C C CARTAGE INC	DISPOSAL SERVICES	$1,492.56	
					$45.92
306503	101-7101-522150-	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$45.92	
					$19,121.20
306511	401-7101-550300-	CHRISTOPHER B BURKE LTD	PROFESSIONAL SERVICES	$2,726.75	
306511	401-7101-550300-	CHRISTOPHER B BURKE LTD	PROFESSIONAL SERVICES	$2,733.70	
306511	401-7101-550300-	CHRISTOPHER B BURKE LTD	PROFESSIONAL SERVICES	$13,088.25	
306511	426-7101-550250-	CHRISTOPHER B BURKE LTD	PROFESSIONAL SERVICES	$572.50	
					$39,208.50
306513	426-7101-550250-	CIORBA GROUP, INC	PROFESSIONAL SERVICES	$39,208.50	
					$42.00
306516	101-7101-522700-	COMCAST CABLE	ACCT 8771100720049004	$42.00	
					$137.90
306517	101-7101-522700-	COMCAST CABLE	ACCT 8771100721360921	$137.90	
					$63.00
306520	101-7101-522700-	COMCAST CABLE	ACCT 8771100720901436	$63.00	
					$16,810.00
306527	101-7101-521110-	CRYSTAL MAINTENANCE & MGMT SRVS	JANITORIAL SERVICES	$16,810.00	
					$222.60

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
306532	101-7101-530010-	DAILY HERALD	SUBSCRIPTION	$222.60	
					$1,914.37
306540	101-7101-531650-	EDUCATION & OUTREACH COMPANY	MISCELLANEOUS SUPPLIES	$1,914.37	
					$4,416.60
306545	101-7101-531450-	FERGUSON FACILITIES SUPPLY HP# 3400	JANITORIAL SUPPLIES	$1,104.15	
306545	101-7101-531450-	FERGUSON FACILITIES SUPPLY HP# 3400	JANITORIAL SUPPLIES	$3,312.45	
					$3,849.00
306548	101-7101-521550-	FLECKS LANDSCAPING	LANDSCAPING SERVICES	$3,849.00	
					$6,950.00
306551	401-7101-550300-	FUTURITY 19, INC	SERVICE BUILDING MAINTENANCE	$6,950.00	
					$2,423.92
306556	101-7101-531550-	GRAINGER W W INC	BUILDING MAINTENANCE SUPPLY	$251.00	
306556	101-7101-531550-	GRAINGER W W INC	BUILDING MAINTENANCE SUPPLY	$155.30	
306556	101-7101-531550-	GRAINGER W W INC	BUILDING MAINTENANCE SUPPLY	$198.00	
306556	101-7101-531850-	GRAINGER W W INC	BUILDING MAINTENANCE SUPPLY	$107.22	
306556	101-7101-531850-	GRAINGER W W INC	BUILDING MAINTENANCE SUPPLY	$325.32	
306556	101-7101-531850-	GRAINGER W W INC	BUILDING MAINTENANCE SUPPLY	$410.37	
306556	401-7101-550200-	GRAINGER W W INC	BUILDING MAINTENANCE SUPPLY	$174.21	
306556	401-7101-550200-	GRAINGER W W INC	SERVICE BUILDING MAINTENANCE	$28.42	
306556	401-7101-550200-	GRAINGER W W INC	SERVICE BUILDING MAINTENANCE	$48.08	
306556	401-7101-550200-	GRAINGER W W INC	SERVICE BUILDING MAINTENANCE	$229.00	
306556	401-7101-550200-	GRAINGER W W INC	SERVICE BUILDING MAINTENANCE	$497.00	
					$5,811.25
306560	401-7101-550300-	HAMPTON LENZINI & RENWICK INC	PROFESSIONAL SERVICES	$5,811.25	
					$1,233.00

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
306562	101-7101-521020-	HASTINGS AIR ENERGY CONTROL	SERVICE BUILDING MAINTENANCE	$1,233.00	
					$51,065.78
306566	101-7101-521550-	HENDRICKSEN ROBERT W COMPANY	LANDSCAPING SERVICES	$13,931.94	
306566	101-7101-521550-	HENDRICKSEN ROBERT W COMPANY	LANDSCAPING SERVICES	$14,965.13	
306566	101-7101-521550-	HENDRICKSEN ROBERT W COMPANY	LANDSCAPING SERVICES	$22,168.71	
					$229.45
306567	101-7101-522030-	HORNE, ROBERT	TRAVEL AND TRAINING	$229.45	
					$4,150.44
306571	401-7101-550300-	IL DEPT OF TRANSPORTATION	CONSTRUCTION SERVICES	$4,150.44	
					$3,486.87
306573	401-7101-550200-	ILLCO INC	SERVICE BUILDING MAINTENANCE	$264.94	
306573	401-7101-550200-	ILLCO INC	SERVICE BUILDING MAINTENANCE	$3,221.93	
					$585.00
306577	101-7101-521110-	INTL EXTERMINATORS INC	SERVICE BUILDING MAINTENANCE	$60.00	
306577	101-7101-521110-	INTL EXTERMINATORS INC	SERVICE BUILDING MAINTENANCE	$60.00	
306577	101-7101-521110-	INTL EXTERMINATORS INC	SERVICE BUILDING MAINTENANCE	$65.00	
306577	101-7101-521110-	INTL EXTERMINATORS INC	SERVICE BUILDING MAINTENANCE	$88.00	
306577	101-7101-521110-	INTL EXTERMINATORS INC	SERVICE BUILDING MAINTENANCE	$88.00	
306577	101-7101-521110-	INTL EXTERMINATORS INC	SERVICE BUILDING MAINTENANCE	$104.00	
306577	101-7101-521110-	INTL EXTERMINATORS INC	SERVICE BUILDING MAINTENANCE	$120.00	
					$586.08
306580	101-7101-531850-	JC LICHT	BUIDLING MAINTENANCE SUPPLY	$253.59	
306580	101-7101-531850-	JC LICHT	SERVICE BUILDING MAINTENANCE	$332.49	
					$282.86
306583	101-7101-522030-	JOHN GIANNETTI	TRAVEL AND TRAINING	$282.86	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					$1,170.85
306585	101-7101-531550-	JUST FAUCETS	BUILDING MAINTENANCE SUPPLY	$120.85	
306585	101-7101-531550-	JUST FAUCETS	BUILDING MAINTENANCE SUPPLY	$1,050.00	
					$703.55
306593	101-7101-531550-	LOWES COMMERCIAL SERVICES	BUILDING MAINTENANCE SUPPLY	$13.26	
306593	101-7101-531550-	LOWES COMMERCIAL SERVICES	BUILDING MAINTENANCE SUPPLY	$56.56	
306593	101-7101-531550-	LOWES COMMERCIAL SERVICES	BUILDING MAINTENANCE SUPPLY	$135.28	
306593	101-7101-531650-	LOWES COMMERCIAL SERVICES	FORESTRY SUPPLY	$12.60	
306593	101-7101-531650-	LOWES COMMERCIAL SERVICES	STREET SUPPLY	$6.82	
306593	101-7101-531650-	LOWES COMMERCIAL SERVICES	STREET SUPPLY	$10.24	
306593	101-7101-531850-	LOWES COMMERCIAL SERVICES	LANDSCAPING SUPPLY	$266.85	
306593	401-7101-550200-	LOWES COMMERCIAL SERVICES	BUILDING MAINTENANCE SUPPLY	$201.94	
					$11,935.25
306594	101-7101-521550-	LUCAS LANDSCAPING AND DESIGN	LANDSCAPING SERVICES	$11,935.25	
					$442.50
306595	101-7101-521655-	M3V DATA MGMT LLC	OFFICE EQUIPMENT	$442.50	
					$317.77
306602	101-7101-531550-	MENARDS-LONG GROVE	BUILDING MAINTENANCE SUPPLY	$9.99	
306602	101-7101-531550-	MENARDS-LONG GROVE	BUILDING MAINTENANCE SUPPLY	$239.80	
306602	101-7101-531850-	MENARDS-LONG GROVE	BUILDING MAINTENANCE SUPPLY	$67.98	
					$2,634.39
306604	101-7101-521020-	METRO DOOR AND DOCK	SERVICE BUILDING MAINTENANCE	$420.00	
306604	101-7101-521020-	METRO DOOR AND DOCK	SERVICE BUILDING MAINTENANCE	$846.79	
306604	101-7101-521110-	METRO DOOR AND DOCK	SERVICE BUILDING MAINTENANCE	$1,367.60	
					$2,152.00
306605	101-7101-531550-	METROPOLITAN INDUSTRIES	BUILDING MAINTENANCE SUPPLY	$2,152.00	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					$2,034.60
306606	101-7101-531400-	MICHIGAN WEST SHORE	LANDSCAPING SUPPLY	$43.00	
306606	101-7101-531400-	MICHIGAN WEST SHORE	LANDSCAPING SUPPLY	$76.00	
306606	101-7101-531400-	MICHIGAN WEST SHORE	LANDSCAPING SUPPLY	$111.70	
306606	101-7101-531400-	MICHIGAN WEST SHORE	LANDSCAPING SUPPLY	$174.00	
306606	101-7101-531400-	MICHIGAN WEST SHORE	LANDSCAPING SUPPLY	$245.00	
306606	101-7101-531400-	MICHIGAN WEST SHORE	LANDSCAPING SUPPLY	$291.00	
306606	101-7101-531400-	MICHIGAN WEST SHORE	LANDSCAPING SUPPLY	$418.90	
306606	101-7101-531400-	MICHIGAN WEST SHORE	LANDSCAPING SUPPLY	$675.00	
					$2,423.04
306607	101-7101-521020-	MID AMERICAN ELEVATOR CO INC	BUILDING MAINTENANCE SUPPLY	$918.50	
306607	101-7101-521020-	MID AMERICAN ELEVATOR CO INC	SERVICE BUILDING MAINTENANCE	$752.27	
306607	101-7101-521020-	MID AMERICAN ELEVATOR CO INC	SERVICE BUILDING MAINTENANCE	$752.27	
					$1,919.20
306608	101-7101-520050-	MIOVISION TECHNOLOGIES	PROFESSIONAL SERVICES	$1,919.20	
					$93,956.66
306609	101-7101-531900-	MORTON SALT, INC	STREET SUPPLY	$93,956.66	
					$2,717.97
306613	101-7101-521500-	NICOR	ACCT 01701843946	$2,717.97	
					$2,795.77
306614	101-7101-521500-	NICOR	ACCT 01701843946	$2,795.77	
					$633.07
306624	101-7101-531750-	NORTHWEST ELECTRICAL SUPPLY CO	TRAFFIC SUPPLY	$273.39	
306624	401-7101-550200-	NORTHWEST ELECTRICAL SUPPLY CO	SERVICE BUILDING MAINTENANCE	$359.68	
					$745.91

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306626	101-7101-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$51.45	
306626	101-7101-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$694.46	
					$50,296.95
306627	101-7101-530390-	OFFEN PETROLEUM LLC	FUEL	$24,054.70	
306627	101-7101-530390-	OFFEN PETROLEUM LLC	FUEL	$26,242.25	
					$270.00
306641	101-7101-530010-	APWA CHICAGO METRO CHAPTER	MISCELLANEOUS SUPPLY	$270.00	
					$1,975.50
306647	101-7101-531900-	OZINGA READY MIX CONCRETE INC	STREET SUPPLY	$1,975.50	
					$136.81
306656	101-7101-530350-	PETTY CASH	CLOTHING & APPAREL	$59.99	
306656	101-7101-531650-	PETTY CASH	EVENT SUPPLIES	$39.57	
306656	101-7101-531650-	PETTY CASH	MISCELLANEOUS SUPPLIES	$13.47	
306656	101-7101-531650-	PETTY CASH	MISCELLANEOUS SUPPLIES	$23.78	
					$210.00
306659	101-7101-522100-	PR2 BLUEPRINT & SUPPLY	PRINTING SERVICES	$210.00	
					$522.50
306660	101-7101-522700-	PRECISE MRM LLC	EQUIPMENT MAINTENANCE	$522.50	
					$172.50
306662	101-7101-522700-	PTS COMMUNICATIONS INC	PHONE SERVICES	$75.00	
306662	101-7101-522700-	PTS COMMUNICATIONS INC	PHONE SERVICES	$97.50	
					$2,263.75
306670	101-7101-520050-	RITTER GIS	OFFICE EQUIPMENT	$2,263.75	
					$8.64
306673	101-7101-531850-	ROUTE 12 RENTAL CO INC	TRAFFIC SUPPLY	$8.64	
					$797.19

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
306678	101-7101-531550-	SHERWIN ACE HARDWARE	TRAFFIC SUPPLY	$3.59	
306678	101-7101-531650-	SHERWIN ACE HARDWARE	BUILDING MAINTENANCE SUPPLY	$17.94	
306678	101-7101-531650-	SHERWIN ACE HARDWARE	STREET SUPPLY	$59.99	
306678	101-7101-531650-	SHERWIN ACE HARDWARE	TRAFFIC SUPPLY	$11.99	
306678	101-7101-531650-	SHERWIN ACE HARDWARE	TRAFFIC SUPPLY	$599.00	
306678	101-7101-531750-	SHERWIN ACE HARDWARE	TRAFFIC SUPPLY	$21.57	
306678	101-7101-531850-	SHERWIN ACE HARDWARE	BUILDING MAINTENANCE SUPPLY	$9.18	
306678	101-7101-531850-	SHERWIN ACE HARDWARE	FORESTRY SUPPLY	$43.96	
306678	401-7101-550200-	SHERWIN ACE HARDWARE	BUILDING MAINTENANCE SUPPLY	$17.99	
306678	515-7101-533050-	SHERWIN ACE HARDWARE	ALFRESCO SUPPLY	$11.98	
					$160.00
306679	101-7101-521650-	SIDWELL CO	SERVICE BUILDING MAINTENANCE	$160.00	
					$300.12
306680	101-7101-531650-	SIGNS BY TOMORROW	MISCELLANEOUS SUPPLY	$300.12	
					$72.73
306681	101-7101-522700-	SOUND INCORPORATED	PHONE SERVICES	$72.73	
					$3,518.43
306682	101-7101-531550-	SOUTH SIDE CONTROL SUPPLY CO.	BUILDING MAINTENANCE SUPPLY	$363.81	
306682	101-7101-531550-	SOUTH SIDE CONTROL SUPPLY CO.	BUILDING MAINTENANCE SUPPLY	$3,154.62	
					$1,937.32
306684	101-7101-531550-	STANDARD PIPE & SUPPLY INC	BUILDING MAINTENANCE SUPPLY	$2.78	
306684	101-7101-531550-	STANDARD PIPE & SUPPLY INC	BUILDING MAINTENANCE SUPPLY	$53.50	
306684	101-7101-531550-	STANDARD PIPE & SUPPLY INC	BUILDING MAINTENANCE SUPPLY	$184.59	
306684	101-7101-531550-	STANDARD PIPE & SUPPLY INC	BUILDING MAINTENANCE SUPPLY	$247.01	
306684	101-7101-531550-	STANDARD PIPE & SUPPLY INC	BUILDING MAINTENANCE SUPPLY	$431.04	
306684	101-7101-531550-	STANDARD PIPE & SUPPLY INC	BUILDING MAINTENANCE SUPPLY	$902.68	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
306684	101-7101-531550-	STANDARD PIPE & SUPPLY INC	SERVICE BUILDING MAINTENANCE	$115.72	
					$1,640.58
306685	101-7101-531450-	STATE CHEMICAL SOLUTIONS	JANITORIAL SUPPLIES	$1,640.58	
					$4,401.79
306692	101-7101-531650-	TENACIOUS BRANDS	MISCELLANEOUS SUPPLIES	$4,401.79	
					$5,553.37
306699	101-7101-531450-	ULINE INC	JANITORIAL SUPPLIES	$4,282.88	
306699	101-7101-531450-	ULINE INC	JANITORIAL SUPPLIES	$526.67	
306699	401-7101-550200-	ULINE INC	OFFICE EQUIPMENT	$224.92	
306699	401-7101-550200-	ULINE INC	OFFICE EQUIPMENT	$518.90	
					$2,014.31
306701	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$29.85	
306701	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$29.85	
306701	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$30.54	
306701	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$30.54	
306701	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$30.54	
306701	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$30.54	
306701	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$30.54	
306701	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$30.54	
306701	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$30.54	
306701	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$30.54	
306701	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$30.54	
306701	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$30.54	
306701	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$37.02	
306701	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$37.02	
306701	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$37.02	
306701	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$37.02	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
306701	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$37.02	
306701	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$51.76	
306701	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$51.76	
306701	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$51.76	
306701	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$51.76	
306701	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$51.76	
306701	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$54.74	
306701	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$54.74	
306701	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$102.34	
306701	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$102.34	
306701	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$102.34	
306701	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$102.34	
306701	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$130.87	
306701	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$130.87	
306701	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$130.87	
306701	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$130.87	
306701	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	$130.87	
306701	101-7101-530350-	UNIFIRST CORPORATION	CLOTHING & APPAREL	$62.66	
					$126.44
306705	101-7101-522700-	VERIZON WIRELESS	ACCT 64202486400001	$126.44	
					$130.17
306709	101-7101-530390-	WEX BANK	FUEL	$130.17	
					$375.00
306710	101-7101-520050-	WILSON CONSULTING	PROFESSIONAL SERVICES	$375.00	
					$360.00
306720	101-7101-520050-	ZIMMERMAN, RYAN	PROFESSIONAL SERVICES	$360.00	

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					$1,015.12
802377	101-7101-522700-	AT & T	ACCT 84779713213488	$54.52	
802377	101-7101-522700-	AT & T	ACCT 84725961248940	$54.52	
802377	101-7101-522700-	AT & T	ACCT 84739271083278	$55.36	
802377	101-7101-522700-	AT & T	ACCT 84739208661733	$56.84	
802377	101-7101-522700-	AT & T	ACCT 84739893361501	$57.15	
802377	101-7101-522700-	AT & T	ACCT 84759391411742	$61.54	
802377	101-7101-522700-	AT & T	ACCT 84739893901330	$61.78	
802377	101-7101-522700-	AT & T	ACCT 84757754536603	$82.90	
802377	101-7101-522700-	AT & T	ACCT 84743978686650	$109.01	
802377	101-7101-522700-	AT & T	ACCT 84725334382001	$114.31	
802377	101-7101-522700-	AT & T	ACCT 84757757951551	$307.19	
					$1,768.39
802378	101-7101-521500-	COMMONWEALTH EDISON COMPANY	ACCT 3895240100	$32.87	
802378	101-7101-521500-	COMMONWEALTH EDISON COMPANY	ACCT 0766943000	$36.64	
802378	101-7101-521500-	COMMONWEALTH EDISON COMPANY	ACCT 1483465000	$121.91	
802378	101-7101-521500-	COMMONWEALTH EDISON COMPANY	ACCT 2318364000	$139.08	
802378	101-7101-521500-	COMMONWEALTH EDISON COMPANY	ACCT 7397572000	$317.20	
802378	101-7101-521500-	COMMONWEALTH EDISON COMPANY	ACCT 8017024000	$1,120.69	
			DEPARTMENT 7101 TOTAL:	$726,963.54	

VILLAGE OF ARLINGTON HEIGHTS
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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 7201	**WATER AND SEWER ADMIN**				
					$2,223.76
	505-7201-521650-	APPLE STORE	OFFICE EQUIPMENT	$0.99	
	505-7201-522020-	SOUTHERN ILLINOIS UNIVERSITY EDWARDSVILLE	DUES	$32.00	
	505-7201-522020-	AMERICAN WATER WORKS ASSOC	DUES	$83.00	
	505-7201-522020-	AMERICAN WATER WORKS ASSN	DUES	$238.00	
	505-7201-522020-	AMERICAN WATER WORKS ASSN	DUES	$238.00	
	505-7201-522020-	AMERICAN WATER WORKS ASSOC	DUES	$252.00	
	505-7201-522020-	AMERICAN WATER WORKS ASSOC	DUES	$252.00	
	505-7201-522020-	AMERICAN WATER WORKS ASSOC	DUES	$252.00	
	505-7201-522020-	AMERICAN WATER WORKS ASSOC	DUES	$252.00	
	505-7201-522020-	AMERICAN WATER WORKS ASSOC	REFUND/CREDIT	($83.00)	
	505-7201-531650-	APWA ILLINOIS PUBLIC SERVICE	MISCELLANEOUS SUPPLIES	$21.00	
	505-7201-531650-	SVI GRAPHICS	MISCELLANEOUS SUPPLIES	$230.82	
	505-7201-531650-	PESCHES FLOWER SHOP	BEREAVEMENT FLOWERS	$43.99	
	505-7201-531650-	HOME DEPOT #1922	EQUIPMENT MAINTENANCE	$410.96	
					$237.72
306468	505-7201-531550-	ADDISON BUILDING MATERIAL CO	WATER SUPPLY	$237.72	
					$768.80
306471	505-7201-530350-	AMAZON COM CAPITAL SERVICES	CLOTHING & APPAREL	$239.95	
306471	505-7201-531650-	AMAZON COM CAPITAL SERVICES	KITCHEN SUPPLIES	$26.62	
306471	505-7201-531650-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$114.26	
306471	505-7201-531650-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$310.99	
306471	505-7201-531650-	AMAZON COM CAPITAL SERVICES	OTHER SUPPLIES & EQUIPMENT	$36.99	
306471	505-7201-531650-	AMAZON COM CAPITAL SERVICES	OTHER SUPPLIES & EQUIPMENT	$39.99	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					$3,883.60
306498	505-7201-531900-	BUILDERS ASPHALT LLC	STREET SUPPLY	$3,883.60	
					$27,516.06
306501	505-7201-521360-	C C CARTAGE INC	DISPOSAL SERVICES	$631.12	
306501	505-7201-521360-	C C CARTAGE INC	DISPOSAL SERVICES	$1,217.16	
306501	505-7201-521360-	C C CARTAGE INC	DISPOSAL SERVICES	$2,386.46	
306501	505-7201-521360-	C C CARTAGE INC	DISPOSAL SERVICES	$4,602.47	
306501	505-7201-521360-	C C CARTAGE INC	DISPOSAL SERVICES	$6,545.03	
306501	505-7201-521620-	C C CARTAGE INC	DISPOSAL SERVICES	$167.44	
306501	505-7201-521620-	C C CARTAGE INC	DISPOSAL SERVICES	$322.92	
306501	505-7201-521620-	C C CARTAGE INC	DISPOSAL SERVICES	$633.14	
306501	505-7201-521620-	C C CARTAGE INC	DISPOSAL SERVICES	$1,221.05	
306501	505-7201-521620-	C C CARTAGE INC	DISPOSAL SERVICES	$1,736.42	
306501	505-7201-531900-	C C CARTAGE INC	DISPOSAL SERVICES	$330.40	
306501	505-7201-531900-	C C CARTAGE INC	DISPOSAL SERVICES	$637.20	
306501	505-7201-531900-	C C CARTAGE INC	DISPOSAL SERVICES	$1,249.35	
306501	505-7201-531900-	C C CARTAGE INC	DISPOSAL SERVICES	$2,409.47	
306501	505-7201-531900-	C C CARTAGE INC	DISPOSAL SERVICES	$3,426.43	
					$194.85
306519	505-7201-522700-	COMCAST CABLE	ACCT 8771100720175502	$194.85	
					$35.11
306522	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 3582102111	$35.11	
					$6,555.15
306535	505-7201-521500-	DIRECT ENERGY BUSINESS MARKETING LLC	ACCT 1806639	$6,555.15	
					$16,260.57

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
306536	505-7201-521500-	DIRECT ENERGY BUSINESS MARKETING LLC	ACCT 1806641	$16,260.57	
					$4,726.25
306537	505-7201-521500-	DIRECT ENERGY BUSINESS MARKETING LLC	ACCT 1806638	$4,726.25	
					$1,531.50
306540	505-7201-531650-	EDUCATION & OUTREACH COMPANY	MISCELLANEOUS SUPPLIES	$1,531.50	
					$7,036.05
306542	505-7201-531070-	EJ USA INC	STREET SUPPLY	$75.00	
306542	505-7201-531070-	EJ USA INC	STREET SUPPLY	$6,961.05	
					$484.53
306547	505-7201-531650-	FISHER SCIENTIFIC COMPANY LLC	WATER SUPPLIES	$407.88	
306547	505-7201-531650-	FISHER SCIENTIFIC COMPANY LLC	WATER SUPPLIES	$76.65	
					$838.00
306549	505-7201-531550-	FOREMAN JOSEPH D AND CO	WATER SUPPLY	$838.00	
					$677.20
306556	505-7201-531550-	GRAINGER W W INC	VEH MAINTENANCE SUPPLY	$643.57	
306556	505-7201-531850-	GRAINGER W W INC	WATER SUPPLY	$33.63	
					$7,363.44
306563	505-7201-521350-	HBK WATER METER SERVICE INC	METER SUPPLY	$7,363.44	
					$430.00
306581	505-7201-531400-	JCK CONTRACTORS	LANDSCAPING SUPPLY	$430.00	
					$1,948.33
306593	505-7201-531550-	LOWES COMMERCIAL SERVICES	WATER SUPPLY	$15.57	
306593	505-7201-531550-	LOWES COMMERCIAL SERVICES	WATER SUPPLY	$16.32	
306593	505-7201-531550-	LOWES COMMERCIAL SERVICES	WATER SUPPLY	$28.44	
306593	505-7201-531550-	LOWES COMMERCIAL SERVICES	WATER SUPPLY	$99.09	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
306593	505-7201-531550-	LOWES COMMERCIAL SERVICES	WATER SUPPLY	$147.21	
306593	505-7201-531550-	LOWES COMMERCIAL SERVICES	WATER SUPPLY	$350.55	
306593	505-7201-531550-	LOWES COMMERCIAL SERVICES	WATER SUPPLY	$603.23	
306593	505-7201-531650-	LOWES COMMERCIAL SERVICES	WATER SUPPLY	$10.98	
306593	505-7201-531650-	LOWES COMMERCIAL SERVICES	WATER SUPPLY	$18.92	
306593	505-7201-531650-	LOWES COMMERCIAL SERVICES	WATER SUPPLY	$20.98	
306593	505-7201-531650-	LOWES COMMERCIAL SERVICES	WATER SUPPLY	$46.14	
306593	505-7201-531650-	LOWES COMMERCIAL SERVICES	WATER SUPPLY	$71.21	
306593	505-7201-531650-	LOWES COMMERCIAL SERVICES	WATER SUPPLY	$133.70	
306593	505-7201-531850-	LOWES COMMERCIAL SERVICES	WATER SUPPLY	$34.90	
306593	505-7201-531850-	LOWES COMMERCIAL SERVICES	WATER SUPPLY	$37.98	
306593	505-7201-531850-	LOWES COMMERCIAL SERVICES	WATER SUPPLY	$56.96	
306593	505-7201-531850-	LOWES COMMERCIAL SERVICES	WATER SUPPLY	$62.62	
306593	505-7201-531850-	LOWES COMMERCIAL SERVICES	WATER SUPPLY	$72.29	
306593	505-7201-531850-	LOWES COMMERCIAL SERVICES	WATER SUPPLY	$121.24	
					$442.50
306595	505-7201-521655-	M3V DATA MGMT LLC	OFFICE EQUIPMENT	$442.50	
					$27.33
306602	505-7201-531850-	MENARDS-LONG GROVE	WATER SUPPLY	$27.33	
					$541.10
306603	505-7201-531650-	MENONI & MECOGNI	SEWER SUPPLY	$541.10	
					$200.00
306615	505-7201-530350-	NORBERT MROCZKOWSKI	REIMBURSEMENT	$200.00	
					$238.83
306628	505-7201-530350-	OLSEN SAFETY EQUIPMENT CORP	SEWER SUPPLY	$238.83	
					$86.50

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
306643	505-7201-522030-	DEREK TOKARZEWSKI	REIMBURSEMENT	$86.50	
306644	505-7201-522300-	JAN TOSSMAN	RESIDENT REIMBURSEMENT	$50.00	**$50.00**
306645	505-7201-522300-	TOM ELENZ	RESIDENT REIMBURSEMENT	$465.00	**$465.00**
306660	505-7201-522700-	PRECISE MRM LLC	EQUIPMENT MAINTENANCE	$522.50	**$522.50**
306670	505-7201-520050-	RITTER GIS	OFFICE EQUIPMENT	$2,263.75	**$2,263.75**
306675	505-7201-531650-	RUSSO	EQUIPMENT	$5,500.00	**$5,500.00**
306678	505-7201-531550-	SHERWIN ACE HARDWARE	WATER SUPPLY	$9.59	**$98.50**
306678	505-7201-531550-	SHERWIN ACE HARDWARE	WATER SUPPLY	$12.45	
306678	505-7201-531550-	SHERWIN ACE HARDWARE	WATER SUPPLY	$24.56	
306678	505-7201-531600-	SHERWIN ACE HARDWARE	WATER SUPPLY	$8.97	
306678	505-7201-531600-	SHERWIN ACE HARDWARE	WATER SUPPLY	$8.97	
306678	505-7201-531850-	SHERWIN ACE HARDWARE	WATER SUPPLY	$33.96	
306683	505-7201-531650-	STANDARD EQUIPMENT CO	SEWER SUPPLY	$2,226.53	**$2,226.53**
306688	505-7201-520050-	SUBURBAN LABORATORIES INC	PROFESSIONAL SERVICES	$2,943.00	**$2,943.00**
306690	505-7201-531020-	SUMMIT PRINT SOLUTIONS	PRINTING SERVICES	$819.00	**$819.00**
306693	505-7201-531020-	TEST GAUGE INC	METER SUPPLY	$3,300.00	**$3,300.00**

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					$80.00
306696	505-7201-522030-	TREVINO, VERONICA	TRAVEL AND TRAINING	$80.00	
					$183.57
306697	505-7201-530350-	TRISTAN MILLER	REIMBURSEMENT	$183.57	
					$6,741.21
306719	505-7201-531010-	ZIEBELL WATER SERVICE PRODUCTS	WATER SUPPLY	$240.00	
306719	505-7201-531010-	ZIEBELL WATER SERVICE PRODUCTS	WATER SUPPLY	$247.47	
306719	505-7201-531010-	ZIEBELL WATER SERVICE PRODUCTS	WATER SUPPLY	$430.00	
306719	505-7201-531010-	ZIEBELL WATER SERVICE PRODUCTS	WATER SUPPLY	$455.20	
306719	505-7201-531010-	ZIEBELL WATER SERVICE PRODUCTS	WATER SUPPLY	$658.00	
306719	505-7201-531010-	ZIEBELL WATER SERVICE PRODUCTS	WATER SUPPLY	$738.00	
306719	505-7201-531010-	ZIEBELL WATER SERVICE PRODUCTS	WATER SUPPLY	$738.00	
306719	505-7201-531010-	ZIEBELL WATER SERVICE PRODUCTS	WATER SUPPLY	$821.40	
306719	505-7201-531010-	ZIEBELL WATER SERVICE PRODUCTS	WATER SUPPLY	$2,413.14	
					$360.00
306720	505-7201-520050-	ZIMMERMAN, RYAN	PROFESSIONAL SERVICES	$360.00	
					$917.96
306721	505-7201-531850-	ZORO TOOLS INC	WATER SUPPLY	$917.96	
					$1,192.21
802377	505-7201-522700-	AT & T	ACCT 84743746858567	$54.52	
802377	505-7201-522700-	AT & T	ACCT 84743746842777	$54.52	
802377	505-7201-522700-	AT & T	ACCT 84725301748135	$57.56	
802377	505-7201-522700-	AT & T	ACCT 84759080850047	$112.01	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
802377	505-7201-522700-	AT & T	ACCT 84759021056118	$913.60	
					$3,378.81
802378	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 6652766000	$74.62	
802378	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 2471022222	$136.48	
802378	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 8275568111	$153.59	
802378	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 4873432222	$160.81	
802378	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 6000042222	$260.52	
802378	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 1624693000	$317.93	
802378	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 7839129000	$496.11	
802378	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 8556642222	$1,778.75	
					$7,391.75
802379	505-7201-521500-	CONSTELLATION NEW ENERGY INC	ACCT 1050216	$1,028.36	
802379	505-7201-521500-	CONSTELLATION NEW ENERGY INC	ACCT 1050220	$6,363.39	
					$528.97
802380	505-7201-521500-	NICOR	ACCT 05850400002	$72.85	
802380	505-7201-521500-	NICOR	ACCT 16797600000	$147.17	
802380	505-7201-521500-	NICOR	ACCT 76830700001	$308.95	
			DEPARTMENT 7201 TOTAL:	$123,209.94	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 7301	**PARKING ADMIN**				
306539	235-7301-521110-	ECO CLEAN MAINTENANCE INC	JANITORIAL SERVICES	$419.16	**$419.16**
306678	235-7301-531650-	SHERWIN ACE HARDWARE	MISCELLANEOUS SUPPLIES	$19.99	**$19.99**
306686	235-7301-531650-	STEINER ELECTRIC	BUILDING MAINTENANCE SUPPLY	$14.70	**$14.70**
306702	235-7301-521400-	UNION PACIFIC RAILROAD	LOT P PARKING	$3,489.74	**$3,489.74**
			DEPARTMENT 7301 TOTAL:	$3,943.59	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 7302	**PARKING VAIL ST. GARAGE OPER**				
					$137.90
306518	235-7302-521500-	COMCAST CABLE	ACCT 8771100721377909	$137.90	
					$1,327.34
306539	235-7302-521110-	ECO CLEAN MAINTENANCE INC	JANITORIAL SERVICES	$1,327.34	
					$96.86
306593	235-7302-521020-	LOWES COMMERCIAL SERVICES	BUILDING MAINTENANCE SUPPLY	$96.86	
					$1,974.74
306607	235-7302-521020-	MID AMERICAN ELEVATOR CO INC	SERVICE BUILDING MAINTENANCE	$223.00	
306607	235-7302-521020-	MID AMERICAN ELEVATOR CO INC	SERVICE BUILDING MAINTENANCE	$429.87	
306607	235-7302-521020-	MID AMERICAN ELEVATOR CO INC	SERVICE BUILDING MAINTENANCE	$429.87	
306607	235-7302-521020-	MID AMERICAN ELEVATOR CO INC	SERVICE BUILDING MAINTENANCE	$446.00	
306607	235-7302-521020-	MID AMERICAN ELEVATOR CO INC	SERVICE BUILDING MAINTENANCE	$446.00	
					$242.14
802377	235-7302-521500-	AT & T	ACCT 84725309782425	$242.14	
					$3,356.70
802379	235-7302-521500-	CONSTELLATION NEW ENERGY INC	ACCT 1050215	$3,356.70	
			DEPARTMENT 7302 TOTAL:	$7,135.68	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 7303	**PARKING NORTH GARAGE OPER**				
					$1,327.34
306539	235-7303-521110-	ECO CLEAN MAINTENANCE INC	JANITORIAL SERVICES	$1,327.34	
					$429.86
306607	235-7303-521020-	MID AMERICAN ELEVATOR CO INC	SERVICE BUILDING MAINTENANCE	$214.93	
306607	235-7303-521020-	MID AMERICAN ELEVATOR CO INC	SERVICE BUILDING MAINTENANCE	$214.93	
					$222.86
802377	235-7303-521500-	AT & T	ACCT 84763200281737	$222.86	
			DEPARTMENT 7303 TOTAL:	$1,980.06	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 7304	**PARKING EVERGREEN ST GAR OPER**				
					$419.16
306539	235-7304-521110-	ECO CLEAN MAINTENANCE INC	JANITORIAL SERVICES	$419.16	
					$429.86
306607	235-7304-521020-	MID AMERICAN ELEVATOR CO INC	SERVICE BUILDING MAINTENANCE	$214.93	
306607	235-7304-521020-	MID AMERICAN ELEVATOR CO INC	SERVICE BUILDING MAINTENANCE	$214.93	
					$2,278.88
306652	235-7304-521110-	PAUL DAVIS RESTORATION OF SE WI, INC	SERVICE BUILDING MAINTENANCE	$415.24	
306652	235-7304-521110-	PAUL DAVIS RESTORATION OF SE WI, INC	SERVICE BUILDING MAINTENANCE	$417.04	
306652	235-7304-521110-	PAUL DAVIS RESTORATION OF SE WI, INC	SERVICE BUILDING MAINTENANCE	$1,446.60	
					$4,238.56
802379	235-7304-521500-	CONSTELLATION NEW ENERGY INC	ACCT 1050222	$4,238.56	
			DEPARTMENT 7304 TOTAL:	$7,366.46	

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Department 7401	**SOLID WASTE DISPSL SWANCCADMIN**				
					$167,785.00
902284	511-7401-521540-	SOLID WASTE AGENCY	MAY 2024 TIPPING FEES	$21,265.00	
902284	511-7401-521540-	SOLID WASTE AGENCY	MAY 2024 TIPPING FEES	$146,520.00	
			DEPARTMENT 7401 TOTAL:	$167,785.00	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 7501	**MUNICIPAL FLEET SVCS ADMIN**				
					$1,865.52
	621-7501-521070-	ILLINOIS TOLLWAY	IPASS ACCOUNT REPLENISH	$40.00	
	621-7501-522030-	APWA ILLINOIS PUBLIC SERVICE	TRAVEL & TRAINING	$605.00	
	621-7501-531500-	WOODFIELD NISSAN	VEH MAINTENANCE SUPPLY	$30.52	
	621-7501-531500-	MAGNUM MANUFACTURING INC	VEH MAINTENANCE SUPPLY	$1,190.00	
					$217.46
306470	621-7501-531510-	ALTORFER INDUSTRIES	VEH MAINTENANCE SUPPLY	$217.46	
					$574.09
306471	621-7501-531500-	AMAZON COM CAPITAL SERVICES	VEH MAINTENANCE SUPPLIES	$566.90	
306471	621-7501-531650-	AMAZON COM CAPITAL SERVICES	OTHER SUPPLIES & EQUIPMENT	$7.19	
					$445.42
306477	621-7501-531510-	ARLINGTON HTS FORD	VEH MAINTENANCE SUPPLY	($86.44)	
306477	621-7501-531510-	ARLINGTON HTS FORD	VEH MAINTENANCE SUPPLY	($63.15)	
306477	621-7501-531510-	ARLINGTON HTS FORD	VEH MAINTENANCE SUPPLY	$27.18	
306477	621-7501-531510-	ARLINGTON HTS FORD	VEH MAINTENANCE SUPPLY	$39.22	
306477	621-7501-531510-	ARLINGTON HTS FORD	VEH MAINTENANCE SUPPLY	$39.95	
306477	621-7501-531510-	ARLINGTON HTS FORD	VEH MAINTENANCE SUPPLY	$50.81	
306477	621-7501-531510-	ARLINGTON HTS FORD	VEH MAINTENANCE SUPPLY	$76.07	
306477	621-7501-531510-	ARLINGTON HTS FORD	VEH MAINTENANCE SUPPLY	$99.48	
306477	621-7501-531510-	ARLINGTON HTS FORD	VEH MAINTENANCE SUPPLY	$108.00	
306477	621-7501-531510-	ARLINGTON HTS FORD	VEH MAINTENANCE SUPPLY	$154.30	
					$517.00
306478	621-7501-531510-	ARLINGTON SIGNS & BANNERS	VEH MAINTENANCE SUPPLY	$517.00	
					$1,020.12

VILLAGE OF ARLINGTON HEIGHTS
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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
306490	621-7501-531510-	AUTO TECH CENTERS INC	VEH MAINTENANCE SUPPLY	$1,020.12	
					$839.00
306491	621-7501-521020-	B & K EQUIPMENT	EQUIPMENT MAINTENANCE	$839.00	
					$1,192.56
306497	621-7501-531510-	BROWN EQUIPMENT COMPANY	VEH MAINTENANCE SUPPLY	$573.36	
306497	621-7501-531510-	BROWN EQUIPMENT COMPANY	VEH MAINTENANCE SUPPLY	$619.20	
					$1,007.96
306500	621-7501-531510-	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	$17.09	
306500	621-7501-531510-	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	$17.09	
306500	621-7501-531510-	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	$21.98	
306500	621-7501-531510-	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	$22.35	
306500	621-7501-531510-	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	$26.40	
306500	621-7501-531510-	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	$28.61	
306500	621-7501-531510-	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	$35.24	
306500	621-7501-531510-	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	$35.40	
306500	621-7501-531510-	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	$46.00	
306500	621-7501-531510-	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	$52.92	
306500	621-7501-531510-	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	$251.88	
306500	621-7501-531510-	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	$453.00	
					$1,052.94
306507	621-7501-531510-	CHICAGO PARTS AND SOUND LLC	VEH MAINTENANCE SUPPLY	($76.15)	
306507	621-7501-531510-	CHICAGO PARTS AND SOUND LLC	VEH MAINTENANCE SUPPLY	($11.00)	
306507	621-7501-531510-	CHICAGO PARTS AND SOUND LLC	VEH MAINTENANCE SUPPLY	$62.22	
306507	621-7501-531510-	CHICAGO PARTS AND SOUND LLC	VEH MAINTENANCE SUPPLY	$84.76	
306507	621-7501-531510-	CHICAGO PARTS AND SOUND LLC	VEH MAINTENANCE SUPPLY	$433.03	
306507	621-7501-531510-	CHICAGO PARTS AND SOUND LLC	VEH MAINTENANCE SUPPLY	$560.08	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					$130.95
306514	621-7501-531510-	CITY WELDING SALES & SERVICE	VEH MAINTENANCE SUPPLY	$130.95	
					$110.22
306538	621-7501-531510-	DRIVETRAIN SERVICE AND COMPONENTS	VEH MAINTENANCE SUPPLY	$110.22	
					$382.88
306540	621-7501-531650-	EDUCATION & OUTREACH COMPANY	MISCELLANEOUS SUPPLIES	$382.88	
					$267.13
306544	621-7501-531510-	FACTORY MOTOR PARTS	VEH MAINTENANCE SUPPLY	$4.84	
306544	621-7501-531510-	FACTORY MOTOR PARTS	VEH MAINTENANCE SUPPLY	$70.19	
306544	621-7501-531510-	FACTORY MOTOR PARTS	VEH MAINTENANCE SUPPLY	$192.10	
					$158.76
306550	621-7501-531510-	FOSTER COACH SALES INC	VEH MAINTENANCE SUPPLY	$158.76	
					$728.00
306552	621-7501-522030-	GASCON, JOHNATHON	TRAVEL AND TRAINING	$728.00	
					$1,577.44
306556	621-7501-531510-	GRAINGER W W INC	VEH MAINTENANCE SUPPLY	$5.08	
306556	621-7501-531510-	GRAINGER W W INC	VEH MAINTENANCE SUPPLY	$39.30	
306556	621-7501-531510-	GRAINGER W W INC	VEH MAINTENANCE SUPPLY	$528.66	
306556	621-7501-531510-	GRAINGER W W INC	VEH MAINTENANCE SUPPLY	$1,004.40	
					$923.58
306565	621-7501-531510-	HENDERSON PRODUCTS INC	VEH MAINTENANCE SUPPLY	($1,239.74)	
306565	621-7501-531510-	HENDERSON PRODUCTS INC	VEH MAINTENANCE SUPPLY	($369.34)	
306565	621-7501-531510-	HENDERSON PRODUCTS INC	VEH MAINTENANCE SUPPLY	$254.62	
306565	621-7501-531510-	HENDERSON PRODUCTS INC	VEH MAINTENANCE SUPPLY	$713.90	
306565	621-7501-531510-	HENDERSON PRODUCTS INC	VEH MAINTENANCE SUPPLY	$1,564.14	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					$6,292.27
306576	621-7501-521070-	INTERSTATE POWER SYSTEMS INC	EQUIPMENT MAINTENANCE	$5,501.92	
306576	621-7501-531510-	INTERSTATE POWER SYSTEMS INC	VEH MAINTENANCE SUPPLY	$790.35	
					$902.28
306579	621-7501-522030-	JASON MAY	TRAVEL AND TRAINING	$902.28	
					$141.23
306590	621-7501-531510-	LINDCO EQUIPMENT SALES INC	VEH MAINTENANCE SUPPLY	$141.23	
					$3,556.65
306597	621-7501-531510-	MACQUEEN EMERGENCY GROUP	VEH MAINTENANCE SUPPLY	$146.00	
306597	621-7501-531510-	MACQUEEN EMERGENCY GROUP	VEH MAINTENANCE SUPPLY	$171.13	
306597	621-7501-531510-	MACQUEEN EMERGENCY GROUP	VEH MAINTENANCE SUPPLY	$326.63	
306597	621-7501-531510-	MACQUEEN EMERGENCY GROUP	VEH MAINTENANCE SUPPLY	$652.32	
306597	621-7501-531510-	MACQUEEN EMERGENCY GROUP	VEH MAINTENANCE SUPPLY	$653.74	
306597	621-7501-531510-	MACQUEEN EMERGENCY GROUP	VEH MAINTENANCE SUPPLY	$780.32	
306597	621-7501-531510-	MACQUEEN EMERGENCY GROUP	VEH MAINTENANCE SUPPLY	$826.51	
					$1,986.00
306598	621-7501-531510-	MASTER HYDRAULICS & MACHINE CO	VEH MAINTENANCE SUPPLY	$1,986.00	
					$264.95
306601	621-7501-531510-	MC MASTER CARR SUPPLY CO	VEH MAINTENANCE SUPPLY	$23.12	
306601	621-7501-531510-	MC MASTER CARR SUPPLY CO	VEH MAINTENANCE SUPPLY	$25.86	
306601	621-7501-531510-	MC MASTER CARR SUPPLY CO	VEH MAINTENANCE SUPPLY	$87.86	
306601	621-7501-531510-	MC MASTER CARR SUPPLY CO	VEH MAINTENANCE SUPPLY	$128.11	
					$1,444.52
306611	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	($157.52)	
306611	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$7.49	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
306611	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$12.05	
306611	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$14.80	
306611	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$14.96	
306611	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$21.39	
306611	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$39.09	
306611	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$51.12	
306611	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$62.11	
306611	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$64.17	
306611	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$169.18	
306611	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$208.98	
306611	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$229.00	
306611	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$351.79	
306611	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	$355.91	
					$3,465.25
306612	621-7501-531510-	NAPLETONS ARLINGTON HEIGHTS	VEH MAINTENANCE SUPPLY	$3,465.25	
					$662.10
306619	621-7501-521070-	NORTHWEST AUTO WASH	EQUIPMENT MAINTENANCE	$285.20	
306619	621-7501-521070-	NORTHWEST AUTO WASH	EQUIPMENT MAINTENANCE	$376.90	
					$389.95
306625	621-7501-531510-	NORTHWEST FREIGHTLINER	VEH MAINTENANCE SUPPLY	$53.99	
306625	621-7501-531510-	NORTHWEST FREIGHTLINER	VEH MAINTENANCE SUPPLY	$335.96	
					$795.00
306640	621-7501-522030-	APWA - ILLINOIS PUBLIC SERVICE INSTITUTE	TRAVEL & TRAINING	$795.00	
					$1,000.00
306648	621-7501-531510-	P & G KEENE	VEH MAINTENANCE SUPPLY	$1,000.00	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					$644.88
306651	621-7501-531510-	PATLIN INC	VEH MAINTENANCE SUPPLY	$57.64	
306651	621-7501-531510-	PATLIN INC	VEH MAINTENANCE SUPPLY	$147.49	
306651	621-7501-531510-	PATLIN INC	VEH MAINTENANCE SUPPLY	$439.75	
					$105.00
306664	621-7501-521070-	RACEWAY CAR WASH	EQUIPMENT MAINTENANCE	$41.00	
306664	621-7501-521070-	RACEWAY CAR WASH	EQUIPMENT MAINTENANCE	$64.00	
					$1,770.88
306674	621-7501-531510-	RUSH TRUCK CENTER-CAROL STREAM	VEH MAINTENANCE SUPPLY	($18.80)	
306674	621-7501-531510-	RUSH TRUCK CENTER-CAROL STREAM	VEH MAINTENANCE SUPPLY	$17.98	
306674	621-7501-531510-	RUSH TRUCK CENTER-CAROL STREAM	VEH MAINTENANCE SUPPLY	$114.55	
306674	621-7501-531510-	RUSH TRUCK CENTER-CAROL STREAM	VEH MAINTENANCE SUPPLY	$260.00	
306674	621-7501-531510-	RUSH TRUCK CENTER-CAROL STREAM	VEH MAINTENANCE SUPPLY	$292.86	
306674	621-7501-531510-	RUSH TRUCK CENTER-CAROL STREAM	VEH MAINTENANCE SUPPLY	$1,104.29	
					$395.99
306675	621-7501-531510-	RUSSO	VEH MAINTENANCE SUPPLY	$395.99	
					$1,286.03
306676	621-7501-531510-	SELECT TECH	VEH MAINTENANCE SUPPLY	$604.25	
306676	621-7501-531510-	SELECT TECH	VEH MAINTENANCE SUPPLY	$681.78	
					$7,796.39
306683	621-7501-531510-	STANDARD EQUIPMENT CO	VEH MAINTENANCE SUPPLY	$85.73	
306683	621-7501-531510-	STANDARD EQUIPMENT CO	VEH MAINTENANCE SUPPLY	$90.34	
306683	621-7501-531510-	STANDARD EQUIPMENT CO	VEH MAINTENANCE SUPPLY	$424.16	
306683	621-7501-531510-	STANDARD EQUIPMENT CO	VEH MAINTENANCE SUPPLY	$620.81	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
306683	621-7501-531510-	STANDARD EQUIPMENT CO	VEH MAINTENANCE SUPPLY	$806.22	
306683	621-7501-531510-	STANDARD EQUIPMENT CO	VEH MAINTENANCE SUPPLY	$995.40	
306683	621-7501-531510-	STANDARD EQUIPMENT CO	VEH MAINTENANCE SUPPLY	$1,176.35	
306683	621-7501-531510-	STANDARD EQUIPMENT CO	VEH MAINTENANCE SUPPLY	$1,593.62	
306683	621-7501-531510-	STANDARD EQUIPMENT CO	VEH MAINTENANCE SUPPLY	$2,003.76	
					$2,146.50
306700	621-7501-531510-	ULTRA STROBE COMMUNICATIONS INC	VEH MAINTENANCE SUPPLY	$840.00	
306700	621-7501-531510-	ULTRA STROBE COMMUNICATIONS INC	VEH MAINTENANCE SUPPLY	$1,306.50	
					$261.22
306701	621-7501-530350-	UNIFIRST CORPORATION	CLOTHING & APPAREL	$62.66	
306701	621-7501-530350-	UNIFIRST CORPORATION	CLOTHING & APPAREL	$198.56	
					$360.00
306704	621-7501-531510-	US AUTOFORCE	VEH MAINTENANCE SUPPLY	$360.00	
					$240.00
306707	621-7501-521070-	WE WASH EXPRESS	EQUIPMENT MAINTENANCE	$240.00	
					$1,852.50
306708	621-7501-531510-	WENTWORTH TIRE SERVICE	VEH MAINTENANCE SUPPLY	$1,852.50	
					$89.95
306711	621-7501-521080-	WINDSHIELD PROS INC	EQUIPMENT MAINTENANCE	$89.95	
					$529.61
306717	621-7501-531510-	ZEIGLER OF SCHAUMBURG	VEH MAINTENANCE SUPPLY	$30.72	
306717	621-7501-531510-	ZEIGLER OF SCHAUMBURG	VEH MAINTENANCE SUPPLY	$498.89	
					$586.52
306718	621-7501-531510-	ZEP MANUFACTURING CO	VEH MAINTENANCE SUPPLY	$586.52	
					$2,079.02

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
306721	621-7501-531510-	ZORO TOOLS INC	VEH MAINTENANCE SUPPLY	$144.95	
306721	621-7501-531510-	ZORO TOOLS INC	VEH MAINTENANCE SUPPLY	$17.96	
306721	621-7501-531510-	ZORO TOOLS INC	VEH MAINTENANCE SUPPLY	$41.11	
306721	621-7501-531510-	ZORO TOOLS INC	VEH MAINTENANCE SUPPLY	$52.59	
306721	621-7501-531510-	ZORO TOOLS INC	VEH MAINTENANCE SUPPLY	$134.03	
306721	621-7501-531510-	ZORO TOOLS INC	VEH MAINTENANCE SUPPLY	$172.87	
306721	621-7501-531510-	ZORO TOOLS INC	VEH MAINTENANCE SUPPLY	$264.86	
306721	621-7501-531510-	ZORO TOOLS INC	VEH MAINTENANCE SUPPLY	$395.66	
306721	621-7501-531510-	ZORO TOOLS INC	VEH MAINTENANCE SUPPLY	$854.99	
			DEPARTMENT 7501 TOTAL:	$54,055.72	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 4/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 9001	**CAPITAL ADMIN**				
	505-9001-550250-	HAGG PRESS INC	POSTAGE FOR MAILER	$4,497.01	**$4,497.01**
306492	505-9001-550250-	BAXTER & WOODMAN	PROFESSIONAL SERVICES	$1,661.25	**$3,322.50**
306492	505-9001-550250-	BAXTER & WOODMAN	PROFESSIONAL SERVICES	$1,661.25	
306559	505-9001-550250-	HAGG PRESS INC	PRINTING SERVICES	$703.00	**$703.00**
306575	505-9001-550250-	IMEG CORP	PROFESSIONAL SERVICES	$64,494.00	**$64,494.00**
306599	505-9001-550250-	MAURO SEWER CONSTRUCTION	CONSTRUCTION SERVICES	$117,682.93	**$117,682.93**
306661	505-9001-550250-	PROFESSIONAL METERS, INC	METER SUPPLY & SERVICES	$138,754.96	**$138,754.96**
306671	505-9001-550250-	RJN GROUP INC	PROFESSIONAL SERVICES	$6,452.55	**$22,014.22**
306671	505-9001-550250-	RJN GROUP INC	PROFESSIONAL SERVICES	$15,561.67	
306703	505-9001-550250-	UNITED SYSTEMS	METER SUPPLY	$361,678.78	**$361,678.78**
			DEPARTMENT 9001 TOTAL:	$713,147.40	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 4/30/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
Department 9003	**CAPITAL EQUIPMENT**				
306528	621-9003-550050-	CURRIE MOTORS	EQUIPMENT	$47,547.00	**$47,547.00**
306541	621-9003-550050-	EJ EQUIPMENT INCORPORATED	EQUIPMENT	$212,549.56	**$212,549.56**
306683	621-9003-550050-	STANDARD EQUIPMENT CO	EQUIPMENT	$316,963.70	**$316,963.70**
			DEPARTMENT 9003 TOTAL:	$577,060.26	
			WARRANT TOTAL:	**$3,713,195.63**	

Village Board
5/6/2024

Item: Police Department - Promotions

Department: Police

The Village and Police Department are proud to be promoting two (2) sworn Officers to the position of Police Sergeant and one (1) Sergeant to the position of Police Commander. Mayor Thomas Hayes will administer the Oath of Office to signify their commitment to the constitutional rights of those they serve and dedication to the mission of the Village and Arlington Heights Police Department.

- Commander Valerie Andrews #644
- Sergeant Patrick Chojnowski #584
- Sergeant Brian Clarke #585

Please join us in recognizing and congratulating the above members of the Arlington Heights Police Department for their outstanding professional achievements and readiness to assume greater responsibilities as part of the police supervisory and management team. The Village and Police Department wish all newly promoted staff the best of luck and success in their new positions.

Village Board
5/6/2024

Item: Report of the Committee of the Whole Meeting of May 6, 2024

Department: Village Manager's Office

Report of the Committee of the Whole Meeting of May 6, 2024

Interview of Colin Smith for appointment to the Youth Commission (youth member) - term expiring April 30, 2025

Village Board
5/6/2024

Item: Report of the Committee of the Whole Meeting of May 6, 2024

Department: Village Manager's Office

Report of the Committee of the Whole Meeting of May 6, 2024

Interview of Corinne Drew for appointment to the Senior Citizens Commission term ending April 30, 2025

Village Board
5/6/2024

Item: Report of the Committee of the Whole Meeting of May 6, 2024

Department: Village Manager's Office

Report of the Committee of the Whole Meeting of May 6, 2024

Interview of Gary Wood for appointment to Senior Citizens Commission term ending April 30, 2026

Village Board
5/6/2024

Item: Report of the Committee of the Whole Meeting of May 6, 2024

Department: Village Manager's Office

Report of the Committee of the Whole Meeting of May 6, 2024

Interview of Ellyn Zimmerman for appointment to the Senior Citizens Commission term ending April 30, 2027

Village Board
5/6/2024

Item: Thermoplastic Road Striping - Contract Extension 2024

Department: Public Works

The 2024 Operating Budget includes $80,300 to fund the annual Thermoplastic Lane Marking Program. Thermoplastic is a highly reflective material that is used for roadway traffic lane markings. Thermoplastic striping is also an extremely durable pavement marking material and will outlast painted markings. The material comes in bags and is heated to a liquid prior to its application. Glass beads are added to the liquid to improve reflectivity.

The Village participates in the Suburban Purchasing Cooperative (SPC) which is a joint purchasing program sponsored by the Northwest Municipal Conference (NWMC) and is comprised of 143 municipalities in the Northern Illinois area. The SPC organizes bids for contractual thermoplastic lane markings, and approved a three-year contract with three possible one-year contract extensions was approved in 2019. The third of three possible one-year extensions was approved by the SPC on March 20, 2024.

The unit prices for lane markings are listed below:

Description	**Units**	**Cost**
4” Line	LF	$0.70
6” Line	LF	$0.90
12” Line	LF	$2.00
24” Line	LF	$4.75

The Village’s share of the contract is based on striping and lettering unit prices and will not exceed our budget of $80,300. Superior Road Striping, Inc. has previously worked with the Village and Staff has been satisfied with their services. The contract extends from April 12, 2024 through April 11, 2025.

Funding is available in Account No. 101-7101-521150.

RECOMMENDATION

It is recommended that the Village Board approve the Thermoplastic Lane Striping one-year contract extension with Superior Road Striping, Inc. of Melrose Park, Illinois, per unit bid prices up to the budgeted amount and authorize the Village Manager to execute the necessary documents.

Village Board
5/6/2024

Item: Snowplow Truck Vehicles - 2025 Contract Award and Budget Amendment Ordinance Approval

Department: Public Works

Public Works Staff has been presented with a time-sensitive opportunity in the current trucking industry climate. Peterbilt Illinois Joliet dba JX Truck Center has informed the Fleet Services Staff about immediate order bank openings for cabs and chassis, including upfitting for snowplow vehicles. This opportunity comes at a fortuitous time, as three snowplow trucks are due for replacement in 2025. Considering the ongoing challenges, the Village has experienced in vehicle, truck, and equipment orders since the 2020 pandemic, Staff recommends taking advantage of this opportunity by committing projected funding from the 2025 Capital Plan to secure these orders.

The proposed 2025 Capital Improvement Plan recommends $932,903 in funding to replace three aging snowplow trucks that are essential to winter maintenance operations. The vehicle replacements are for single-axle standard dump trucks integral to snow and ice removal, but also complete other vital tasks such as road paving, leaf hauling operations, and other various functions. The trucks scheduled for replacement will have served the planned useful life by the time the replacement occurs.

If ordered within the next few weeks, the snowplow truck replacements are estimated to be delivered before the 2025-2026 winter season. If the Village chooses to pass on this opportunity, Staff will monitor future order bank opportunities. However, it is not known when order banks will open as they have been extremely sporadic.

Competitive pricing is available through the Sourcewell cooperative purchasing program to purchase the cabs and chassis and necessary snowplow equipment for upfitting. Sourcewell (formerly NJPA) is a joint purchasing cooperative that uses multiple government agencies and collaborative purchasing to obtain more competitive bid pricing.

The cost for three cabs and chassis is $424,994.79, and upfitting the three cabs and chassis with equipment is $502,269. The total cost for three upfitted

snowplow trucks is $927,263.79, which is $5,639.21 under the projected funding in the 2025 Capital Improvement Plan.

This purchase will obligate future funds, and therefore will need a budget amendment. Attached is a budget amendment ordinance prepared by Finance amending the Public Works 2024 Fleet Budget Account #621-9003-550050 (VH9501) in the amount of $927,263.79. Actual payment will not be due until the Village receives the vehicles in 2025.

Funds for this purchase are available in Account No.621-9003-550050 (VH9501).

RECOMMENDATION

It is recommended that the Village Board approve the attached budget amendment ordinance and the contract award of three cabs and chassis with equipment for a total cost of $927,263.79 through Peterbilt Illinois of Joliet, Illinois (dba JX Truck Center) and authorize the execution of all necessary documents.

ATTACHMENTS:

Description	Type
Ordinance - 001 Dump Trucks 5 6 2024	Ordinance

AN ORDINANCE AMENDING THE ANNUAL BUDGET OF THE VILLAGE OF ARLINGTON HEIGHTS, COUNTY OF COOK, STATE OF ILLINOIS, FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2024 AND ENDING DECEMBER 31, 2024

WHEREAS, by Ordinance 2023-81, the President and Board of Trustees of the Village of Arlington Heights, Illinois adopted the Annual Budget of the Village of Arlington Heights for the fiscal year beginning January 1, 2024, and ending December 31, 2024; and

WHEREAS, the President and Board of Trustees has determined that it will serve and be in the best interest of the Village to adopt an Ordinance amending the Annual Budget;

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

SECTION ONE: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Ordinance as the findings of the President and Board of Trustees.

SECTION TWO: ADOPTION OF AMENDMENTS. The Annual Budget shall be, and it is hereby, amended as follows:

Account Being Amended	Original Budget	Amendment Incr. / (Decr.)	Revised Budget
621-9003-550050- VH9501-VEHICLES-	$3,014,530	$927,300	$3,941,830

SECTION THREE: PUBLICATION. The Village Clerk is hereby directed to publish this Ordinance in pamphlet form pursuant to the Statutes of the State of Illinois.

SECTION FOUR: EFFECTIVE DATE. This Ordinance will be in full force and effect from and after its passage, approval, and publication in the manner as provided by law.

AYES:

NAYS:

PASSED AND APPROVED THIS May 6th, 2024.

_____
Village President

ATTEST:

_____
Village Clerk

Village Board
5/6/2024

Item: LED Street Light Fixtures 2024 - Purchase

Department: Public Works

The Village of Arlington Height's Capital plan includes $64,000 for the conversion of non-efficient lighting to Light Emitting Diodes (LED's) wherever possible. The Village plans to replace all 3,433 street lights over the 8-year program, which began in 2018.

To date, there are 1,062 remaining street lights which need to be converted to LED's, which includes the 250 fixtures to be changed this year.

The Village developed and advertised a public bid for this year's project. This bid was designed to provide competitive pricing for materials that Staff will install. The 250 street lights proposed for replacement are rated at 250 watts each including a transformer. The proposed lights are only 130 watts each. The Village has submitted the necessary paperwork for ComEd's Efficiency Rebate Program and anticipate a rebate of $41,250 which covers about 65% of the Village's costs.

On April 24, 2024, three bids were publicly opened and read aloud, and the bid results are listed below:

BIDDER	UNIT PRICE	TOTAL BID PRICE
Active Electrical Supply	n/a	n/a
Graybar Electric	$246.50	$61,625
Northwest Electrical Supply	$310.39	$64,135
Twin Supplies	$275.00	$68,745

The lowest bidder was Graybar Electric of Glendale Heights, IL with a total bid cost of $61,625. Staff has been satisfied with past purchases through Graybar Electric and their bid meets specifications.

Funding is available in Account No. 401-7101-550300 (ST1901) for this purchase.

RECOMMENDATION

It is recommended that the Village Board award the 2024 LED Street Lighting bid to Graybar Electric of Glendale Heights, Illinois, in the amount not-to-exceed $61,625 and authorize the execution of all necessary documents.

Village Board
5/6/2024

Item: Resolution approving ERP System Integration Services Agreement with Velosimo

Department: ISD/I.T. Division

The ERP Project is entering its final phase with the successful implementation of its new utility billing, permitting/land management, code compliance, human capital management, and finance/accounting systems. These improvements established a foundation for the Village to expand its digital service capabilities for the public to submit service requests through mobile and web-applications. The new ERP System and its modern digital platform has prepared the Village to deliver upon its commitment to provide an efficient and friendly experience for citizens to submit service requests using a modern, mobile application combined with an online resident access portal from Tyler Technologies. By downloading a free mobile application called MyCivic (available on the App Store or Google Play) or using an online Resident Access Portal, citizens will have the means to submit over 60 types of service requests that will be automatically routed to Public Works & Engineering, Utility Billing, Environmental Health, Building & Life Safety, and Planning & Community Development. Citizens will be automatically notified when their requests are received and resolved anytime day or night – 24/7, 365 days a year.

To further enhance Village efficiencies and the public's experience, staff believes an integration between the ERP and Cityworks – the Village's enterprise work management system – is necessary. This type of integration will enable the Village to deliver responsive service, overcome delays experienced by the public to know which Village employee to call, and reduce the time and manual processes needed to receive, interpret, and route requests to appropriate staff members.

A cross-disciplinary evaluation team consisting of staff from the Village Manager's Office, Public Works & Engineering, Finance, Building & Life Safety, Information Technology, Procurement, and consultants from Plante Moran prepared and published a Request for Qualification on November 9, 2023. In December, the Village received four (4) qualified proposals, interviewed three (3) finalist vendors, and conducted reference checks. The evaluation team unanimously recommended Velosimo after tabulating and ranking the vendors

participating.

The integration services proposed in the Velosimo contract for services will provide citizens a direct connection to Village staff including Public Works & Engineering, Environmental Health Officers, Utility Billing Customer Service Representatives, and Building Safety Inspectors who will receive and respond appropriately to these requests.

Velosimo serves over 100 local governments ranging from small to large populations exceeding one-million residents. Velosimo's Connect Platform is a no-code / low-code cloud integration service platform designed to help build IT centers of excellence in integrations, data, and app development across the enterprise. The Velosimo Team is familiar with Cityworks and Tyler Technologies integration toolsets to accomplish the services outlined.
The Village team recommends the Village Board accept a 5-year subscription agreement with Velosimo that will include the development, maintenance, and support for two connectors. The first connector will link the Tyler Enterprise Service Request and Cityworks systems. The second will link the Tyler MUNIS Utility Billing and Cityworks systems. Together, these two connectors will be maintained over time as Tyler and Cityworks make changes to their systems with annual releases. As each major system release happens, Velosimo will test and validate each connector to prevent disruption to citizen service requests.

The contract agreement consisting of Velosimo's Master Subscription Agreement and supporting exhibits was reviewed by the Village's staff evaluation team, legal counsel, and Plante Moran consultants.

Payment Schedule
The fees outlined below are fixed for the 5-year term of the agreement according to the payment terms defined in the Velosimo agreement on an annual basis.

Services Description	**Service Term**	**Unit Price**
Tyler Enterprise Service Request and Cityworks Integration for Non-Utility Billing Service Requests Integration Connector	Year #1 Year #2 Year #3 Year #4 Year #5	$ 12,250.00 $ 12,617.50 $ 12,996.02 $ 13,385.90 $ 13,787.48
Tyler Technologies MUNIS Utility Billing and Cityworks Integration Connector	Year #1 Year #2 Year #3 Year #4 Year #5	$ 12,250.00 $ 12,617.50 $ 12,996.02 $ 13,385.90 $ 13,787.48
	Total Five-Year Investment Cost	**$ 130,073.80**

Recommendation
It is recommended that the Village Board approve a 5-year Agreement with Velosimo out of Herriman, UT to provide ERP System Integration Services in the

amount of $130,073.80 and authorize the Village Manager to execute the necessary documents. Funds are available in account 625-0601-550100-EQ1904-EQUIP-HW/SW-.

ATTACHMENTS:

Description	Type
AH Resolution Approving Agreement with Velosimo	Agreement
Exhibit A Velosimo Master Subscription Agreement 042624VAH	Agreement
Exhibit A1 Velosimo SaaS Support & Maintenance Policy	Agreement
Exhibit B Velosimo Pricing Table	Agreement
Exhibit C1 TylerEsr-Cityworks Produc Spec	Agreement
Exhibit C2 TylerUB-Cityworks Product Spec	Agreement
Exhibit D RFQ for Enterprise Systems Integration 11-14-2023	Agreement
Exhibit D1 Addendum #1	Agreement
Exhibit D2 Addendum #2	Agreement
Exhibit E Velosimo Proposal 12-15-2023	Agreement
Exhibit F Velosimo Clarification Response 01-05-2024	Agreement
Exhibit G Velosimo Pre-Interview Responses 01-22-2024	Agreement
Exhibit H Velosimo Post-Interview Responses 02-02-2024	Agreement

VILLAGE OF ARLINGTON HEIGHTS

RESOLUTION NO. _____

A RESOLUTION APPROVING A MASTER SUBSCRIPTION AGREEMENT
WITH VELOSIMO, OF HERRIMAN, UTAH,
FOR ERP SYSTEM INTEGRATION SERVICES

WHEREAS, the Village desires to procure integration services for the Village's enterprise resource planning system (***"ERP System"***) from Velosimo, of Herriman, Utah (***"Vendor"***), to ensure the ERP System seamlessly connects with the Village's enterprise work management system; and

WHEREAS, the Village and the Vendor desire to enter into a master subscription agreement for the provision by the Vendor of ERP System integration services (***"Agreement"***); and

WHEREAS, the Village President and Board of Trustees have determined that approving the Agreement will serve and be in the best interest of the Village;

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

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

SECTION 2. APPROVAL OF AGREEMENT. The President and Board of Trustees hereby approve the Agreement in substantially the form attached to this Resolution as Exhibit A.

SECTION 3. EXECUTION OF AGREEMENT. The Village Manager is hereby authorized and directed to execute, on behalf of the Village, the Agreement, and all necessary documentation related thereto.

SECTION 4. EFFECTIVE DATE. This Resolution will be in full force and effect from and after its passage and approval as provided by law.

[SIGNATURE PAGE FOLLOWS]

AYES:

NAYS:

PASSED AND APPROVED THIS ___ day of May, 2024

_____
Village President

ATTEST:

_____
Village Clerk

EXHIBIT A

AGREEMENT

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velosimo

Master Subscription Agreement

This Agreement permits Customer to license and use Velosimo's Products and Services (as applicable) pursuant to a Velosimo order form referencing this Agreement ("Order Form(s)") and sets forth the basic terms and conditions. This Agreement shall govern Customer's initial purchase as well as any future purchases made by Customer which reference this Agreement. Velosimo provides the Products and Services listed on an Order Form on a subscription basis. The term of each Subscription is designated in the applicable Order Form.

Section 1 - Definitions

1.1. "Agreement" means this Master Subscription Agreement.

1.2. "Confidential Information" means all code, inventions, know-how, business, technical and financial information that one party ("Receiving Party") obtains from the other party ("Disclosing Party"); provided that such information is identified as confidential at the time of disclosure or should be reasonably known by the Receiving Party to be Confidential Information due to the nature of the information disclosed and the circumstances surrounding the disclosure; and provided further that any software, documentation or technical information provided by Velosimo (or its agents), performance information relating to the Product, and the terms of this Agreement shall be deemed Confidential Information of Velosimo without any marking or further designation. Any information received from a third-party consultant contracted by the Village is considered Confidential Information.

1.3. "Customer" means the Village of Arlington Heights, Illinois.

1.4. "Customer Data" means electronic data submitted by Customer to a Velosimo Product or created by Customer in the course of using a Velosimo Product.

1.5. "Documentation" means the online documentation and user guides provided by Velosimo in connection with the license of a Velosimo Product.

1.6. "Materials" means any materials provided by Velosimo to Customer in connection with the provision of Services.

1.7. "Order Form" means a Velosimo standard ordering document referencing this Agreement and reflecting the Products and Services provided to Customer.

1.8. "Order Form Effective Date" means the later to occur of (i) Order Form signed by Customer and Velosimo, and (ii) the date of access granted to the Velosimo Product, if any.

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1.9. "Product" means Velosimo's proprietary web-based products and services that may be set forth on an Order Form and subsequently made available by Velosimo to Customer via the means designated by Velosimo including associated offline components, as described in the Documentation (but excluding Third Party Components or infrastructure).

1.10. "Professional Services" means professional consulting services purchased by Customer in the applicable Order Form or SOW and relating to training and assistance with the installation, deployment, or usage of Velosimo Products.

1.11. "SOW" means a Statement of Work between Velosimo and Customer with respect to Services.

1.12. "Subscription" means the Customer's right to access and use the relevant Velosimo Product and Support and Maintenance on a subscription basis, as and to the extent listed on a mutually executed Order Form.

1.13. "Subscription Term" means the duration of a Subscription as set forth on an Order Form or as specified in Section 3.1.

1.14. "Support and Maintenance" means the applicable support and maintenance services as identified in the Order Form.

1.15. "Term" means the period commencing as of the Order Form Effective Date and expiring on the day that the last Subscription Term under this Agreement terminates.

1.16. "Third Party Components" means online applications and offline software that are provided by entities or individuals other than Velosimo and that interoperate with the Velosimo Product.

1.17. "Users" means the Customer's employees and contractors which are authorized by Customer to access and use the Velosimo Product purchased under an Order Form.

1.18. "Warranty Period" means a period of thirty (30) days following the commencement of the relevant Subscription Term.

Section 2 - License(s) Ownership

2.1. License and Use. Velosimo will make the Product available to Customer and its users pursuant to this Agreement and the relevant Order Forms during the Subscription Term. Subject to the terms and conditions of this Agreement and the relevant Order Form(s), Velosimo grants Customer a limited, worldwide, non-assignable and non-exclusive license during the relevant Subscription Term to access and use the Products and Services in accordance with the terms of this Agreement.

2.2. Restrictions. Customer will not (i) permit any third party to access the Products except as permitted herein and in the relevant Order Form, (ii) create derivate works based on the Products, (iii) copy,

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frame or mirror any part or content of the Products, (iv) decompile, disassemble, translate, reverse engineer or otherwise attempt to derive source code from the Products, in whole or in part, nor will Customer use any mechanical, electronic or other method to trace, decompile, disassemble, or identify the source code of the Products or encourage or permit others to do so (except and only to the extent that applicable law prohibits or restricts reverse engineering restrictions), (v) access the Products in order to (a) build a competitive product or service, or (b) copy any features, functions or graphics of the Products, (vi) sell, resell, rent or lease the Products beyond the scope of the applicable Order Form, (vii) use the Products to store or transmit infringing, libelous, or otherwise unlawful or tortious material, or to store or transmit material in violation of third-party privacy rights (or otherwise use the Products in violation of the Documentation or any Velosimo terms of service), (viii) store or transmit virus or other malicious code through the Products, (ix) interfere with or disrupt the integrity or performance of the Products or third-party products or data contained therein, or (x) attempt to gain unauthorized access to the Products or their related systems or networks. Customer acknowledges that Customer is solely responsible for complying with, and covenants to comply with, all laws applicable to Customer and to Customer's use of the Products, including without limitation all laws and regulations relating to the protection and non-disclosure of Customer Data. Without limiting the generality of the foregoing, the Customer is solely responsible for using the Products in compliance with any applicable data privacy or personally identifiable information laws and regulations.

2.3. AWS Terms. Velosimo uses the Amazon Web Service ("AWS") cloud infrastructure for its Products. Customer acknowledges the use of Velosimo Products is subject to the terms and limitations set forth in the AWS Customer Agreement: http://aws.amazon.com/agreement/.

2.4. Ownership. Notwithstanding anything to the contrary contained herein, except for the limited license rights expressly provided under a fully paid Subscription, Velosimo and its suppliers have and will retain all right, title and interest in and to the Products (including, without limitation, all patent, copyright, trademark, trade secret and other intellectual property rights) and all copies, modifications and derivative works thereof. Customer acknowledges that it is obtaining only a limited license right to access and use (as the case may be) the Products and that irrespective of any use of the words "purchase," "sale," or like terms hereunder no ownership rights are being conveyed to Customer under this Agreement or otherwise. In addition, Velosimo will have a royalty-free, worldwide, irrevocable, perpetual license to use for any purpose any suggestions, enhancement requests, recommendations or other feedback provided by Customer, including Users, relating to the Products.

2.5. Services Work Product. Customer shall have a license right to use or access any work product or Materials delivered as part of the Professional Services, solely for its internal business purposes and

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solely in connection with the Products regarding which the Services were commissioned. Other than the limited license described in the prior sentence, Velosimo shall retain all right, title and interest in and to any such Materials and Services work product and any derivative, enhancement or modification thereof and Customer maintains ownership of its Confidential Information.

Section 3 - Subscription Term; Payment

3.1. Subscription Term and Renewals. Unless otherwise designated in the Order Form, the term of any Subscription shall be one (1) year commencing on the Order Form Effective Date of the applicable Order Form. Each Subscription Term shall automatically renew for subsequent periods of the same length as the initial Subscription Term unless either party gives the other written notice of termination at least thirty (30) days prior to expiration of the then-current Subscription Term. The rates for any Subscription Term are as specified on the applicable Order Form, and renewals or additional Subscriptions shall be at Velosimo's then-current list Subscription rates, unless specifically provided in an Order Form.

3.2. Payment Terms. All fees are as set forth in the applicable Order Form and SOW are due upon receipt of invoice and shall be paid by Customer thirty (30) days from invoice unless otherwise specified in the applicable Order Form or SOW. Customer shall be responsible for all taxes, withholdings, duties and levies arising from the order (excluding taxes based on the net income of Velosimo). Fees are non-refundable upon payment. Payments will be made without right of set-off or chargeback. Any late payments shall be subject to a service charge equal to 1.5% per month of the amount due or the maximum amount allowed by law, whichever is less. If payment of any fee is overdue, Velosimo may also suspend provision of (as the case may be) the Products or Services until such delinquency is corrected.

3.3 Payment Schedule. It is expected that certain payments will be made to Velosimo by Customer upon delivery of the Software with additional payments made for Software and Services based on specific project milestones as defined. Velosimo shall invoice **Customer** for the Total Amount on Exhibit B according to the following payment schedule:

First Term Service Payment Schedule

- 40% Due upon Contract Execution
- 60% Due no later than 90 days from the start of User Acceptance Testing

Velosimo shall submit to the Customer an invoice in a form agreeable to the Customer. The invoice shall be accompanied by such supporting documentation as required by the Customer.

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Section 4 - Support & Maintenance

4.1. During the time that Customer has paid the applicable Subscription fees, Velosimo shall provide Support and Maintenance as outlined in Exhibit A: Velosimo Support and Maintenance Policy during the Subscription Term in accordance with Velosimo's then-current standard support policies. Customer agrees to provide Velosimo with such cooperation, materials, information, access and support which Velosimo deems to be reasonably required to allow Velosimo to successfully provide the Products, and Support and Maintenance. Customer understands and agrees that Velosimo's obligations hereunder are expressly conditioned upon Customer providing such cooperation, materials, information, access and support.

Section 5 - Third Party Components.

5.1. Under this Agreement Velosimo provides only the Products and Services and Support and Maintenance with respect to each of the Products. Velosimo does not provide any warranty on, and does not provide Support and Maintenance on, the Third Party Components. Customer may need to license, modify and install Third Party Components. Velosimo may provide Customer with links and instructions for obtaining Third Party Components or provide access to them (e.g., through Velosimo cloud connectors), but it is Customer's sole responsibility to properly license and install any required Third Party Components from the relevant third party providers. Velosimo will have no liability with respect to any Third Party Components. If applicable, prior to Velosimo starting any Services that require the use of Third Party Components, Customer will provide documentation to Velosimo confirming that Customer can provide the rights necessary to allow Velosimo to modify the Third Party Solution Component software if necessary.

Section 6 – Professional Services

6.1. Velosimo shall provide the Services purchased in the applicable Order Form or SOW, as the case may be. Services may be ordered by Customer pursuant to an SOW describing the work to be performed, fees and any applicable milestones, dependencies and other technical specifications or related information. Each SOW must be signed by both parties before Velosimo shall commence work under such SOW. If the parties do not execute a separate Statement of Work, the Services shall be provided as stated on the Order Form.

6.2 Velosimo may use subcontractors in connection with the work performed under this Agreement. When using subcontractors, however, Velosimio must obtain written prior approval from the

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Customer. In using subcontractors, the Velosimo agrees to be responsible for all of their acts and omissions to the same extent as if the subcontractors were employees of the Customer.

6.3 The Project Managers appointed pursuant to this Agreement will meet periodically to review the Project Schedule. Changes to the scope of the project including additional Software and Services may be proposed by either party, and if accepted by the parties, the proposed changes shall be reduced to a written document, inclusive of any applicable pricing changes ("Change Order"). Written approval signed by a duly authorized representative of each of the parties of such Change Order must be obtained prior to the provision of any products or services related to such Change Order.

Velosimo shall provide to Customer a written quotation for any changes in this Agreement, including Software, Services, Customizations, etc. Each Change Order shall be reviewed and approved by Customer, and shall be subject to the requirements in the section.

6.5 Customer reserves the right to record video and/or audio of any and all training sessions, whether held at Customer site, Velosimo site, or via teleconference. Use of such recordings shall be strictly for Customer staff training purposes.

Section 7 - Term and Termination

7.1. Term and Termination. This Agreement is effective during the Term. Either party may terminate this Agreement by providing written notice to the other party (including all related Order Forms) if the other party: (a) fails to cure any material breach of this Agreement within thirty (30) days after written notice of such breach; (b) ceases operation without a successor; or (c) seeks protection under any bankruptcy, receivership, trust deed, creditors arrangement, composition or comparable proceeding, or if any such proceeding is instituted against such party (and not dismissed within 60 days thereafter)).

7.2. For Cause. If customer believes Velosimo has materially breached this Agreement, customer will invoke the Dispute Resolution clause. Customer may terminate this Agreement for cause in the event Velosimo does not cure, or create a mutually agreeable action plan to address, a material breach of this Agreement within the thirty (30) day window.

7.3. Effects of Termination. Upon expiration or termination of this Agreement for any reason: (a) any amounts owed to Velosimo under this Agreement before such termination will be immediately due and payable; (b) Customer shall cease any and all use of the Products, and destroy all copies of the latter and so certify to Velosimo in writing; (c) each party will return to the other party the Confidential Information of the other party that it obtained during the course of this Agreement; and (d) Customer must certify in writing to Velosimo that it has returned or destroyed all Velosimo Confidential Information.

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7.4. Force Majeure. Either party has the right to terminate this Agreement if a Force Majeure event suspends performance of the SaaS Services for a period of thirty (30) days or more.

7.5. Lack of Appropriations. If Customer should not appropriate or otherwise make available funds sufficient to utilize the Velosimo SaaS services, Customer may unilaterally terminate this Agreement upon thirty (30) days written notice to us. Customer will not be entitled to a refund or offset of previously paid, but unused SaaS Fees. Customer agree not to use termination for lack of appropriations as a substitute for termination for convenience.

7.6. Fees for Termination without Cause during Initial Term. If customer terminates this Agreement during the initial term for any reason other than cause, Force Majeure, or lack of appropriations, or if Velosimo terminates this Agreement during the initial term for your failure to pay SaaS Fees, you shall pay us the following early termination fees:

7.6.1. if customer terminates during the first year of the initial term, 100% of the SaaS Fees through the date of termination plus 50% of the SaaS Fees then due for the remainder of the initial term;

7.6.2. if customer terminates during the second year of the initial term, 100% of the SaaS Fees through the date of termination plus 40% of the SaaS Fees then due for the remainder of the initial term; and

7.6.3. if customer terminates during the third year of the initial term or later, 100% of the SaaS Fees through the date of termination plus 30% of the SaaS Fees then due for the remainder of the initial term.

7.7 Transition Services. Upon expiration or termination of this Agreement, upon customer's request, Velosimo will cooperate with customer and provide services that are reasonably necessary to effectuate an orderly transition to a new system, solution, or provider; provided that customer shall pay Velosimo's then-current rates for such services. Such cooperation and services shall include assistance with data conversion and, at Velosimo's option may include the provision of file layouts to Customer on a confidential basis for the purpose of identifying the data Velosimo provided to Customer. Data should be returned to the customer in both the Velosimo's native data format, and a mutually agreed upon format, with appropriate data schemas and dictionaries. Once a successful hand-off of that data has been confirmed, all customer data should be permanently removed from all Velosimo servers.

7.8 Suspension of Products. In addition to its other rights under this Section 4, Velosimo may suspend or terminate Customer's access to the Products upon written notice in order to: (a) prevent damage to or degradation of, the Products caused by Customer; or (b) comply with any law, regulation, court order, or other governmental request or order which requires immediate action. If suspended, Velosimo will promptly restore use of the Products to Customer as soon as the event giving rise to the suspension has been resolved to Velosimo's satisfaction.

7.9 Survival. Sections 2.2, 2.4, 8, 9, 10, 11 and 12 shall survive any termination or expiration of this Agreement.

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velosimo

Section 8 - Warranties

8.1 Limited Warranties. Velosimo warrants, for Customer's benefit only, that during the Warranty Period, the Product shall perform materially in accordance with the Documentation. If during the Warranty Period the Products do not perform materially in accordance with the Documentation, Velosimo's sole liability (and Customer's sole and exclusive remedy) for any breach of this warranty shall be for Velosimo to correct the defects in the Products. Customer acknowledges that the Products are subscription-based and that, in order to provide improved customer experience, Velosimo may make changes to the Products and that in such event, Velosimo will update the Documentation accordingly.

8.2 With respect to Services, Velosimo warrants only that the relevant Services will be performed consistent with generally recognized commercial practices and standards for similar services. If the Services do not conform to such warranty, Velosimo will re-perform the non-conforming Services. These remedies are Customer's sole and exclusive remedies for breach of the relevant warranty and are Velosimo's sole and exclusive liability for breach of such warranty.

8.3 Warranty Exclusions. The limited warranties set forth above, are made to and for the benefit of Customer only. The warranties will apply only if (a) the relevant Velosimo product has been properly installed and used in accordance with the instructions in the applicable Documentation; (b) no modification, alteration or addition has been made to the relevant Velosimo product by anyone other than Velosimo; and (c) Velosimo receives written notification of the breach during the Warranty Period, and in the case of Services, within ten (10) days following the performance of the relevant Services. The above warranties shall not apply: (i) to defects in the Velosimo product due to negligence, abuse or improper use by Customer; or (ii) items provided on a no charge or evaluation basis.

8.4 DISCLAIMER OF WARRANTIES.

VELOSIMO'S WARRANTIES IN THIS SECTION 8 ARE EXCLUSIVE, AND VELOSIMO EXPRESSLY DISCLAIMS ALL OTHER WARRANTIES, EXPRESS, STATUTORY OR IMPLIED, AS TO THE TRANSACTIONS CONTEMPLATED HEREBY AND THE TECHNOLOGY AND SERVICES TO BE PROVIDED HEREUNDER (OR ANY RESULTS TO BE OBTAINED FROM THE USE THEREOF), INCLUDING, BUT NOT LIMITED TO, ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OR USE, ACCURACY, NON-INFRINGEMENT, COMPLETENESS AND ORIGINALITY AND ALL WARRANTIES ARISING FROM COURSE OF PERFORMANCE, COURSE OF DEALING AND USAGE OF TRADE OR THEIR EQUIVALENTS UNDER THE LAW OF ANY JURISDICTION.

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Section 9 - Limitation of Liability and Damages.

9.1 VELOSIMO SHALL NOT BE LIABLE FOR (I) ANY COST OF COVER OR ANALOGOUS COSTS RELATED TO THE PROCUREMENT OF REPLACEMENT SERVICES; OR (II) ANY LOSS OF USE, LOST DATA, INTERRUPTION OF BUSINESS, OR ANY INDIRECT, SPECIAL, INCIDENTAL, EXEMPLARY, PUNITIVE OR CONSEQUENTIAL DAMAGES OF ANY KIND (INCLUDING LOST PROFITS), REGARDLESS OF THE FORM OF ACTION, WHETHER IN CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE, EVEN IF INFORMED OF THE POSSIBILITY OF SUCH DAMAGES IN ADVANCE. NOTWITHSTANDING ANY OTHER PROVISION OF THIS AGREEMENT, VELOSIMO'S TOTAL AGGREGATE LIABILITY UNDER THIS AGREEMENT SHALL BE LIMITED TO PROVEN DIRECT DAMAGES IN AN AMOUNT NOT TO EXCEED THE FEES ACTUALLY PAID BY CUSTOMER TO VELOSIMO UNDER THIS AGREEMENT DURING THE TWELVE (12) MONTH PERIOD IMMEDIATELY PRECEDING THE DATE OF THE CLAIM.

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Section 10 - Indemnification.

10.1 Indemnity by Velosimo. Subject to the remainder of this Section 10, Velosimo shall defend Customer against any third party claim that the Product(s) infringes such third party's patent or copyright (an "Infringement Claim"), and indemnify Customer from the resulting costs and damages awarded against Customer to the third party making such Infringement Claim, by a court of competent jurisdiction or agreed to in settlement; provided that Customer: (i) notifies Velosimo promptly in writing of such Infringement Claim, (ii) grants Velosimo sole control over the defense and settlement thereof, and (iii) reasonably cooperates in response to a Velosimo request for assistance. Velosimo will have the exclusive right to defend any such Infringement Claim and make settlements thereof at its own discretion, and Customer may not settle or compromise such Infringement Claim, except with prior written consent of Velosimo.

10.2 Options. Should any Products become, or in Velosimo's opinion be likely to become, the subject of such an Infringement Claim, Velosimo shall, at its option and expense, (a) procure for Customer the right to make continued use of Products, (b) replace or modify such so that it becomes non-infringing, or (c) request termination of the access to the Products and upon such request the corresponding licenses shall be terminated and Velosimo shall refund the price paid by Customer for the Subscription Term in which the Infringement Claim was asserted, less a pro rata portion of the Subscription fee reflecting that portion of the Subscription Term that was fulfilled prior to termination.

10.3 Exclusions. Velosimo will have no obligation for claims of infringement resulting from (i) any modification of the Software by a party other than Velosimo if such infringement would have been avoided in the absence of such modifications; (ii) Customer's failure, within a reasonable time frame, to implement any replacement or modification of the Products provided by Velosimo; (iii) any combination, operation, or use of the Products with any products, equipment, software, hardware, data, or business processes not supplied by Velosimo, including without limitation Third Party Components and Customer Data, if such infringement would not have occurred without the combination (iv) use for a purpose or in a manner for which the Products were not designed, (v) any intellectual property right owned or licensed by Customer, excluding the Products, (vi) Customer using the Products after Velosimo notifies Customer to discontinue using due to such a claim.

10.4 Indemnity by Customer. Customer shall defend Velosimo against any third party Infringement Claim to the extent that they arise from any combination of Velosimo Products with products, data or business processes not supplied by Velosimo, and indemnify Velosimo for any damages, attorney fees and costs finally awarded against Velosimo as a result of, or for any amounts paid by Velosimo

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under a court-approved settlement of, an Infringement Claim against Velosimo; provided that Velosimo (a) promptly gives Customer written notice of the Infringement Claim against Velosimo; (b) gives Customer sole control of the defense and settlement of the Infringement Claim against Velosimo (provided that Customer may not settle any Infringement Claim against Velosimo unless the settlement unconditionally releases Velosimo of all liability); and (c) provides to Customer all reasonable assistance, at Customer's expense.

10.5 Insurance. During the course of performing services under this Agreement, Velosimo agrees to maintain the following levels of insurance: (a) Commercial General Liability of at least $1,000,000; (b) Automobile Liability of at least $1,000,000; (c) Professional Liability of at least $1,000,000; (d) Workers Compensation complying with applicable statutory requirements; (e) Cyber Liability of at least $1,000,000; and (f) Excess/Umbrella Liability of at least $5,000,000. Velosimo will add Customer as an additional insured to Velosimo's Commercial General Liability and Automobile Liability policies, which will automatically add Customer as an additional insured to Velosimo Excess/Umbrella Liability policy as well. Velosimo will provide Customer with copies of certificates of insurance upon Customer's written request that shows the policy has not changed or been canceled, and that Customer is still listed as additional insured.

10.6 Technology Errors & Omissions Coverage: Velosimo Professional Liability coverage shall include errors, omission, and professional negligence associated with performing services on Customer's behalf.

10.7 Fidelity Bonds for First Party and Third-Party Actions: Velosmio shall provide reimbursement to Customer if one of Velosimo employees or contractors or agents commits, fraud, theft or forgery against Customer.

10.8 Cyber Liability Insurance. Velosimo will maintain insurance coverage for Customer expenses or losses associated with a data breach or malicious software attack. Velosimo coverage will provide Customer with compensation for attorney's fees, court-ordered judgments, and settlements associated with, but are not limited to data breach lawsuits where Customer data and services maintained on Customer's systems are compromised due to actions of Successful Proposer to support Customer's system(s).

10.8.1 Cyber liability insurance reimburses Customer for any ransom and for the cost of hiring someone to investigate and determine the source of the attack. Situations may include, but are not limited to the following:

10.8.2 Data breach or cyberattack at software solutions provider business (e.g. hosting environment)

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10.8.3 A situation where Customer's data/services are compromised resulting in:

10.8.3.1 • Payment Card Industry (PCI) compliance fines

10.8.3.2 • Cyber extortion ransoms

10.8.3.3 • Digital forensic investigation

10.8.3.4 • Notifying affected customers

10.8.3.5 • Credit and fraud monitoring services

10.8.3.6 • Public relations

10.8.3.7 • Business interruption expenses, such as hiring additional staff, renting equipment, or purchasing third-party services

10.9 Limitation. THIS SECTION STATES THE PARTIES SOLE AND EXCLUSIVE REMEDY AND ENTIRE LIABILITY FOR INFRINGEMENT CLAIMS.

Section 11 - Confidential Information.

11.1 Non-Disclosure and Non-Use. Each party (a) shall treat as confidential all Confidential Information of the other party; (b) shall not disclose such Confidential Information to any third party, except on a "need to know" basis to third parties that have signed a non-disclosure agreement containing substantially the terms of this Agreement; (c) shall not use such Confidential Information except in connection with performing its obligations or exercising its rights under this Agreement; and (d) shall not disclose any information received from a third-party consultant contracted by the Village.

11.2 Exceptions. Confidential Information will not include any information which (i) was publicly known and made generally available prior to the time of disclosure by the disclosing party; (ii) becomes publicly known and made generally available after disclosure by the disclosing party to the receiving party through no action or inaction of the receiving party; (iii) is already in the possession of the receiving party at the time of disclosure; (iv) is obtained by the receiving party from a third party without a breach of such third party's obligations of confidentiality; (v) is independently developed by the receiving party without use of or reference to the disclosing party's Confidential Information; or (vi) is required by law to be disclosed by the receiving party, provided that the receiving party gives the disclosing party prompt written notice of such requirement prior to such disclosure and assistance in obtaining an order protecting the information from public disclosure.

11.3 For the Products, Velosimo does not directly store, monitor, track, or inspect Customer Data, including personally identifiable information (PII), and personal healthcare information

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(PHI). Customer may configure the appropriate software settings based on Customer's use and security standards. Velosimo will not (a) modify Customer Data, (b) disclose Customer Data except as compelled by law or as expressly permitted in writing by Customer, or (c) access Customer Data, except to access to address service or technical problems. Any exchange of data between Customer and any Third-Party Components Components (or by Customer between two or more Third Party Components), is solely between Customer and the applicable provider of the Third-Party Components.

11.4 Data transmission between Velosimo's hosted environment and Customer's environment shall be encrypted.

11.5 Velosimo guarantees that all Customer data that Velosimo hosts will be located within the United States at all times.

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Section 12 - General

12.1 Dispute Resolution: Customer agrees to provide Velosimo with written notice within thirty (30) days of becoming aware of a dispute. Customer agrees to cooperate with Velosimo in trying to reasonably resolve all disputes, including, if requested by either party, appointing a senior representative to meet and engage in good faith negotiations with Velosmio's appointed senior representative. Senior representatives will convene within thirty (30) days of the written dispute notice, unless otherwise agreed. If we fail to resolve the dispute, then the parties shall participate in non-binding mediation in an effort to resolve the dispute. If the dispute remains unresolved after mediation, then either of us may assert Velosimo's respective rights and remedies in a State or Federal court in Illinois. Nothing in this section shall prevent Customer or Velosimo from seeking necessary injunctive relief during the dispute resolution procedures.

12.2 Velosimo will comply, with the E-Verify procedures administered by the U.S. Citizenship and Immigration Services Verification Division for all of Velosimo's employees assigned to Customer's project.

12.3 Severability. If a provision of this Agreement is deemed unenforceable or invalid, that provision shall be limited to the minimum extent necessary so that this Agreement shall otherwise remain in effect.

12.4 Governing Law; Jurisdiction and Venue. This Agreement shall be governed by the laws of the State of Illinois and the United States without regard to conflicts of laws provisions thereof. The jurisdiction and venue for actions related to the subject matter hereof shall be the Illinois state and United States federal courts located in the Northern District of Illinois, and both parties irrevocably consent to such personal jurisdiction of such courts and waive all objections thereto. The prevailing party in any action to enforce this Agreement will be entitled to recover its attorneys' fees and costs in connection with such action.

12.5 Notices. Any notice hereunder shall be in writing to the notice address set forth above and shall be deemed given: (i) upon receipt if by personal delivery; (ii) upon receipt if sent by certified or registered U.S. mail (return receipt requested); or (iii) one day after it is sent if by next day delivery by a major commercial delivery service.

12.6 Amendments; Waivers. No supplement, modification, or amendment of this Agreement shall be binding, unless executed in writing by a duly authorized representative of each party to this Agreement. No waiver will be implied from conduct or failure to exercise rights under this Agreement. No provision of any purchase order or other business form employed by Customer will

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supersede the terms and conditions of this Agreement, and any such document relating to this Agreement shall be for administrative purposes only and shall have no legal effect.

12.7 Injunctive Relief. Both parties acknowledge that the disclosure of any aspect of the confidential information of the other party shall immediately give rise to continuing irreparable injury to the non-disclosing party inadequately compensable in damages at law and without prejudice to any other remedy available to the non-disclosing party, and shall entitle the non-disclosing party to seek injunctive relief.

12.8 Assignment, Subcontracting. Neither party may assign this Agreement in whole or in part without the prior written consent of the other party except to the acquirer of substantially all of the assigning party's assets and business by merger or purchase who assumes that party's obligations under this Agreement. Velosimo reserves the right to delegate or subcontract its obligations under this Agreement to third parties but remains responsible for the acts and omissions of its subcontractors. Customer may not assign its rights under the Agreement to a new or different agency entity which has the effect of creating a substantive change or increase in use or capacity requirements or creates use is a new jurisdiction.

12.9 Force Majeure. No delay or failure of Velosimo to perform any of its obligations under the Agreement may be considered a breach of this Agreement if it results from any cause beyond its control including, without limitation, any act of God, earthquake, hurricane, flood, fire, natural catastrophe, severe weather, public emergency, accident, third party strike, lock-out or other dispute, riot, civil commotion, insurrection, or third party equipment or system failure (including any failure of access circuits (other than those caused solely by Velosimo), the unavailability of, or interruption or delay in, telecommunications, power or other third party system, or any failure of third party software (in each case, a "Force Majeure Event"). Within ten (10) business days of the Force Majeure event, the party whose performance is delayed provides the other party with written notice explaining the cause and extent thereof, as well as a request for a reasonable time extension equal to the estimated duration of the Force Majeure Event.

12.10 Relationship of the Parties. No agency, partnership, joint venture, or employment relationship is created or may be inferred by the existence or performance of this Agreement, and neither party has any authority to bind the other in any respect whatsoever.

12.11 Customer Acknowledgement. Customer agrees that Velosimo may from time to time identify Customer (with Customer's name, logo, or trademark) as a Velosimo customer in or on Velosimo's website, sales and marketing materials, or press releases. Velosimo may not use Customer's name, logo, or trademark for any other purpose without obtaining Customer's prior written consent.

12.12 Independent Contractor. It is expressly agreed that the Velosimo is an independent contractor and not an agent of Customer. Velosimo shall not pledge or attempt to pledge the credit of Customer or

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in any other way attempt to bind the Customer. The relationship of the Velosimo to the Customer shall be that of independent contractor and no principal agent of employer-employee relationship is created by the Agreement.

12.13 Right to Withhold Payment. If Velosimo breaches any provision of this Agreement, the Customer shall have a right to withhold all payments due to Velosimo until such breach has been fully cured.

Non-Collusion. Velosimo hereby represents and agrees that it has in no way entered into any contingent fee arrangement with any firm, employee of the Customer, or other person or entity concerning the obtaining of this Agreement

12.14 Conflict of Interest. The Velosimo shall not employ as a director, officer, employee, agent, or subcontractor any elected or appointed official of the Customer or any member of his/her immediate family.

12.15 Vendor Merger or Acquisition. In the event that Velosimo is merged or acquired, the acquiring entity shall honor all of the terms of the existing contract until the end of the present term or five years from the start date of the initial term, whichever is longer.

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Section 13 - Contract Documents

This Agreement includes the following exhibits:

13.1 Exhibit A: Velosimo SaaS Support and Maintenance Policy
13.2 Exhibit B: Velosimo Pricing Table 032124
13.3 Exhibit C1: Tyler ESR-Cityworks Product Specification
13.4 Exhibit C2: Tyler UB-Cityworks Product Specification
13.5 Exhibit D: Village's RFQ for Enterprise System Integration
13.6 Exhibit D1: Village's RFQ for Enterprise System Integration Addendum #1
13.7 Exhibit D2: Village's RFQ for Enterprise System Integration Addendum #2
13.8 Exhibit E: Velosimo's Proposal to the Village Dated 12/15/2023
13.9 Exhibit F Velosimo Proposal Clarification Response: 1/05/2024
13.10 Exhibit G: Velosimo Proposal Clarification Responses: 1/22/2024
13.11 Exhibit H: Velosimo Proposal Clarification Responses: 2/02/2024

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

VELOSIMO	CUSTOMER
By: DocuSigned by: Kris Trujillo 4E84CA8C8BDE468...	By:_____
(Authorized Signature)	(Authorized Signature)
Name: Kris Trujillo	Name:_____
(Printed or Typed)	(Printed or Typed)
Title: CEO	Title:_____
(Printed or Typed)	(Printed or Typed)
Address: 12537 S Brundisi Way Herriman, UT 84096	Address:_____
Date: 4/26/2024, 2024	Date:_____, 2024

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EXHIBIT A: VELOSIMO SUPPORT AND MAINTENANCE POLICY

This Agreement describes the Velosimo support and maintenance policy pursuant to a Velosimo order form referencing this Agreement ("Order Form(s)") and sets forth the basic terms and conditions. This Agreement shall govern Customer's initial purchase as well as any future purchases made by Customer which reference this Agreement. Velosimo provides the Products and Services listed on an Order Form on a subscription basis. The term of each Subscription is designated in the applicable Order Form.

I. Parameters

a. **Service Availability**: Velosimo's goal is to have all of the material functions of the Services (including without limitation, Customer's web-based administrative functions) available for access by Customer Users 100% of the time during the peak business hours of 5:00 a.m. through 6:00 p.m., Pacific time, Monday through Friday. Velosimo will schedule to occur outside of these hours any planned maintenance that requires, or that Velosimo believes is likely to result in, the unavailability of one or more material functions of the Services.

II. Handling of Support and Maintenance Requests.

a. Contact Information and Procedures: Velosimo' s normal business hours are 6:00 a.m to 6:00 p.m Pacific Time, Monday through Friday, excluding holidays observed by the US Federal Government. Support or maintenance requests delivered outside of these normal office hours are treated as received by Velosimo at the opening of business on the next Velosimo business day. Requests for help desk support or assistance in the resolution of Problems (as defined below) with the Services may be delivered by telephone or e-mail at the following addresses:

1. For Code 4 Problems (as defined below)
    a. e-mail: support@velosimo.com
2. For Code 1, 2 and 3 Problems (as defined below)
    a. e-mail: support@velosimo.com
    b. Telephone: 801.613.1952

b. Response to Support and Maintenance Requests: "Problem" means a continuing or recurring problem experienced by Customer in accessing or using the Services. Velosimo will respond to reported Problems and to requests for help desk support in accordance with the time frames and effort levels set forth below based on the Severity Code that Customer assigns to the request pursuant to the criteria set forth below.

c. Exclusions. Velosimo is not responsible for correcting reported Problems that result from the actions, equipment, or software of Customer or any Customer User or that otherwise result from events that are outside of Velosimo's reasonable control, including any failure of access circuits to (other than those caused solely by Velosimo), the unavailability of, or interruption or delay in, telecommunications, power or other third party (excluding Velosimo' s subcontractors), or any third party software, or any other Force Majeure Event.

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d. Security. The parties expressly recognize that it is impossible to maintain flawless security, but Velosimo and Customer shall take reasonable steps to prevent security breaches. If Customer or Velosimo becomes aware that an unauthorized party has accessed Customer Information, or that Harmful Code that has infected Velosimo's server files, then the party that discovered the security breach or the Harmful Code shall attempt to notify the other party of the occurrence as soon as is reasonable. "Harmful Code" means computer instructions whose purpose is to disrupt damage or interfere with use of Velosimo's or Customer's computer and telecommunications facilities, including without limitation, any automatic restraint time-bomb, trap-door, virus, worm, Trojan horse, or other harmful code or instrumentality that will cause the Services or any Customer or Velosimo software, hardware or system to cease to operate or to fail to conform to its specifications. Velosimo shall take reasonable precautions to previous stop, find and eliminate the spread of all viruses and worms on its servers. Velosimo may, at its discretion remove or delete infected Customer files from the server, with or without advance notice to Customer in order to prevent additional damage to the servers In such event, Customer shall not be entitled to any setoff, discount refund or other credit. Velosimo will attempt to contact Customer as soon as possible if this occurs.

e. **Emergency Contacts.** Velosimo shall deliver to Customer and keep current a list of persons and telephone numbers ("Calling List") for Customer to contact in the case of Code 1 or Code 2 Problems occurring after Velosimo's regular business hours, or if telephone support described above is unavailable. The Calling List shall include: (a) the first person to contact if a question arises or error occurs and (b) the persons in successively more responsible or qualified positions to provide the answer or assistance desired. In the event that Velosimo fails to respond promptly to any request by Customer for telephone consultative service, Customer may then attempt to contact the next more responsible or qualified person on the Calling List until contact is made and a designated person responds to the call.

f. Velosimo will respond to reported problems and to requests for help desk support in accordance with the time frames and effort levels set forth below based on the Severity Code that Customer assigns to the Problem pursuant to the criteria set forth below.

Severity	Description of Severity	Response Time	Resolution Time
Level **1** **Critical**	Critical issue occurring on production system preventing business operations. A large number of users are prevented from working with no reasonable workaround.	Velosimo will respond with confirmation of receipt of incident. Follow-up will be provided via the ticket system every 60 minutes.	Upon confirmation of receipt, The Company begins continuous work on the Problem and will put forth the effort to provide a workaround, fix, or estimated completion date within 72 hours after the Problem has been diagnosed and/or replicated or provided there is a client representative available to assist with issue diagnosis and testing during the resolution process.

Level 2 **High**	Major issue occurring on production system severely impacting business. A large number of users are impacted by issue, but they are still able to work in a limited capacity.	Velosimo will respond with confirmation of receipt of incident. Follow-up will be provided via the ticket system every 2 business days.	Upon confirmation of receipt, Velosimo put forth the best effort to provide a workaround or fix or estimated completion date within 14 business days after the Problem has been diagnosed and/or replicated.
Level 3 **Medium**	Issue causing a partial or non-critical loss of functionality on production system. A small number of users are affected.	Velosimo will respond with confirmation of receipt of incident. Follow-up will be provided via the ticket system every 5 business days.	Upon confirmation of receipt, Velosimo will put forth the best effort to provide a workaround or fix or estimated completion date within 21 business days after the Problem has been diagnosed and/or replicated.
Level 4 **Low**	Issue occurring on non-production system or question, comment, feature request, documentation issue or other non-impacting issue.	Velosimo will respond with confirmation of receipt of incident. Follow-up will be provided via the ticket system every 7 business days.	Resolution for the issue may be released as a patch set or be incorporated into a future release of the product.

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EXHIBIT B: VELOSIMO PRICING TABLE

CUSTOMER:	Village of Arlington Heights, IL
ORDER DATE:	Date of executed agreements

BILL TO:		**DELIVER TO:**	
Agency:	Village of Arlington Heights, IL	Agency:	Village of Arlington Heights, IL
Address:	33 S. Arlington Heights Road	Address:	33 S. Arlington Heights Road
City, State, Zip:	Arlington Heights, IL 60005	City, State, Zip:	Arlington Heights, IL 60005
Billing Contact:	Diana Mikula	Delivery Contact:	Dan Davis
Billing Email:	dmikula@vah.com	Delivery Email:	DDavis@vah.com
Billing Phone:	847-368-5100	Delivery Phone:	847-368-4357

PAYMENT TERMS

# of Service Terms:	5	Payment Method:	ACH
Billing Frequency:	Annual	Billing Method:	Email
Payment Terms:	Net 30	Currency:	USD

SUBSCRIPTION SERVICE TERMS

Services Description - First Term	Service Term (months)	Term Start Date	Qty.	Unit Price	Extended Price
Tyler Enterprise Service Request and Cityworks Integration for Non-Utility Billing Service Requests Integration Connector	12	See Additional Order Terms	1	$12,250.00	$12,250.00
Tyler Technologies MUNIS Utility Billing and Cityworks Integration Connector	12	See Additional Order Terms	1	$12,250.00	$12,250.00
				Service Term Fees	$24,500.00

Services Description - Second Term	Service Term (months)	Term Start Date	Qty.	Unit Price	Extended Price
Tyler Enterprise Service	12	Previous Term Start Date Anniversary	1	$12,617.50	$12,617.50

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Request and Cityworks Integration for Non-Utility Billing Service Requests Integration Connector					
Tyler Technologies MUNIS Utility Billing and Cityworks Integration Connector	12	Previous Term Start Date Anniversary	1	$12,617.50	$12,617.50
				Service Term Fees	$25,235.00

Services Description - Third Term	Service Term (months)	Term Start Date	Qty.	Unit Price	Extended Price
Tyler Enterprise Service Request and Cityworks Integration for Non-Utility Billing Service Requests Integration Connector	12	Previous Term Start Date Anniversary	1	$12,996.02	$12,996.02
Tyler Technologies MUNIS Utility Billing and Cityworks Integration Connector	12	Previous Term Start Date Anniversary	1	$12,996.02	$12,996.02
				Service Term Fees	$25,992.04

Services Description - Fourth Term	Service Term (months)	Term Start Date	Qty.	Unit Price	Extended Price
Tyler Enterprise Service Request and Cityworks Integration for Non-Utility Billing Service Requests Integration Connector	12	Previous Term Start Date Anniversary	1	$13,385.90	$13,385.90
Tyler Technologies MUNIS Utility Billing and Cityworks Integration Connector	12	Previous Term Start Date Anniversary	1	$13,385.90	$13,385.90
				Service Term Fees	$26,771.80

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Services Description - Fifth Term	Service Term (months)	Term Start Date	Qty.	Unit Price	Extended Price
Tyler Enterprise Service Request and Cityworks Integration for Non-Utility Billing Service Requests Integration Connector	12	Previous Term Start Date Anniversary	1	$13,787.48	$13,787.48
Tyler Technologies MUNIS Utility Billing and Cityworks Integration Connector	12	Previous Term Start Date Anniversary	1	$13,787.48	$13,787.48
				Service Term Fees	$27,574.96

ADDITIONAL ORDER TERMS & CONDITIONS

1. Service Term Start Date for the first Service Term shall begin on the date the Proof of Delivery ("POD") email is received by Licensee Delivery Contact. The POD email shall include the login information for the Licensee's access to the provisioned environment for the Services.

2. Alternate Terms Disclaimed: the parties expressly disclaim any alternate terms and conditions accompanying drafts and/or purchase orders issued by Customer.

3. 40% of first term subscription fees are due upon contract execution; 60% of subscription fees due no later than 90 days from the start of User Acceptance Testing (UAT).

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EXHIBIT C1: PRODUCT SPECIFICATION DOCUMENT - TYLER ESR - CITYWORKS

Velosimo Product Specification

Tyler ESR - Cityworks

The Only No-Code | Low-Code Cloud Application Infrastructure Service Purpose-Built for Local Government IT Departments

Prepared for Village of Arlington Heights, IL

Prepared by velosimo

Contact:
Christina Clark
503.724.3085
christina@velosimo.com

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Security: 8
ShapeDescription automatically generated with medium confidence 1

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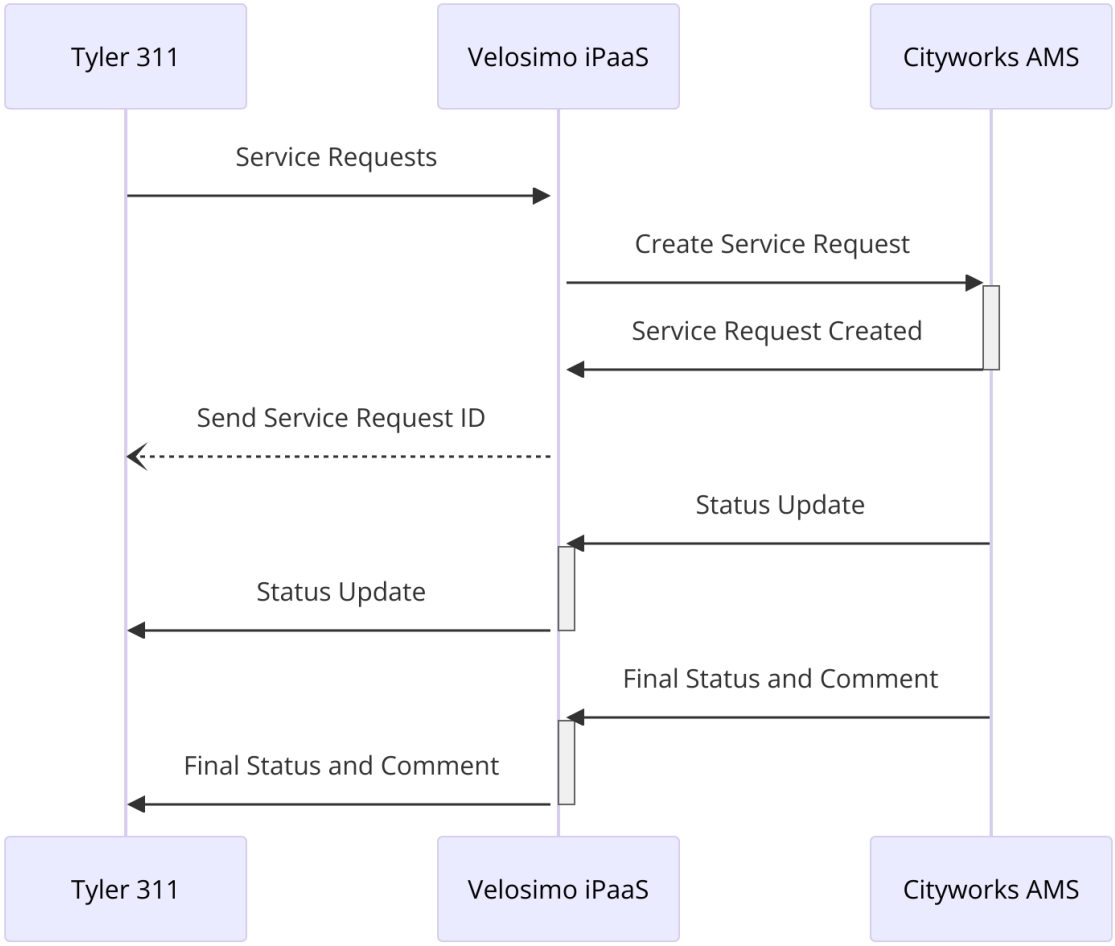
Background and Objective:

The Velosimo Connect Platform includes pre-built No-Code connectors for standard GovTech applications. Velosimo is proposing to build a connector that integrates Tyler ESR and Cityworks using the Velosimo Connect Platform.

The Tyler ESR - Cityworks connector specified below will help the Village achieve a seamless integration between Tyler ESR solution and Cityworks.

Connector Overview:

The Tyler ESR - Cityworks connector will be created with the following high-level flow of information; the connector will use real-time events to initiate the data transfer between the two systems.

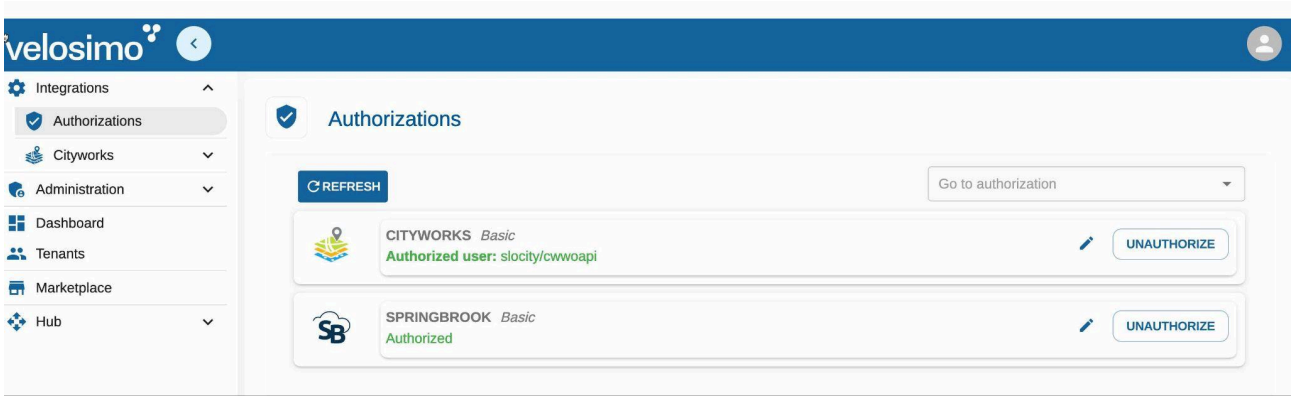


The connector consists of two parts:

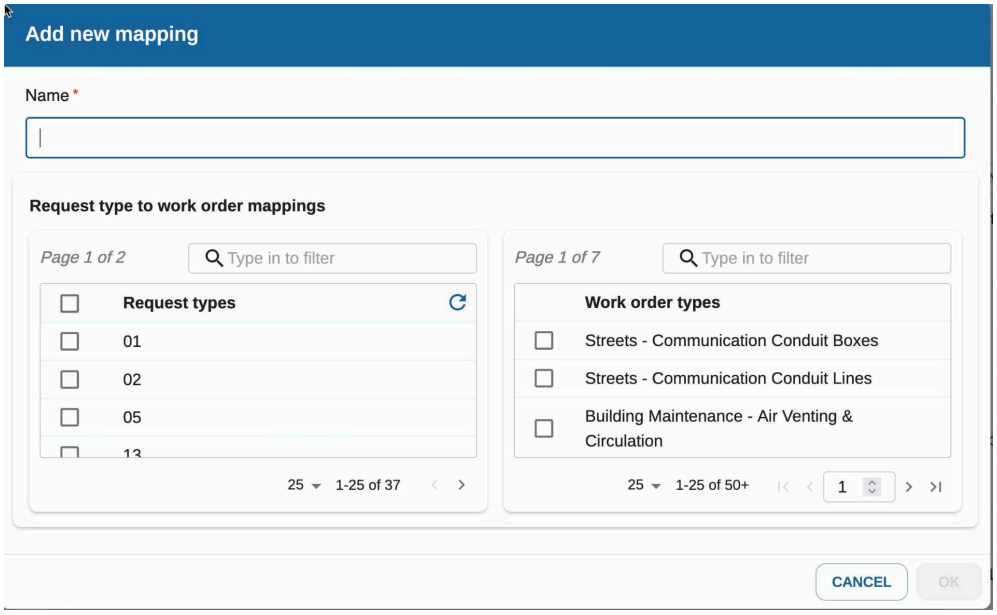
1. Administration Portal: The admin portal is for managing the authorizations, settings, and mappings for the integration. The administration portal is for ease of use maintenance of the connector and is designed to be used by an analyst/technologist that does not have to be a developer. The following screenshots illustrate an existing Service Request - Work Order connector admin portal that is similar to the one Velosimo will create for the Tyler ESR - Cityworks connector.

Authorizations: The connector will provide an authentication management screen that allows a user to connect Velosimo to the two systems participating in the integration, Tyler ESR and Cityworks. This connection then allows Velosimo to communicate with each system.

Example Authorization Screen:

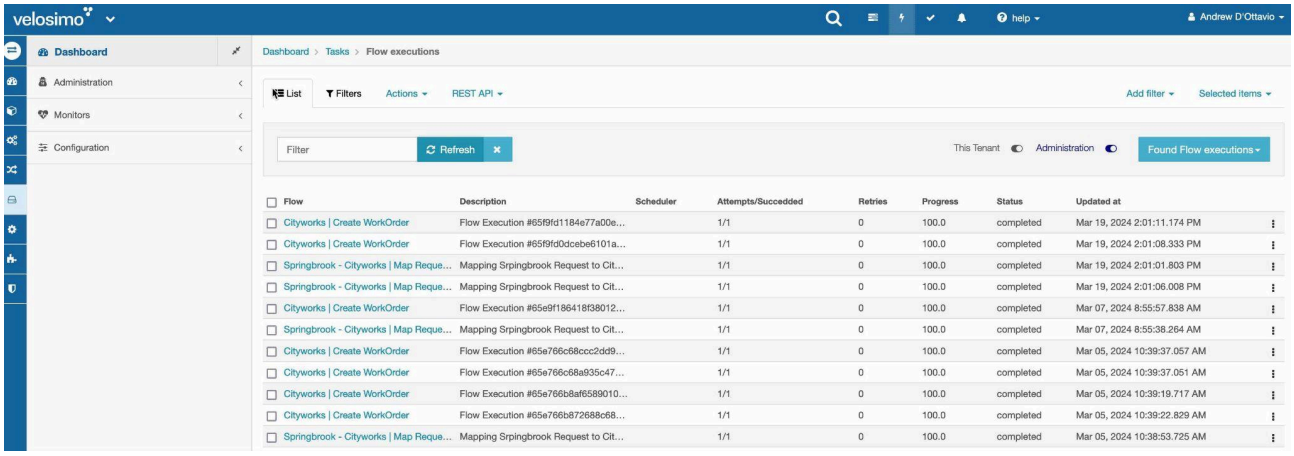


Service Request to Service Request Mappings: The connector will provide a screen(s) for managing the service request type mappings. Service Request types from Tyler ESR will be available for mapping to Service Request Categories and Descriptions in Cityworks. The following screen illustrates an example that is similar to what will be created for the Tyler ESR - Cityworks connector.

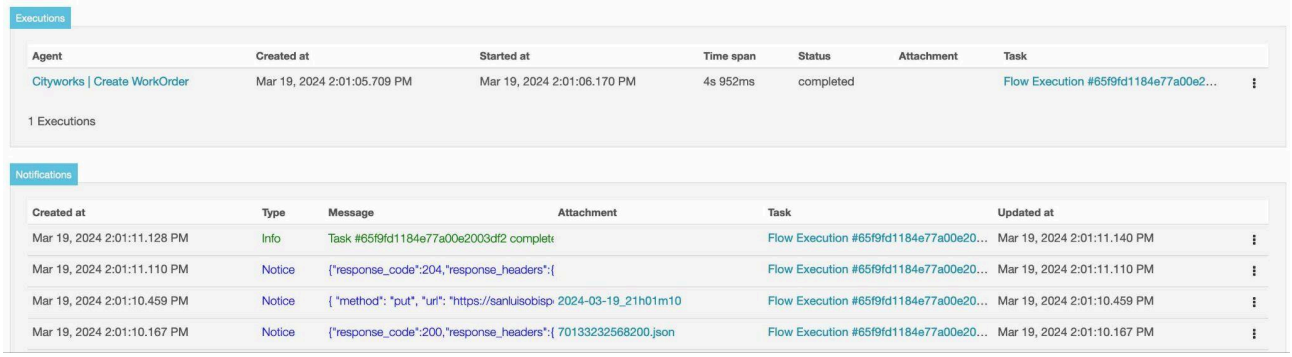


2. Velosimo Platform: The platform provides the tools for Velosimo to create the connector logic, data, flows, etc that perform the tasks required to integrate the Tyler ESR and Cityworks systems. In addition to housing the logic,data, flows, etc the platform also provides built-in logging and monitoring that is extremely valuable for monitoring, maintenance, and support. The following screen illustrates flows similar to the ones that will be used in the Tyler ESR - Cityworks connector.

Example of Service Request Flows:



Example of the details of a individual Cityworks flow:



Functional Requirements:

1. **Tyler ESR to Cityworks Flows:**
    a. Velosimo will create flows that enable Tyler ESR Service Requests to be passed to Cityworks.
    b. Velosimo will create flows that enable metadata or attributes from the Tyler ESR Service Request to be passed into the Cityworks Service Request.
    c. Velosimo will create flows that enable any attached documents on the Tyler ESR Service Request to be passed to the Cityworks Service Request.
    d.
2. **Cityworks to Tyer ESR Flows:**
    a. OPTIONAL: Velosimo will create flows that allow the newly created Cityworks Service Request ID to be passed back to the Tyler ESR Service for reference. (NOTES: If the Tyler ESR solution is designed to allow this it is a common feature of this type of connector. VAH to review and comment)
    b. Velosimo will create flows that enable Cityworks Service Request status updates to update Tyler ESR Service Request status values.
    c. Velosimo will create flows that enable Cityworks Service Requests set to a status that is equivalent to Closed status will send the Status and a comment to Tyler ESR.
3. **Connector Administration:**
    a. Velosimo will create administration screens that allow a user to manage the authorizations required for the integration connection to Tyler ESR and Cityworks.
    b. Velosimo will create administration screens that allow a user to create mappings/relationships between the Service Request Types in both systems. This is a one to many relationship, where multiple Service Request Types in Tyler ESR can be mapped to a single Service Request Type in Cityworks (if applicable)
    c. Velosimo will create administration screens that allow a user to create attribute mappings between the two systems.
    d. Velosimo will provide access to the existing Velosimo Connect platform screens to administrative users for access to monitoring and logging for the connector.

Hosting and Architecture:

The Velosimo Connect Platform is fully cloud based and hosted in Amazon Web Services.

Velosimo will connect directly to Tyler ESR via cloud-based APIs leveraging the Agencies Tyler API License/Keys.

Velosimo will connect to the Agencies on-premise Cityworks via the Cityworks API exposed by Agency IT and restricted to Velosimo IP Addresses.

Deployment:

Velosimo will provide the following deployment services:

1. **Third Party System Configuration:**
    a. The Agency is responsible for all configuration of the Tyler ESR systems required to make the connector function.
    b. Velosimo will provide support via consulting related to the configuration of the connector in Tyler ESR. Velosimo will also provide URLs or Webhooks to be used within the Tyler ESR configuration.
    c. The Agency is responsible for all configuration of the Cityworks system required to make the connector function.
    d. Velosimo will provide support via consulting related to the configuration of the connector in Cityworks.
    e. Velosimo will provide URLs and payload configuration to be used within the Cityworks Action Manager configuration for the connector.
2. **Deployment Services**
    a. Velosimo will deploy a beta version of the connector that connects to non-production instances of Tyler ESR and Cityworks.
    b. Velosimo will configure the beta version of the connector to allow for Agency staff to review and validate the capabilities of the connector.
    c. Once validated, Velosimo will finalize and deploy the generally available, production ready connector into both non-production and production Velosimo tenants.
    d. Velosimo will assist the Agency in configuring the released connector in non-production instances. Completion of this step marks the start of User Acceptance Testing.
    e. Velosimo will assist the Agency in configuring the released connector in production instances in preparation for a go-live event.
    f. Velosimo will support the Agency during the go-live event with on-call resources available to the Agency.

Support and Maintenance:

Velosimo will provide support and maintenance for the Tyler ESR - Cityworks connector under our standard Support policy.. The support policy can be located at the following URL:

https://www.velosimo.com/msmp

Security:

For security related information, please see the Velosimo Connect Self-Assessment Security Report included as attached document with this Product Specification.

velosimo

EXHIBIT C2: PRODUCT SPECIFICATION DOCUMENT - TYLER UTILITY BILLING - CITYWORKS

Velosimo Product Specification

Tyler Utility Billing - Cityworks

The Only No-Code | Low-Code Cloud Application Infrastructure Service Purpose-Built for Local Government IT Departments

Prepared for Village of Arlington Heights, IL

Prepared by velosimo

Contact:
Christina Clark
503.724.3085
christina@velosimo.com

velosimo

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ShapeDescription automatically generated with medium confidence 1

velosimo

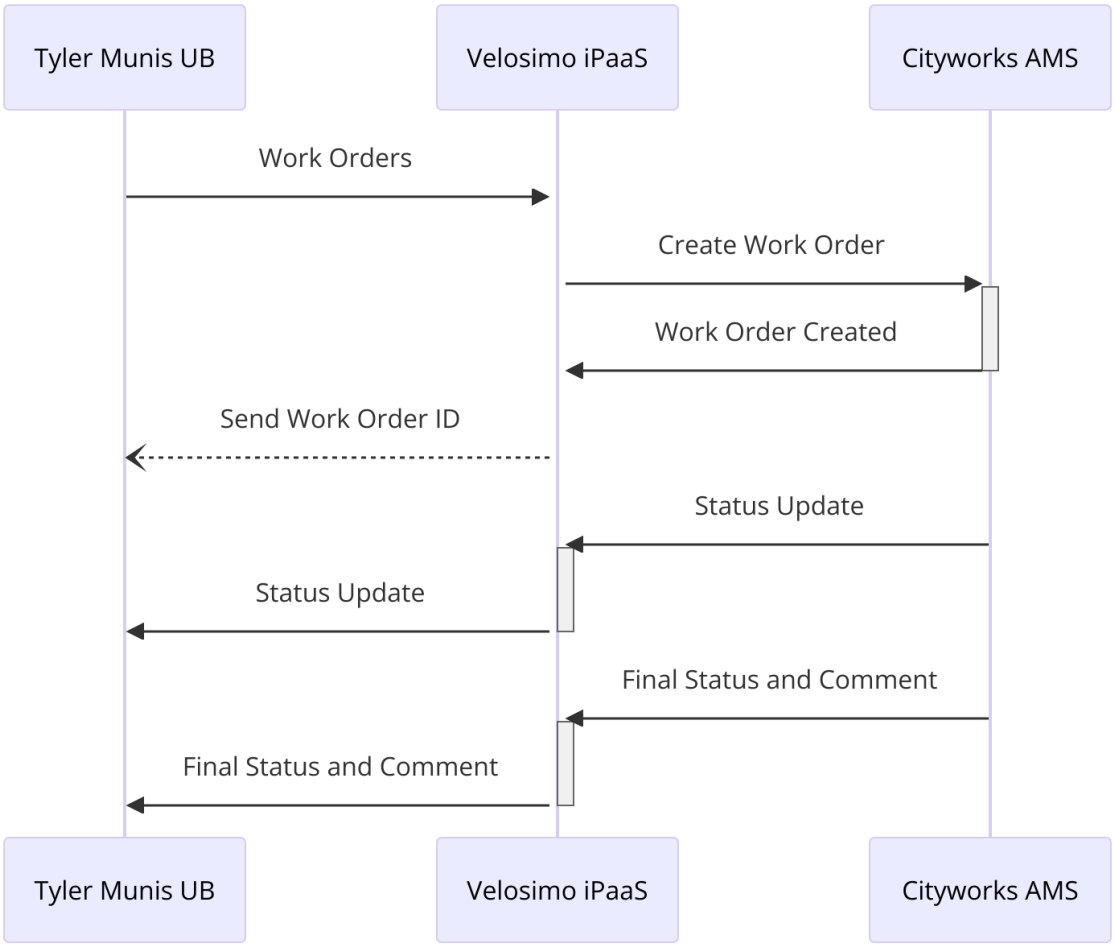
Background and Objective:

The Velosimo Connect Platform includes pre-built No-Code connectors for standard GovTech applications. Velosimo is proposing to build a connector that integrates Tyler Utility Billing (UB) and Cityworks using the Velosimo Connect Platform.

The Tyler UB - Cityworks connector specified below will help the Village achieve a seamless integration between Tyler Utility Billing and Cityworks.

Connector Overview:

The Tyler UB - Cityworks connector will be created with the following high-level flow of information; the connector will use real-time events to initiate the data transfer between the two systems.

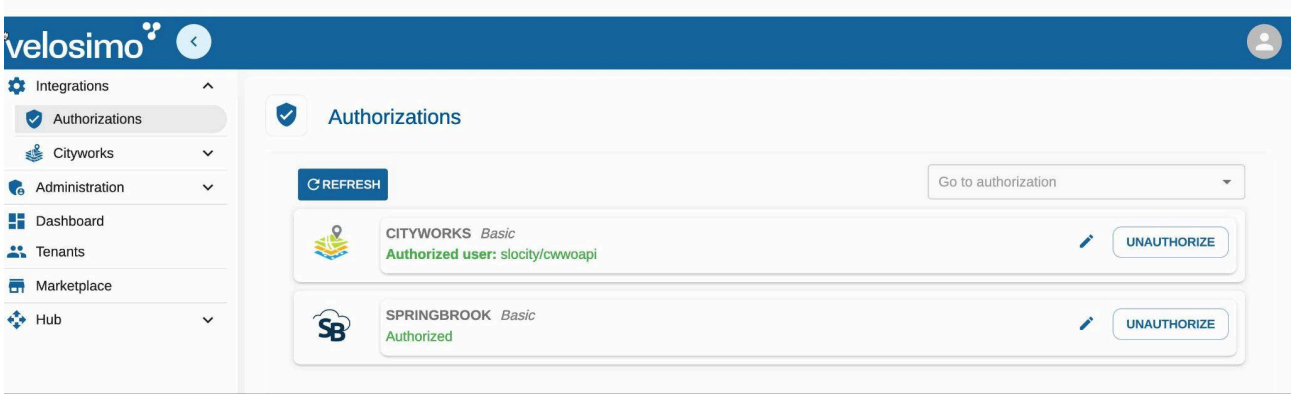


The connector consists of two parts:

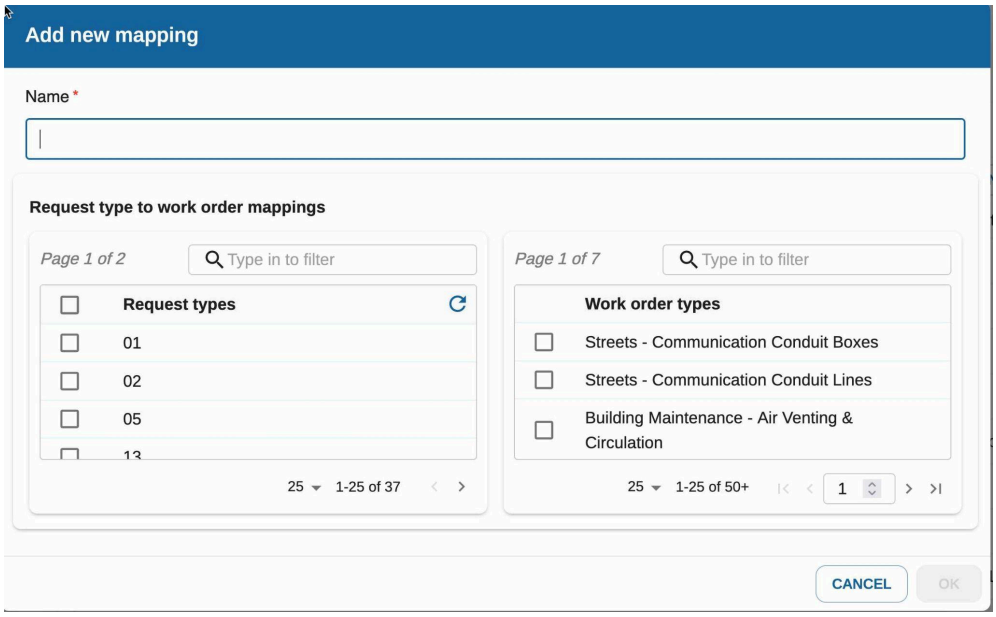
1. Administration Portal: The admin portal is for managing the authorizations, settings, and mappings for the integration. The administration portal is for ease of use maintenance of the connector and is designed to be used by an analyst/technologist that does not have to be a developer. The following screenshots illustrate an existing Service Request - Work Order connector admin portal that is similar to the one Velosimo will create for the Tyler UB - Cityworks connector.

Authorizations: The connector will provide an authentication management screen that allows a user to connect Velosimo to the two systems participating in the integration, Tyler UB and Cityworks. This connection then allows Velosimo to communicate with each system.

Example Authorization Screen:

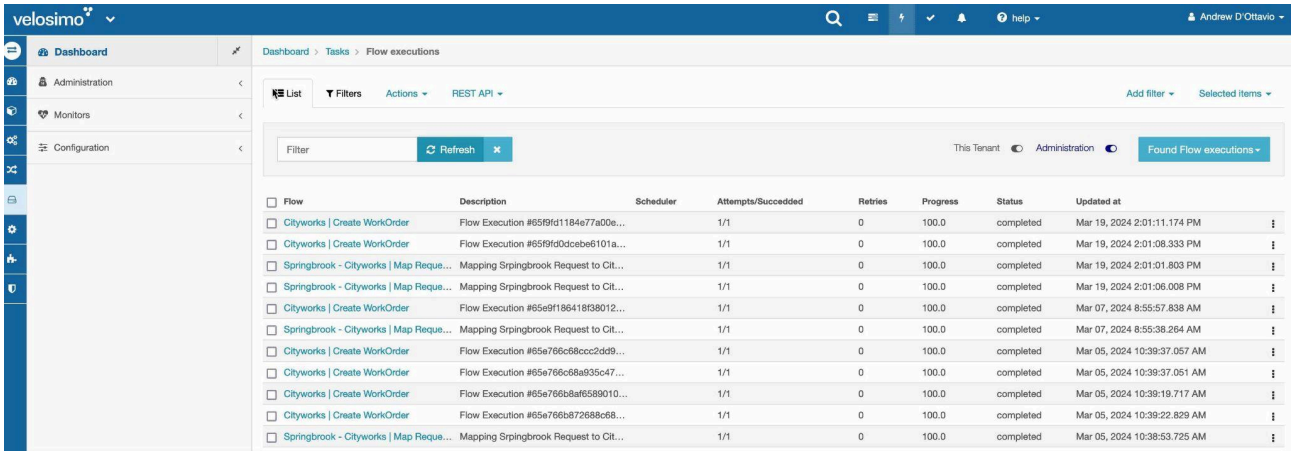


Work Order to Work Order Mappings: The connector will provide a screen(s) for managing the Work Order type mappings. Work Order types from Tyler UB will be available for mapping to Work Order Type and Templates in Cityworks. The following screen illustrates an example that is similar to what will be created for the Tyler UB - Cityworks connector.

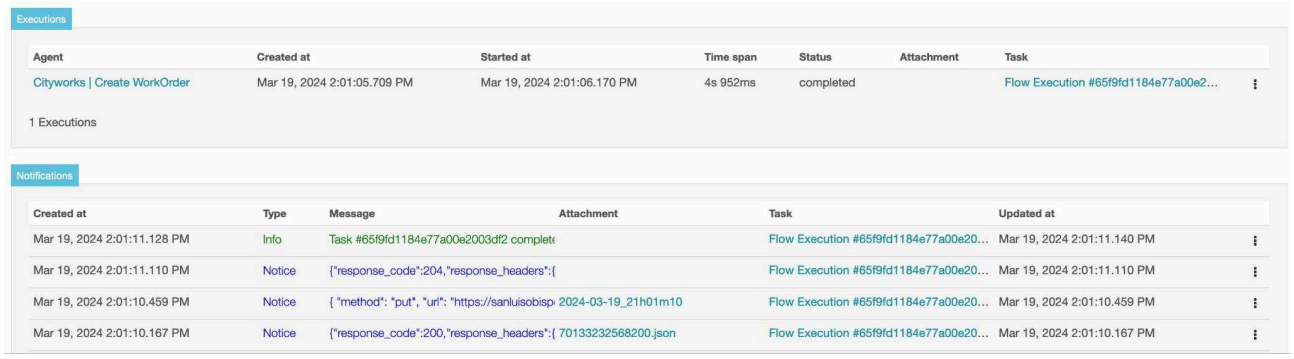


2. Velosimo Platform: The platform provides the tools for Velosimo to create the connector logic, data, flows, etc that perform the tasks required to integrate the Tyler UB and Cityworks systems. In addition to housing the logic,data, flows, etc the platform also provides built-in logging and monitoring that is extremely valuable for monitoring, maintenance, and support. The following screen illustrates flows similar to the ones that will be used in the Tyler UB - Cityworks connector.

Example of Service Request Flows:



Example of the details of a individual Cityworks flow:



Functional Requirements:

1. **Tyler Utility Billing to Cityworks Flows:**

   a. Velosimo will create flows that enable Tyler UB Work Orders to be passed to Citworks.
   b. Velosimo will create flows that enable metadata or attributes from the Tyler UB Work Orders to be passed into the Cityworks Work Order.
   c. Velosimo will create flows that enable any attached documents on the Tyler UB Work Orders to be passed to the Cityworks Service Request.
2. **Cityworks to Tyer UB Flows:**
   a. OPTIONAL: Velosimo will create flows that allow the newly created Cityworks Work Order ID to be passed back to the Tyler UB Work Order for reference. (NOTES: If the Tyler UB solution is designed to allow this it is a common feature of this type of connector. VAH to review and comment)
   b. Velosimo will create flows that enable Cityworks Work Order status updates to update Tyler UB Work Order status values.
   c. Velosimo will create flows that enable Cityworks Work Orders set to a status that is equivalent to Closed status will send the Status and a comment to Tyler UB.
3. **Connector Administration:**
   a. Velosimo will create administration screens that allow a user to manage the authorizations required for the integration connection to Tyler UB and Cityworks.
   b. Velosimo will create administration screens that allow a user to create mappings/relationships between the Work Order Types in both systems. This is a one to many relationship, where multiple Work Order Types in Tyler UB can be mapped to a single Work Order Type in Cityworks (if applicable).
   c. Velosimo will create administration screens that allow a user to create attribute mappings between the two systems.
   d. Velosimo will provide access to the existing Velosimo Connect platform screens to administrative users for access to monitoring and logging for the connector.

Hosting and Architecture:

The Velosimo Connect Platform is fully cloud based and hosted in Amazon Web Services.

Velosimo will connect directly to Tyler Utility Billing via cloud-based APIs leveraging the Agencies Tyler API License/Keys.

Velosimo will connect to the Agencies on-premise Cityworks via the Cityworks API exposed by Agency IT and restricted to Velosimo IP Addresses.

Security:

For security related information, please see the Velosimo Connect Self-Assessment Security Report included as attached document with this Product Specification.

velosimo

Deployment:

Velosimo will provide the following deployment services:

1. **Third Party System Configuration:**
    a. The Agency is responsible for all configuration of the Tyler UB systems required to make the connector function.
    b. Velosimo will provide support via consulting related to the configuration of the connector in Tyler UB. Velosimo will also provide URLs or Webhooks to be used within the Tyler UB configuration as needed.
    c. The Agency is responsible for all configuration of the Cityworks system required to make the connector function.
    d. Velosimo will provide support via consulting related to the configuration of the connector in Cityworks.
    e. Velosimo will provide URLs and payload configuration to be used within the Cityworks Action Manager configuration for the connector.
2. **Deployment Services**
    a. Velosimo will deploy a beta version of the connector that connects to non-production instances of Tyler UB and Cityworks.
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    f. Velosimo will support the Agency during the go-live event with on-call resources available to the Agency.

Support and Maintenance:

Velosimo will provide support and maintenance for the Tyler UB - Cityworks connector under our standard Support policy.. The support policy can be located at the following URL:

https://www.velosimo.com/msmp

REQUEST FOR QUALIFICATION (RFQ)
FOR ENTERPRISE SYSTEMS INTEGRATION AND MANAGED INTEGRATIONS-AS-A-SERVICE
Application Integrations for Tyler Technologies and Trimble Cityworks

Release Date: November 9, 2023
Deadline for Pre-Proposal Submission Questions: November 29, 2023
Proposal Submission Deadline: December 15, 2023 @ 3:00 pm CST

PROJECT: Enterprise Systems Integration

1 - Organization Overview:

The Village of Arlington Heights IL (Village) is a community in the Chicagoland area with a profound sense of unity and shared progress serving 76,000 citizens. Our local government, operating under a council-manager form, offers services including law enforcement, fire prevention/response, utilities, street maintenance, land management, permitting, engineering, and public works services. The Village is currently implementing an ERP solution suite from Tyler Technologies (Tyler) including MUNIS for core financials (currently live), human capital management, permitting, utility billing, and payroll. This RFQ seeks to develop standard integrations using API's using a standard integration platform to automate workflows between enterprise applications serving the Village's operations including work order management, utility billing service order management, permitting/code compliance, citizen service request management (CRM) systems.

2 - Goals and Vision

The objective of this RFQ is to provide a single point of access for citizens to utilize a service request application (mobile and online) where citizens can submit service requests to the Village's service delivery and work management systems. The Village seeks to provide a uniform, intuitive, and friendly user experience, achieve internal efficiencies, and ensure the uninterrupted delivery of services. Using various systems across different departments, our goal is to achieve seamless integration between Tyler MyCivic and its Enterprise Service Request (ESR) System, Tyler Munis (Munis) Utility Billing (UB), and Trimble Cityworks (Cityworks).

3 - Conditional Release of API Documentation

The Village seeks to utilize open API's from Tyler and Cityworks to develop the expected integrations. To familiarize prospective respondents with the API capabilities available, respondents are required to sign a non-disclosure agreement (NDA) with Tyler Technologies to access the API documentation from Tyler. Respondents interested in obtaining the API documentation from Tyler will be invited to electronically consent to the Tyler NDA terms without condition prior to accessing this information. The Village recognizes access to this document is necessary to assess the feasibility of building the necessary integrations outlined in the scope of work.

To receive access to the Tyler API toolkit documents, Tyler requires your team to complete the NDA agreement that is attached as Attachment A: Tyler Technologies Non-Disclosure Agreement. Please complete the form and immediately send it to the Village's designated point of contact for this RFQ, Lisa Subrin at LSubrin@vah.com. Once received, the Village will submit to Tyler Technologies to be countersigned and it will send the API document in a separate, follow-up message.

Upon the successful submission and approval of your NDA by our organization, you will receive an email containing the API document.

The Cityworks API's for its Asset Management System (AMS) and GIS can be accessed without an NDA and is accessible to respondents at: https://cw.vah.com/Cityworks/apidocs/. The Village is not using the Cityworks Permitting, Licensing, and Land (PLL) solution as it is implementing Tyler's Enterprise Permitting and Licensing (EPL) / EnerGov System.

Relevant API calls related to this RFQ for Cityworks AMS are located at the following links.

https://cw.vah.com/Cityworks/apidocs/#/service-info/Ams/ServiceRequest

https://cw.vah.com/Cityworks/apidocs/#/service-info/Ams/WorkOrder

4 - Technical Scope of Work – Tyler ESR and Cityworks Integration

To achieve our project objectives, the Village of Arlington Heights is dedicated to achieving seamless integration between the Tyler MyCivic via Tyler's ESR API, Tyler's UB API, and Cityworks AMS API's. RFQ respondents are asked to present an integration approach using a standardized integration platform combined with an integration-as-a-service to maintain these integrations as an option. Respondents will specify a compatible integration platform environment and provide the development of any code, scripts, and design documents that will be become owned by the Village and maintained in an open repository (e.g. Azure DevOps, GitHub), ensuring the management of versioned change control. It is anticipated that the code for the API integration will run in real-time for updates to facilitate the timely exchange of service request details.

The Village anticipates using the Tyler Technologies' MyCivic service request mobile and online application that natively communicates with the Tyler Enterprise Service Request (ESR) System to manage citizen requests for service. The communication between MyCivic and ESR is natively supported by Tyler Technologies.

4.1 Tyler Enterprise Service Request and Cityworks Integration for Non-Utility Billing Service Requests

The desired integration between Tyler ESR with Cityworks is to manage public works service requests that do not involve utility billing requests for service. The status of work orders in Cityworks will be reflected in real-time with the service requests in Tyler ESR. The citizen will see the updated status via the integration in the MyCivic portal.

For inbound service requests received from the public, the Village intends to use Tyler's MyCivic to code the specific service request types that will be relayed by ESR to Cityworks.

The step-by-step business logic anticipates the following workflow involving the integration at steps #3 and #5:

1. Public service requests will be submitted by the Tyler MyCivic application and will be transmitted to the Tyler ESR.
2. The Tyler ESR will determine the routing of the service request to either Tyler EnerGov or Cityworks based upon the service request type and subtype. Service request types coded for Cityworks will trigger the ESR to Cityworks integration.
3. The ESR to Cityworks integration will pass key service request details from ESR to Cityworks and create a Cityworks service request including attachments such as images or PDF files that were captured by the MyCivic application.
4. Public works staff will investigate the request for service to determine if it is a service the Village can provide. If the service cannot be provided the service request status will be closed and its status will be updated to "closed - service not available".
5. If the service can be provided, public works staff will update the status of the Cityworks service request when its status is open-in progress triggering the integration back to Tyler ESR so the ESR service request can be updated with the service request status parameters. If staff identifies labor costs associated with the service request, a subsequent Cityworks work order will be created, and correspond with the original service request. Once the status is completed within the work order, it will simultaneously close the service request, triggering the integration back to Tyler ESR with the updated service request status parameters.
6. The updated ESR service request detail will be provided back to the citizen requestor in MyCivic.

Anticipated data parameters expected for exchange between the systems at a minimum includes, but may not be limited to:

From ESR to Cityworks

- ESR service request number
- ESR service request category
- ESR service request subcategory
- ESR service request status
- ESR service request attachments (photos, documents, etc)
- ESR servicer request text comments
- ESR location (geolocation)
- Requestors first and last name
- Requestors email and phone number

From Cityworks to ESR

- ESR service request number
- Cityworks service request number
- Cityworks service request status
- Cityworks service request comments

4.2 Integration of Tyler Technologies MUNIS Utility Billing and Cityworks:

The Village plans to use the Tyler Technologies' MUNIS Utility Billing (UB) system going live in January 2024 for its customer billing operations. This integration will enable UB work orders to integrate with the Public Works Department's Trimble Cityworks (currently in production) work order system. The desired integration between UB work orders and Cityworks work orders is to ensure continuous and real-time synchronization of work orders in both systems of record.

The anticipated integration will create corresponding work orders in Cityworks whenever UB work orders of a specific type are created. This integration is expected to eliminate the double-entry of records in both systems. When a Cityworks work order is completed, the status update will trigger the corresponding UB work order to update. The Village envisions marking a work order status as closed within UB the result is the closure of both corresponding work orders in Cityworks and UB.

The step-by-step business logic anticipates the following workflow involving the integration at steps #3 and #5:

1. Citizen submits a utility billing request through the Munis UB Resident Access / Utility Access Portal. Village's utility billing team receives request in a MUNIS UB work order queue.
2. Village's utility billing team reviews and determines if a Munis UB Work order is needed and the Village staff create the work order in Munis UB.
3. The Munis UB work order would be transferred via a third-party integration to Cityworks (see reference to the "Munis Web service" and "Cityworks API" integration document) and a Cityworks work order will be automatically generated from the Munis UB work order.
4. The Cityworks work order status is updated triggering an update process via the proposed integration.
5. The Village's utility billing team receives the updated Munis UB work order via the proposed integration from Cityworks and would close the work order in Munis UB.

Anticipated data parameters expected for exchange between the systems at a minimum includes, but may not be limited to:

- Tyler Utility Billing (UB) parameters passed to Cityworks
  - UB service order number
  - UB service order category

- UB service order status
- UB account number
- UB meter serial number
- UB radio endpoint number
- UB comments
- UB account address
- UB property address

➢ Cityworks parameters passed to Tyler UB

- UB service order number
- Cityworks work order number
- Cityworks work order category
- Cityworks work order status
- Cityworks comments

4.3 Alternate Approaches

While respondents are requested to submit their approach for achieving the designed integrations to sections 4.1 and 4.2 above, they are invited to include alternative approaches that achieve the expected outcomes that are equivalent or similar to those achieved using MyCivic that can integrate with the Tyler ESR and Cityworks systems. Approaches that consider GIS as a central database for meter information for section 4.2 is preferred.

4.4 Managed Integrations-as-a-Service

The Village seeks the respondent to provide a managed, integration-as-a-service to maintain, support, and update the integrations represented in the scope of services. This long-term relationship is anticipated to be performed as a subscription service whereby the responsibility for maintaining the integrations with these mission critical systems will be owned by the provider and managed in conjunction with the City. Services shall include, but not be limited to, updates of both Tyler and Cityworks applications may require validating the integration to perform activities including regression testing, troubleshooting errors, facilitating the testing associated system upgrades.

The Village seeks the provider to provide a means to represent the integrations performance and auto-detect any errors preventing the exchange of information as anticipated. Respondents are asked to represent how they would provide real-time performance monitoring and performance metrics for the information exchanged via the proposed integrations (e.g. application service monitoring service, dashboard, reports, etc.).

5 - Evaluation Criteria:

Your submission will undergo evaluation based on the following criteria:

1. **Respondent Introduction**:
    a. **Company Overview**: Briefly introduce your company, highlighting relevant experience, capabilities, and unique qualifications that distinguish you.
    b. **Experience**: While previous experience in integrating Tyler and Cityworks is advantageous, it is not mandatory. Please share any live production links to showcase your work.
    c. **References**: Furnish a list of references from similar projects, elucidating how you successfully met project requirements and contributed to overall project success.
2. **Proposed Solution Description**: In this section, we encourage respondents to propose innovative solutions satisfying the scope of services with consideration of the following:
    a. **Ease of maintenance**: Describe how your proposed solution is maintained and kept current to ensure uninterrupted service.
    b. **Reliability**: Highlight the reliability of your solution in terms you would enforce through a service level agreement including performance target metrics.
    c. **Cost Efficiency:** Detail how your solution minimizes ongoing operational expenses.
    d. **Scalability:** Explain the ability to incorporate future automation and additional workflows. The ability to hand multiple events simultaneously.
    e. **Adherence to Industry Standards:** Identify the industry standards used to document the design and communication protocols that avoid proprietary methods.

3. **Implementation Timeline**: Provide an implementation timeline for project execution, outlining major milestones and expected delivery dates. The Village would like to have this service operational by March 1, 2024. The Village reserves the right to negotiate the implementation timeframe for delivery to meet its project objectives.

4. **Cost Detail:** A detailed breakdown of all associated costs, including:
    a. **Required Software Licensing and Ongoing Costs**: Specify all one-time implementation services, licensing, and expenses. Provide recurring costs for an anticipated period of five years with annual renewal options. Note, the Village will evaluate its internal staff cost in addition to costs associated with external third-parties when calculating its five-year cost of ownership.

    b. **Training**: Outline the training resources provided for its team members.

    c. **Support and Maintenance Costs:** Offer annual and hourly options for support and maintenance expenses. The Village would prefer to fix these costs as part of an annual subscription but is open to alternatives.

d. **Hourly Development Costs:** Present fixed-rate, hourly development costs for post-implementation services that would involve redesign or expansion of the integration scope of services.

6 – Proposal Submission Terms

Prospective respondents acknowledge the following conditions by submitting a response to this RFQ.

1. **Rejection of Proposals:** The Village reserves the right to reject any or all proposals, either separately or as a whole and to waive any informality in a proposal or to accept any proposal presented that it deems best suited to the interest of the Village.

2. **Proposal Preparation Cost:** The cost of developing the proposal is the sole responsibility of the proposer. All proposals submitted become the property of the Village.

3. **Audio and Video Recording:** At the Village's option, proposers agree to allow the Village to video and audio record all demonstrations and interviews.

4. **Proposer Responsibility:** At the time of the opening of proposals each proposer shall be presumed to have read and be thoroughly familiar with the specifications and contract documents (including all Addenda).

5. **Disclosure:** Be advised that all information contained in proposals submitted in response to this solicitation is subject to the Illinois Freedom of Information Act (FOIA) governing the conditions for public disclosure (5 ILCS 140/1 et seq.) As such, all proposals and required submittal information may be subject to disclosure to the general public under the FOIA.

6. **Questions/Addendums:** Any questions as to the meaning of the scope of work and/or technical specifications or other pre-proposal documents must be submitted in writing and shall be directed to the Village's designated purchasing representative. To be given consideration, all requests must be received by the date and time defined in the RFQ schedule. All addenda so issued shall become part of the contract documents and be certified at the time of proposal submission.

7. **Unsolicited (Ex-Parte) Contact:** Under no circumstances may the proposer contact any other department for clarification or interpretation of any requirements herein other than the Village's designated purchasing representative. To ensure proper and fair evaluation, the Village prohibits ex-parte communication (e.g., unsolicited) initiated by the proposed Vendor to a Village official, Board members, or an employee evaluating or considering the responses prior to the time a formal decision has been made. Questions and other communication from vendors will be permissible until the specified deadline

for questions as defined in the RFQ Activity Schedule. Any communication between the responder and Village after the deadline for questions will be initiated by the appropriate Village official or employee to obtain information or clarification needed to develop a proper and accurate evaluation of the response. Ex-parte communication may be grounds for disqualifying the offending responder from consideration or award of the solicitation then in evaluation or any future solicitation.

8. **Ownership:** All analysis, documentation, and solution code developed to satisfy the scope of this solicitation will be owned by the Village along with the rights to distribute such code to meet the best interests of the public.

9. **Additional Information:** The Village reserves the option to request additional information at any time during its evaluation process to conduct its due diligence. It may request additional clarification from respondents at any time during the solicitation process.

7 - Budget

While we have a reasonable budget for this project city cost-effectiveness will be a key determinant in the evaluation process. As an RFQ, the Village has the option to source the services requested based upon the evaluation criteria provided to meet both immediate and long-term interests. Expenditures over $25,000 will require Board approval.

8 – Solicitation Schedule

- RFQ issued: November 9, 2023
- Deadline for pre-proposal submission questions: November 29, 2023
- Deadline for RFQ responses: December 15, 2023 @ 3:00 pm Central Standard Time.
- Invitations scheduled for vendor interviews: January 15-19, 2024 (estimated)

9 - Questions

Should you have any questions about this RFQ, contact the City's designated purchasing representative, Lisa Subrin, via email LSubrin@vah.com with the subject line: "Village of Arlington Heights RFQ Inquiry". All inquiries will be collected for review and answered via addendum posted to the Village's web site at www.vah.com.

10 - Proposal Response Guidelines

Proposal responses should following the following format as provided in the table below. Failing to follow this format may be grounds for proposal disqualification.

Proposer's Company Name:	
Proposer's Point of Contact: (Name, Phone, Address, Website Address)	
Software Product(s) Version(s) Proposed:	
Brief Introduction of Relevant Experience: If you have experience doing similar scope of work, please include all implementations you or your organization has completed. Feel free to attach project profiles to your proposal submission. Please include all implementations you or your organization has done with active links.	
Multiple Designs / Approaches Proposed? If so, please explain.	
Integration Approach Detail: Integrations are expected to be triggered by monitored events and performed in real or near real-time ○ Describe the method by which the integration will be performed for each direction of the interface including: ▪ Integration source ▪ Communication protocol ▪ Trigger method ▪ Logging method ▪ Platform(s) necessary ▪ Service monitoring method ▪ Security of messaging / communications	
Managed Services Detail: • Describe the process by which your team will maintain the integration as a service provided to the Village. • Detail the methods by which testing will be performed to ensure sustained service is maintained in coordination with Village staff	

(e.g. regression testing for system upgrades, system configuration changes, etc.). • Discuss the responsibilities of your team and the Village's team to work as coordinated team to manage the integration. • Describe the support process and service level agreement terms by which the provider will ensure the service is operating properly.	
Cost Detail Provide a comprehensive breakdown of costs, including variable and/or fixed fee for the required implementation services, software licensing, training, support, and integration maintenance (yearly option and per hour option). o Initial deployment cost. o Yearly support and maintenance fees, as applicable ▪ Yearly fixed fee ▪ Per incident/hourly ▪ Optional: Quoted cost based upon usage (IO/Runtime)	

Client References Form: Please provide two (2) client references for work that is similar to the scope proposed by this solicitation using the format below for each reference.	
Customer name:	
Available for a site visit: Y/N	
Customer contact:	
Customer phone number:	( )
Customer email address:	
Customer Solutions Integrated	
Approximate Cost (5-Year Cost of Ownership including One-Time and Reoccurring)	
Describe the Relevant Project and Services Provided:	

Describe the Solutions Implemented and Services Provided:

Proposer Signature Form

The undersigned as the Proposer declares that the only persons or parties interested in this proposal is made without collusion with any person, firm, or corporation. The Village may identify vendor finalist(s) as part of this process who will be invited to participate in further evaluation activities. Your signature on this document, signifies that you have fully read and understood this proposal and will comply with all specifications, addendums, conditions, terms, and delivery unless otherwise noted as "exceptions" in your proposal response.

Name of Offeror (Firm):	_____	Title:	_____
Authorized Signature:	_____	Date:	_____
Printed Name	_____	Mailing Address:	_____
Phone: ( )	_____	City, State, Zip:	_____
Mobile: ( )	_____	E-Mail Address:	_____

Attachment A: Tyler Technologies Non-Disclosure Agreement

To receive access to the Tyler API toolkit documents, Tyler requires your team to complete the NDA agreement provided on the following page that is provided as Attachment A: Tyler Technologies Non-Disclosure Agreement. Please complete the form and immediately send it to the Village's designated point of contact for this RFQ, Lisa Subrin at LSubrin@vah.com. Once received, the Village will submit to Tyler Technologies to be countersigned and it will send the API document in a separate, follow-up message.

CONFIDENTIALITY & NON-DISCLOSURE AGREEMENT

This Confidentiality & Non-Disclosure Agreement ("Agreement") entered into between Tyler Technologies, Inc., with offices at 1 Tyler Drive, Yarmouth, Maine 04096 ("Tyler"), and _____, with offices at _____ ("_____"), with Tyler and _____ also being referred to individually herein as a "Party," and collectively as the "Parties." This Agreement will become effective as of the last date on the signature page below.

WHEREAS, Tyler may disclose Confidential Information, as hereinafter defined, to _____ for purposes of assessing the building of an interface between Tyler's proprietary software and _____'s proprietary software (the "Purpose") in support of a mutual client; and

WHEREAS, _____ may disclose its Confidential Information to Tyler in support of the Purpose; and

WHEREAS, each Party desires to protect its respective Confidential Information.

NOW THEREFORE, in consideration of the foregoing and of the mutual covenants and promises set forth herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

I. **Confidential Information.** As used in this Agreement, "Confidential Information" means all information of either Party, in whatever form transmitted, that:
   A. is not generally known to the public, whether of a technical, business or other nature including, without limitation any and all intellectual property rights either Party holds in and to its software, software code, services and/or documentation, including patents, copyrights, and trademarks and trade secrets, and all information received by a Party from a third party, which third party information is confidential or proprietary to said third party;
   B. is disclosed by one Party (the "Disclosing Party") to the other Party (the "Receiving Party") or that is otherwise learned by the Receiving Party in the course of its discussions or business dealings with respect to the Purpose, or due to its physical or electronic access to the premises or property of, the Disclosing Party; and/or
   C. has been identified as being proprietary and/or confidential, or that would reasonably be deemed to be proprietary and/or confidential based upon the nature of the circumstances surrounding its disclosure or receipt.

II. **Exceptions.** "Confidential Information" does not include information which
   A. becomes generally available to the public other than as a result of a disclosure by the Receiving Party;
   B. was available to the Receiving Party on a non-confidential basis prior to its receipt by the Receiving Party;
   C. becomes available to the Receiving Party on a non-confidential basis from a source other than the Disclosing Party, its representatives or its agents, provided that such source is not bound by a confidentiality agreement with the Disclosing Party, its representatives or its agents or otherwise is prohibited from transmitting the information to the Receiving Party by a contractual, legal or fiduciary obligation; or
   D. was independently developed by the Receiving Party without access to or the benefit of the Confidential Information.

III. **Use of Confidential Information.** The Receiving Party, except as expressly provided in this Agreement, will not disclose Confidential Information to anyone without the Disclosing Party's prior written consent. In addition, the Receiving Party will not: (A) use, or permit others to use, Confidential Information for any purpose other than as is required for the Purpose, or (B) reverse engineer, decompile or disassemble any software code disclosed by the Disclosing Party to the Receiving Party under the terms of this Agreement. Permitted use of Confidential Information under this Agreement may include disclosure of that Confidential Information to employees or representatives of the Receiving Party provided, however, that the Receiving Party informs such person or persons of this Agreement and will be responsible for any breach of this Agreement by such person or persons.

IV. **Exportation.** Neither Party shall export, directly or indirectly, any technical data acquired from the other Party pursuant to this Agreement or any product utilizing any such data to any country for which the United States government or any agency thereof at the time of export requires an export license or other governmental approval without first obtaining such license or approval.

V. **Public Records or Governmental Request.** Should the Receiving Party receive a public records request, or otherwise be directed by any governmental authority to disclose any or all of the Disclosing Party's Confidential Information, the Receiving Party shall promptly provide notice to the Disclosing Party of such request to allow the Disclosing Party an opportunity to prevent such disclosure.

VI. **Ownership of Confidential Information.** All Confidential Information will remain the exclusive property of the Disclosing Party, and the Receiving Party will have no rights, by license or otherwise, to use the Confidential Information except as expressly provided herein or in a separate written agreement specifically granting such rights.

VII. **Protection of Confidential Information.** The Receiving Party will take all reasonable measures to avoid disclosure, dissemination or unauthorized use of Confidential Information, including, at a minimum, those measures it takes to protect its own confidential information, and, in any event, at least in a manner considered commercially reasonable.

VIII. **Unauthorized Disclosure.** The Receiving Party shall immediately notify the Disclosing Party upon the discovery of any loss or unauthorized disclosure or use of the Confidential Information of the Disclosing Party.

IX. **Injunctive Relief.** Each Party acknowledges and agrees that a breach by it or one of its affiliates, employees or representatives of any of the covenants set forth in this Agreement will cause irreparable injury to the other Party and its business for which damages, even if available, will not constitute an adequate remedy. Accordingly, each Party, for itself and its affiliates, employees and representatives, agrees that the other Party, in addition to any other remedy available at law or in equity, shall be entitled to the issuance of injunctive relief (including, without limitation, specific performance) by a court of competent jurisdiction in order to enforce the covenants and agreements contained herein.

X. **Disclaimer**. All Confidential Information is provided by Tyler (A) on a non-exclusive basis and (B) on an "as is" basis without any representation or warranty of any kind. Any use by _____ shall be solely at the risk of _____. Tyler makes no warranties or representations with respect to the Confidential Information, including any warranties or representations that any Confidential Information will be accurate, complete, or up-to-date, or free of errors or omissions or that any Confidential Information will be fit for any purpose. _____ is solely responsible for ensuring that the Confidential Information is suitable for the _____'s needs.

XI. **Attorneys' Fees and Costs.** If attorneys' fees or other costs are incurred to secure performance of any obligations under this Agreement, or to establish damages for the breach thereof, or to obtain any other appropriate relief, whether by way of prosecution or defense, the prevailing Party will be entitled to recover reasonable attorneys' fees and costs incurred in connection therewith.

XII. **Non-waiver.** Any failure by either Party to enforce performance of any provision of this Agreement will not constitute a waiver of its right to subsequently enforce such provision or any other provision of this Agreement.

XIII. **No Trading in Tyler Common Stock.** _____ acknowledges that Tyler is a publicly-traded company listed on the New York Stock Exchange, and therefore agrees that any material, nonpublic Confidential Information regarding Tyler that is disclosed to the _____ may not be used as a basis for trading in Tyler stock by _____ or its representatives.

XIV. **Assignment.** Neither Party may assign this Agreement or any rights or obligations hereof without the prior written consent of the other Party, and any attempted assignment without such consent shall be null, void, and of no effect. Notwithstanding the foregoing, Tyler may without the prior written consent of _____, assign the contract in its entirety to the surviving entity of any merger or consolidation or to any purchaser of substantially all of Tyler's assets.

XV. **Survival.** The Receiving Party's obligations under this Agreement shall survive termination or expiration of this Agreement and shall be binding upon the Receiving Party's heirs, successors, and assigns, as applicable.

XVI. **Notices.** All notices or communications required or permitted as a part of this Agreement shall be in writing (unless another verifiable medium is expressly authorized) and shall be deemed delivered when:

A. Actually received,
B. upon receipt by sender of a certified mail, return receipt signed by an employee or agent of the Party,
C. upon receipt by sender of proof of email delivery, or
D. if not actually received, ten (10) days after deposit with the United States Postal Service authorized mail center with proper postage (certified mail, return receipt requested) affixed and addressed to the respective other party at the address set forth in this Agreement or such other address as the Party may have designated by notice or Agreement amendment to the other Party.

Consequences to be borne due to failure to receive a notice due to improper notification by the intended Receiving Party of a new address will be borne by the intended Receiving Party. The addresses of the Parties to this Agreement are as follows:

Tyler Technologies, Inc.	_____
1 Tyler Drive	_____
Yarmouth, ME 04096	_____
Attention: Chief Legal Officer	Attention: _____

XVII. **Cumulative Nature of Obligations.** Each Party's obligations hereunder are in addition to, and not exclusive of, any and all of its other obligations and duties to the other Party, whether express, implied, in fact or in law.

XVIII. **Governing Law.** This Agreement will be governed by, and construed in accordance with, the substantive laws of the State of Maine, without giving effect to any conflicts-of-law rule or principle that might require the application of the laws of another jurisdiction.

XIX. **Jurisdiction & Venue.** Any judicial proceeding brought by or against any of the Parties to this Agreement on any dispute arising out of this Agreement or any matter related hereto shall be brought exclusively in a Maine federal or state court of competent jurisdiction. By execution and delivery of this Agreement, each of the Parties to this Agreement accepts for itself the exclusive jurisdiction and venue of the aforesaid courts, and irrevocably agrees to be bound by any final non-appealable judgment rendered in connection with this Agreement. Each Party expressly waives any objection (including, without limitation, objections based on *forum non conveniens*) which any Party may have now or hereafter to the laying of venue or to the jurisdiction of any such suit, action, or proceeding, and irrevocably submits generally and unconditionally to the jurisdiction of any such court in any such suit, action, or proceeding. Each Party hereby agrees that in connection with any such suit, action, or proceeding, service of process may be accomplished by certified mail, return receipt requested, to the president, managing partner, or other appropriate official at the address set forth in the Notices section above.

XX. **Severability.** If any term or provision of this Agreement or the application thereof shall, to any extent, be invalid or unenforceable, the remainder of this Agreement or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby, and each term and provision of this Agreement shall be valid and enforced to the fullest extent permitted by law.

XXI. **Amendment.** This Agreement may only be modified by written amendment signed by authorized representatives of both Parties.

XXII. **Counterparts.** This Agreement may be executed in one or more counterparts, each of which will be deemed an original and all of which will constitute one and the same Agreement.

XXIII. **Term and Termination.** This Agreement is intended to cover Confidential Information disclosed or received by either Party prior or subsequent to the date of this Agreement. Unless otherwise earlier terminated, this Agreement automatically will expire five (5) years from the date first written above; provided, however, that each Party's obligations with respect to the other Party's Confidential Information disclosed or received prior to termination or expiration will survive until such Confidential Information ceases to be confidential.

XXIV. **Return of Materials.** Upon termination or expiration of this Agreement, or upon receipt of written request from the Disclosing Party, the Receiving Party shall promptly return to the Disclosing Party all documents or other tangible materials representing the Disclosing Party's Confidential Information, including any copies made thereof.

XXV. **Entire Agreement.** This Agreement represents the entire agreement of _____ and Tyler with respect to the subject matter hereof, and supersedes any prior agreements, understandings, and representations, whether written, oral, expressed, implied, or statutory. _____ hereby acknowledges that in entering into this Agreement it did not rely on any information not explicitly set forth in this Agreement.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by a duly authorized representative to be effective as of the last date set forth below.

Tyler Technologies, Inc.		**[Vendor]**	
By:	_____	By:	_____
Name:	_____	Name:	_____
Title:	_____	Title:	_____
Date:	_____	Date:	_____

ADDENDUM NO. 1

ENTERPRISE SYSTEMS INTEGRATION and MANAGED INTEGRATIONS-AS-A-SERVICE

VILLAGE OF ARLINGTON HEIGHTS

11/14/2023

The Village of Arlington Heights releases this first addendum to the RFQ for Enterprise System Integration and Managed Integrations-as-a-Service. It asks all vendors to completed the revised RFQ document released on 11/14/2023. This addendum addresses Section 3: Conditional Release of API Documentation. The Section is revised as follows:

"The Village seeks to utilize open API's from Tyler and Cityworks to develop the expected integrations. To familiarize prospective respondents with the API capabilities available, respondents are required to sign a non-disclosure agreement (NDA) with Tyler Technologies to access the API documentation from Tyler. Respondents interested in obtaining the API documentation from Tyler will be invited to electronically consent to the Tyler NDA terms without condition prior to accessing this information. The Village recognizes access to this document is necessary to assess the feasibility of building the necessary integrations outlined in the scope of work.

To receive access to the Tyler API toolkit documents, Tyler requires your team to complete the NDA agreement that is attached as Attachment A: Tyler Technologies Non-Disclosure Agreement. Please complete the form and immediately send it to the Village's designated point of contact for this RFQ, Lisa Subrin at LSubrin@vah.com. Once received, the Village will submit to Tyler Technologies to be countersigned and it will send the API document in a separate, follow-up message to the contact registered to receive this RFQ document.

Upon the successful submission and approval of your NDA by our organization, you will receive an email containing the API document."

The Village requires your signed acknowledgement of this addendum #1 as part of a proposer's complete proposal response. Failure to acknowledge receipt of this addendum with the proposer's proposal submission shall result in in the submission to be incomplete and be disqualified.

Vendor's Acknowledgment of Receipt

Company Name_____

By_____

Print Name _____

Position / Title _____ **Date** _____

ADDENDUM NO. 2

ENTERPRISE SYSTEMS INTEGRATION and MANAGED INTEGRATIONS-AS-A-SERVICE

VILLAGE OF ARLINGTON HEIGHTS

12/4/2023

The Village of Arlington Heights releases this 2nd addendum to the RFQ for Enterprise System Integration and Managed Integrations-as-a-Service in response to questions asked

The Village requires your signed acknowledgement of this addendum #2 as part of a proposer's complete proposal response. Failure to acknowledge receipt of this addendum with the proposer's proposal submission shall result in in the submission to be incomplete and be disqualified.

Questions and Answers:

Q1: Is the RFQ to be submitted electronically by the due date to your email address?
Answer: Yes – Please provide a PDF submission of your proposal and submit it electronically to Lisa Subrin at LSubrin@vah.com

Q2: Can you advise, if Section 10, Proposal Response Guidelines, is what is requested to be submitted? Or, should Section 5, Evaluation Criteria also be included addressing each line item?

Answer: Section 10 provides the format for respondents to structure their proposal responses. Section 5's evaluation criteria will be applied by the Village's proposal evaluation team. Respondents should be conscious of the evaluation criteria when drafting their responses.

Q3: Tyler Installations/Migrations: Could you provide an update on the current status of the Tyler installations and migrations, specifically focusing on Utility Billing and Enterprise Service Request (ESR) systems? Additionally, are there any other Tyler products currently being implemented or planned for implementation in the near future?

Answer: The City is implementing Tyler's EnerGov and Munis Utility Billing on 12/12 and 1/29, respectively. We expect these systems to be stabilized in their respective production environments by the start of this project in February 2024. The implementation of Tyler's MyCivic/Enterprise Service Request will be limited to Tyler-to-Tyler product integrations which are native to the platform.

Q4: Azure Environment: Could you clarify the current extent of Arlington Heights' footprint on Azure? Also, is there interest in expanding this usage to include Azure's capabilities for the upcoming integration projects?

Answer: At this time, from an operational point of view, we do not store or process data on Azure. However, we do utilize Azure Entra ID for authentication and login purposes. We do intend to mandate that all developers store and commit any code developed for the Village of Arlington Heights in a Git repository. Currently, we are exploring the possibility of using Azure DevOps to manage this project, but a final decision has not been reached yet. As for future integration projects, we do not have any plans at this time, but the situation may change in the

future.

Q5: CityWorks Installation: Is the current CityWorks installation deployed in an on-premises environment, or is it cloud-based? Additionally, are there any plans or considerations for migrating it to a different environment in the near future?"

Answer: The CityWorks Installation is on-prem running on Windows IIS.

Q6: Will the City confirm that ESRI is the platform the Village uses for GIS? If not, ESRI, please provide the name of the GIS platform used.

Answer: The City uses Esri's products for desktop, server, and online mapping services for all of its GIS activities and contracts with Municipal GIS Partners to support its GIS applications, data, and services. Since 2017, it has been an active member of the GIS Consortium, an organization of Chicago-area communities unified by a common goal: to share resources, information, staffing, and technology so that municipalities can optimize the value of their GIS capabilities.

Vendor's Acknowledgment of Receipt

Company Name_____

By_____

Print Name _____

Position / Title _____ **Date _____**

Modern No-Code | Low-Code Cloud Application Integration Services Purpose-Built for Local Government

Velosimo Connect Platform Proposal

Prepared for the Village of Arlington Heights

Prepared by velosimo

Submitted: December 15, 2023

Contact:
Christina Clark
503-724-3085
christina@velosimo.com

Proposer's Company Name:	Velosimo
Proposer's Point of Contact: (Name, Phone, Address, Website Address)	Christina Clark 503-724-3085 12537 S. Brundisi Way Herriman, UT 85096 www.velosimo.com
Software Product(s) Version(s) Proposed:	Velosimo Connect Platform
Brief Introduction of Relevant Experience: If you have experience doing similar scope of work, please include all implementations you or your organization has completed. Feel free to attach project profiles to your proposal submission. Please include all implementations you or your organization has done with active links.	Velosimo was founded to be the strategic cloud integration partner local governments need to help them digitally enable superior public services for their communities with modern cloud integration services. Velosimo's Connect Platform is the only No-Code | Low-Code Cloud Integration Service Purpose-Built for Local Government designed to help build IT centers of excellence in integrations, data, and app development across the enterprise. Nearing 100 government agencies as customers, we meet the needs of very small towns to cities and counties with more than one million population. While we do not have links to each project, a customer list with all integration connectors identified is attached, as well as select customer case studies.
Multiple Designs / Approaches Proposed? If so, please explain.	Velosimo's Connect Platform is the only No-Code | Low-Code Cloud Integration Service Purpose-Built for Local Government designed to help build IT centers of excellence in integrations, data, and app development across the enterprise. Our approach to meet the requirements the Village has described will be centered around our Connect Platform. In addition to having a central platform to manage and monitor the integrations between Tyler and Cityworks, Velosimo will create integrations specified as productized "Connectors". This is our standard business model

	and what sets us apart from Services vendors building integrations on expensive platforms. The Connectors created as part of this project will become products available in the Velosimo marketplace for other agencies with this need. This benefits the Village as it means the connectors will not only be maintained, but enhanced as we work with both the Village of Arlington Heights and other agencies that share this common use case. A Velosimo Connector consists of two parts. The background logic API calls that transfer the information between systems and a User Interface for managing the settings and mappings for that connector. The User Interface for managing the settings is designed for business analyst level resources and leverages a no-code approach to configuring the settings for the connector. Once the development work starts, it is estimated to be completed within 12-16 weeks.
Integration Approach Detail: Integrations are expected to be triggered by monitored events and performed in real or near real-time o Describe the method by which the integration will be performed for each direction of the interface including: ▪ Integration source ▪ Communication protocol ▪ Trigger method ▪ Logging method ▪ Platform(s) necessary ▪ Service monitoring method ▪ Security of messaging / communications	The Village of Arlington Heights will have access to the Velosimo Connect platform and all Connectors developed as part of this project. The Connectors developed will leverage REST API based communications for communication to both Tyler and Cityworks. The Velosimo Connect platform can use various other communication protocols and will deploy these as needed based on capabilities of the endpoints involved in the integration. Velosimo will leverage the event engine from the Cityworks and Tyler products to trigger real-time calls that meet the defined requirements. In the event that a scheduled job is required, the Velosimo Connect platform can initiate that scheduled job if the source system cannot meet that requirement.

	All logging will be available in the Velosimo Connect platform. Velosimo logs each API call made, including the request and response data. Dashboards, searching, and filtering are all available in the Connect Platform to allow Village administrators to monitor and respond. Access to the Velosimo Connect platform is available through verified agency user account. For more details around the security protocols in place with the Velosimo Connect platform, our security overview is attached, and available via this link below. https://www.velosimo.com/security-overview
Managed Services Detail: • Describe the process by which your team will maintain the integration as a service provided to the Village. • Detail the methods by which testing will be performed to ensure sustained service is maintained in coordination with Village staff	• As mentioned above, Velosimo will create Connectors for each of the integrations defined in the scope of the project. Velosimo connectors are products. Our Connectors are built with unit tests embedded into the connector. These unit tests allow us to develop, test, support, and maintain our connectors across versions. All enhancements or changes to the way the connector functions are created in such a way that agencies may opt-in or opt-out for those new features. • For agency testing, Velosimo will provision at least one non-production instance for the Village to be used for testing and training purposes. • Velosimo takes on the responsibility of keeping the integration working as the core endpoints (Tyler and Cityworks) make releases and changes to their API. As those releases happen Velosimo tests and validates all connectors impacted by the endpoint release. If changes to the

	connector are required, those changes are included in the annual subscription.

(e.g. regression testing for system upgrades, system configuration changes, etc.). • Discuss the responsibilities of your team and the Village's team to work as a coordinated team to manage the integration. • Describe the support process and service level agreement terms by which the provider will ensure the service is operating properly.	• Velosimo has a full-service Support and Customer Success team providing Tier One customer support for its integration connectors. The defined service level agreement terms can be referenced in the attached Support and Maintenance Policy, and also available here: https://www.velosimo.com/msmp-1.
Cost Detail Provide a comprehensive breakdown of costs, including variable and/or fixed fee for the required implementation services, software licensing, training, support, and integration maintenance (yearly option and per hour option). o Initial deployment cost. o Yearly support and maintenance fees, as applicable ▪ Yearly fixed fee ▪ Per incident/hourly ▪ Optional: Quoted cost based upon usage (IO/Runtime)	Velosimo integration connectors are available via an annual subscription cost per connector, with an option to upgrade to a larger site or departmental license. The cost includes support and maintenance. o Initial deployment cost: No Fee o Yearly support and maintenance fees, as applicable: Included in annual subscription ▪ Yearly fixed fee = $24,500 annual subscription fee ($12,250 per connector) ▪ Per incident/hourly = NA ▪ Optional: Quoted cost based upon usage (IO/Runtime) = This is currently not an option, but may be in the future.
Client References Form: Please provide two (2) client references for work that is similar to the scope proposed by this solicitation using the format below for each reference.	
Customer name:	City of San Diego, Calif.
Available for a site visit: Y/N	This is dependent on the City and staff's schedule and availability. A site visit would need to be coordinated with the City contact.
Customer contact:	Thuy Le, Program Manager
Customer phone number:	619-446-5023

Customer email address:	tle@sandiego.gov
Customer Solutions Integrated	Velosimo Connector for ePlanSoft to Accela Civic Platform
Approximate Cost (5-Year Cost of Ownership including One-Time and Reoccurring)	$328,000 ($50,000 average annual subscription + $78,000 set-up & services)

Describe the Relevant Project and Services Provided:

The City of San Diego uses the ePlanSoft tool, e-PlanREVIEW (EPR) for reviewing and marking building plans associated with permits managed within the Accela Civic Platform. San Diego uses the Accela Civic Platform to manage permit and plan review related activities. Applicants applying for building permits requiring plan review interact with San Diego using Accela Citizen Access. The Velosimo built integration connector, provides the seamless integration between the two systems, providing a more modern and uninterrupted experience. Velosimo maintains the connector and manages the API calls between Accela and EPR.

Describe the Solutions Implemented and Services Provided:

With the Velosimo productized connector for **e-PlanREVIEW to Accela Civic Platform**, agencies deliver a modern, connected digital experience to citizens, contractors, developers, and engineers during the electronic plan review process while automating manual tasks, reducing errors and increasing efficiency and accuracy. Functionality includes:

- Automated document validation when a user uploads plans with Accela Citizen Access
- e-PlanREVIEW projects are automatically created upon Civic Platform intake
- e-PlanREVIEWers automatically assigned per Civic Platform record
- Automated plan documents, corrections reports, data, and workflow updates between systems
- e-PlanREVIEW automatically launched with auto validation and login from Accela Civic Platform Workflow
- Full and partial document resubmittal from e-PlanSoft are reflected in Accela Civic Platform
- Easily tailored to agency-specific Civic Platform record types and workflows
- Supports On-Premise and Cloud Deployments
- Quick and easy setup and maintenance designed for business users
- Insight into transactions, smart recovery activities, and connected system outages

Customer name:	California Department of Health Care Access and Information (HCAI)
Available for a site visit: Y/N	Yes
Customer contact:	Robert Fisher, Compliance Officer
Customer phone number:	916-440-8442
Customer email address:	robert.fisher@hcai.ca.gov

velosimo

Customer Solutions Integrated	Velosimo Connector for ePlanSoft to Accela Civic Platform and Elavon Converge to Accela Civic Platform
Approximate Cost (5-Year Cost of Ownership including One-Time and Reoccurring)	$514,052 ($52,200 average annual subscription + $253,052 services)

Describe the Relevant Project and Services Provided:

The California Department of Health Care Access and Information (HCAI) began its journey as a Velosimo customer in 2018, with the e-PlanREVIEW to Accela Civic Platform connector. Tasked with overseeing many aspects of healthcare for Californians, this project directly relates to the responsibilities to monitor the construction, renovation and seismic safety of California's hospitals and skilled nursing facilities. With activity across the entire state, and projects of all sizes, the integrated plan review process helps automate and streamline activity both internally, and externally. The Velosimo built integration connector, provides the seamless integration between the two systems, providing a more modern and uninterrupted experience. Velosimo maintains the connector and manages the API calls between Accela and EPR.

In addition, HCAI expanded its partnership with Velosimo in 2020, adding the Elavon to Accela Civic Platform connector for payments. This productized connector enables fees to be paid online and seamlessly update the related permit record in the Accela product. The integration provides a shopping cart feature to enable multiple fees to be paid with one transaction, and eliminates double entry, manual errors, and real-time updates. Velosimo continues to manage the integration, and enhance the product as needed to meet the customer's business needs.

Describe the Solutions Implemented and Services Provided:

Solution #1: In addition to San Diego noted above, HCAI uses the the Velosimo productized connector for **e-PlanREVIEW to Accela Civic Platform**, enabling agencies to deliver a modern, connected digital experience to citizens, contractors, developers, and engineers during the electronic plan review process while automating manual tasks, reducing errors and increasing efficiency and accuracy. Functionality includes:

- Automated document validation when a user uploads plans with Accela Citizen Access
- e-PlanREVIEW projects are automatically created upon Civic Platform intake
- e-PlanREVIEWers automatically assigned per Civic Platform record
- Automated plan documents, corrections reports, data, and workflow updates between systems
- e-PlanREVIEW automatically launched with auto validation and login from Accela Civic Platform Workflow
- Full and partial document resubmittal from e-PlanSoft are reflected in Accela Civic Platform
- Easily tailored to agency-specific Civic Platform record types and workflows
- Supports On-Premise and Cloud Deployments
- Quick and easy setup and maintenance designed for business users
- Insight into transactions, smart recovery activities, and connected system outages

Solution #2: With the Velosimo off-the-shelf integration connector for **Elavon to Accela Civic Platform**, your agency can offer secure payments from Accela Citizen Access that seamlessly leverage the Elavon payment

processing screens.

- Automatically manages payment transactions between Accela Citizen Access and Elavon
- Seamlessly redirect citizen user from Accela Citizen Access to Elavon payment screens
- Returns user back to Accela Citizen Access after successful payment
- Supports Credit Card and ACH transactions
- Allows for collecting Credit Card and ACH convenience/service fee
- Simplifies daily reconciliation process
- Supports Accela On-Premise and Cloud
- PCI Compliant
- Quick and easy setup and maintenance designed for business users
- Insight into transactions, smart recovery activities, and connected system outages

Proposer Signature Form

The undersigned as the Proposer declares that the only persons or parties interested in this proposal is made without collusion with any person, firm, or corporation. The Village may identify vendor finalist(s) as part of this process who will be invited to participate in further evaluation activities. Your signature on this document, signifies that you have fully read and understood this proposal and will comply with all specifications, addendums, conditions, terms, and delivery unless otherwise noted as "exceptions" in your proposal response.

Name of Offeror (Firm):	Velosimo	Title:	CFO
Authorized Signature:		Date:	12/15/23
Printed Name:	Sean Wong	Mailing Address:	12537 S. Brundisi Way
Phone: (925) 586-6685		City, State, Zip:	Herriman UT 84096
Mobile: (925) 586-6685		E-Mail Address:	swong@velosimo.com

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Customer Name	Connector
Local Government Information Systems (LOGIS)	Accela Civic Platform - Laserfiche, Bluebeam, Import/Export, InvoiceCloud and more
San Joaquin County, CA	Accela Civic Platform - Laserfiche and Bluebeam
City of Albany, OR	Accela Civic Platform - Laserfiche
City of Fremont, CA	Accela Civic Platform - ePlanSoft
State of Oregon Building Codes Division	Accela Civic Platform - Laserfiche
Manatee County, FL	Accela Civic Platform - OpenCounter
City of Fresno, CA	Accela Civic Platform - Laserfiche and Bluebeam
Weld County, CO	Accela Civic Platform - ePlanSoft
Mercer County, NJ	GovOS - SharePoint
City of Oakland, CA	Accela Civic Platform - ePlanSoft
Merced County, CA	Accela Civic Platform - Laserfiche and Bluebeam
City of Lancaster, CA	Accela Civic Platform - Laserfiche
Polk County, FL	Accela Civic Platform - OpenCounter
Aransas County, TX	GovOS - Box
San Bernardino County, CA	Accela Civic Platform - ePlanSoft
City of Mesa, AZ	Accela Civic Platform - iNovah
City of Downey, CA	Accela Civic Platform - Laserfiche and ePlanSoft
City of Fairfax, VA	Accela Civic Platform - Bluebeam
New York State NYSERDA	GovOS - SharePoint
City of San Dimas, CA	Accela Civic Platform - Laserfiche
Town of Lexington, MA	GovOS - Google Sheets and Laserfiche
City of Walnut Creek, CA	Accela Civic Platform - Elavon and Shopping Cart
Tippecanoe County, IN	GovOS - ESRI
DuPage County, IL	Accela Civic Platform - Bluebeam
City of Inglewood, CA	Accela Civic Platform - Tyler Cashiering and Authorize.Net
City of Shoreview, MN	GovOS - Laserfiche
City of Milwaukee, WI	Accela Civic Platform - ePlanSoft
City of Paso Robles, CA	Accela Civic Platform - Adobe Sign

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University of California, San Francisco (UCSF)	Accela Civic Platform - Bluebeam
South Metro Fire Rescue, CO	Accela Civic Platform - ePlanSoft
Washington, DC - OCTO	GovOS - Box
City of Fort Worth, TX	Accela Civic Platform - Laserfiche, Bluebeam, OpenCounter, eBuilder, Adobe Sign, DocuSign and more
City of San Diego, CA	Accela Civic Platform - ePlanSoft
City of Hoboken, NJ	GovOS - Teams
Monterey Bay Air Resources District, CA	Accela Civic Platform - Laserfiche
City of Milwaukie, OR	GovBuilt - Bluebeam
City of Fontana, CA	Accela Civic Platform - DocuSign
Planning and Development Services of Kenton County - Special District (PDSKC)	GovBuilt - Bluebeam
Buncombe County, NC	Accela Civic Platform - ePlanSoft
Macomb County, MI	Accela Civic Platform - Bluebeam and DocuSign
City of West Covina, CA	Accela Civic Platform - ePlanSoft
City of Avondale, AZ	Accela Civic Platform - ePlanSoft
Kern County, CA	Accela Civic Platform - ePlanSoft
Montgomery County, OH	Accela Civic Platform - ePlanSoft
City of El Paso, TX	Accela Civic Platform - ePlanSoft and CyberSource GovOS - SharePoint
Santa Barbara County, CA	Accela Civic Platform - Bluebeam
City of Killeen, TX	GovOS - Laserfiche
Montgomery County, MD	GovOS - SharePoint
City of Jurupa Valley, CA	Accela Civic Platform - Laserfiche
City of Culver City, CA	Accela Civic Platform - Adobe Sign and SharePoint
City of High Point, NC	Accela Civic Platform - ePlanSoft
City of Chula Vista, CA	Accela Civic Platform - ePlanSoft, Laserfiche and Tyler Cashiering, GovOS - Laserfiche and Tyler Cashiering
City of Asheville, NC	Public Stuff - Cityworks
University California Davis	Accela Civic Platform - ePlanSoft
North LA County Regional Center (Los Angeles, CA)	GovOS - SharePoint
Washington, DC - DCHR	GovOS - SharePoint
Accela	Accela Civic Platform - Import/Export

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City of Omaha, NE	Accela Civic Platform - ePlanSoft and Elavon
City of Monterey Park, CA	Accela Civic Platform - ePlanSoft
Yakima County, WA	Accela Civic Platform - ePlanSoft
City of Rochester, MN	Accela Civic Platform - ePlanSoft
City of Chino, CA	Accela Civic Platform - ePlanSoft
City of Ontario, CA	Accela Civic Platform - Bluebeam
City of Dania Beach, FL	GovOS - Laserfiche
City of Durham, NC	Public Stuff - Cityworks
Town of Queen Creek, AZ	Accela Civic Platform - ePlanSoft and CyberSource
City of Golden, CO	Accela Civic Platform - Bluebeam
City of Menlo Park, CA	Accela Civic Platform - DocuSign
Olmsted County, MN	Accela Civic Platform - Laserfiche and iNovah
Town of Marana, AZ	Survey123 - Cartegraph
City of San Luis Obispo, CA	Springbrook - Cityworks
California State HCAI	Accela Civic Platform - ePlanSoft, Elavon, and Shopping Cart
City of Chandler, AZ	Accela Civic Platform - ePlanSoft
City of Grand Forks, ND	GovOS - SharePoint
City of Stockton, CA	Accela Civic Platform - OpenCounter
Washington County, MD	Accela Civic Platform - ePlanSoft
City of Rancho Cucamonga, CA	Accela Civic Platform - Laserfiche
City of Hollister, CA	Accela Civic Platform - Bluebeam, Laserfiche and Tyler Cashiering
City of Maryland Heights, MO	Accela Civic Platform - Laserfiche

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Modernizing Civic Services

City of Fort Worth's Journey to an Enterprise iPaaS.

Case Study: Background and Challenge

Navigating the Complexity in Civic Services: In the diverse landscape of municipal governance, the City of Fort Worth leverages **Accela's** land management solution in numerous pivotal departments, including Development Services, Water, Transportation and Public Works, Park & Recreation, and Code Enforcement, among others. With 536 licensed users and an annual issuance of 19,500 Building Permits (as of CY 2022), having a stable, predictable, and efficient end-to-end solution is imperative.

Before moving to **Accela's** Cloud environment in March 2023, the City encountered frequent operational disruptions due to its on-premises architecture. The City recognized that these downtimes impeded their ability to provide efficient services to their residents, businesses, and developers. By embracing the cloud, the City of Fort Worth successfully eliminated these disruptions and became positioned for a seamless operational environment. This strategic move addressed the immediate challenges and positioned the City for a future of uninterrupted, efficient, and continuously improving service delivery.

Hyperfocus on Process Improvement: are to reduce waste and leverage automation wherever possible to improve the experience for both Staff and Customers. This underscores their profound aspiration to enable users to be facilitated by technology, rather than the inverse. Once complete, the expectation is a complete, end-to-end solution that will be more seamless, easier to navigate, and less burdensome for both internal and public-facing users.

Results: The Power of iPaaS. A Strategic Solution

Predictable, efficient, and continuously improving service delivery: As the City of Fort Worth moved forward on its process improvement journey, it recognized the crucial role Integration Platform as a Service (iPaaS) could play in achieving its goals. With a multitude of departments and systems to manage, the need for seamless integration was paramount. iPaaS emerged as a key element, offering a unified platform that effortlessly connected the City's chosen 3rd party systems to **Accela**. This strategic solution will facilitate data flow and harmonize processes across departments, leading to enhanced collaboration and more efficient workflows. By embracing iPaaS, the City of Fort Worth will achieve a comprehensive solution that streamlines internal operations for staff and provides a smoother and more user-friendly experience for customers engaging with city services.

"Seamless integration is a key element to our success. Whereas iPaaS for Accela with Velosimo emerged as an easy, proven way to connect the City's diverse systems and pave the way for an efficient, user-centric experience."

– Ken Frame, MBA, CCC, CSSBB, Business Process Manager

Population
935,508

Accela users
536

Annual Building Permits
19,500

Department served
- Development Services
- Water
- Transportation and Public Works
- Park & Recreation
- Code Enforcement
- Police & Fire

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The Quest for Better Payment Solutions

City of Omaha's Journey to a Seamless and Secure SaaS Payment Solution

The City of Omaha, Nebraska, lives up to their vision to provide a streamlined citizen experience. The City's Planning Department's Permits and Inspection Division offers their constituents an online permit experience, which includes the ability to pay for applications, permits, and inspection services. This had become an important part of the permit process, but there were also some areas the City wanted to improve upon.

The City faced challenges with their previous payment solution and sought a secure, efficient, and customer-friendly option for processing transactions. In this case study, we explore their journey from using an older adapter to adopting the Elavon connector through **Velosimo** to use with their land management software, **Accela**.

Case Study: Background and Challenge

There were several areas the City was looking to enhance for their customers. As Stu Craven, Senior Application Analyst, from Omaha, NE, explains, "We wanted to provide the ability for customers to pay with ACH/eChecks and we needed to find a solution that was a better fit for our payment security requirements with PCI compliance."

Goals and Benefits: Aiming for Seamless Transactions

By switching to the **Elavon** connector through **Velosimo**, Omaha quickly realized their goal of providing a more seamless integration with **Accela** for their customers. They were able to add the option for customers to pay using **ACH/eCheck** payments while reducing the amount of service fees the City had to pay their payment processor. By adopting this new connector, Omaha was able to unify its payment processing under a single platform, making it easier for its finance department to track metrics and generate reports.

Results: Significant Savings and Improved Visibility

Omaha chose to use the **Elavon** integration with **Velosimo** for several reasons. As an established customer of **Velosimo**, the team was confident in the usability of the platform and knew they would have the ability to track transactions in the administration portal for better visibility and potential troubleshooting. They were also confident they would be able to quickly realize the time to value with a proven implementation process.

And Omaha was able to set up and configure the new integration with **Elavon** through the **Velosimo** platform quickly, and within two weeks, they were in processing payments.

"Now that we have integrated ACH and electronic checks, we are saving significant money on credit card fees. Many of our customers are choosing to make their payments using ACH/eCheck." That equates to an immediate savings in credit card processing fees. According to Craven, "We feel like over the course of a year, it's going to really pay off for us."

– Craven

Population
487,300

Accela users
112

Annual Building Permits
80,000

Velosimo Connect Platform Security Overview

Introduction

This document showcases our dedication to ensuring a secure user environment and maintaining compliance with industry best practices and standards.

System and Network Security

- Hosting and Infrastructure: Velosimo Connect is hosted on Amazon Web Services (AWS), a secure cloud services platform. AWS provides a robust, scalable, and secure infrastructure, with compliance certifications from multiple bodies across the globe. It offers us a wide range of data protection measures, including secure access, encryption, network firewalls, and intrusion detection systems.
- Firewalls and Intrusion Detection Systems: We have robust firewalls and intrusion detection systems (IDS) in place to protect our network and monitor any malicious activity. AWS's in-built security features further enhance these protections.
- Network Segmentation: We have implemented network segmentation within the AWS environment, isolating sensitive systems from other networks to minimize the risk of unauthorized access.
- Vulnerability Scanning and Patching: We conduct regular vulnerability scans and promptly apply the necessary patches. The AWS infrastructure enables us to apply these updates seamlessly without interrupting our service.

Data Protection

- Encryption: All data on Velosimo Connect, both in transit and at rest, is encrypted using industry-standard protocols. AWS's encryption services enhance our data protection capabilities.
- Data Backup: We perform regular backups of customer data, with data restoration procedures regularly tested. AWS's reliable and scalable storage services support these efforts.

Access Control

- Role-Based Access Control (RBAC): We have implemented RBAC within our platform to control access to sensitive data and systems based on job function, leveraging AWS's Identity and Access Management (IAM) services.
- Multi-Factor Authentication (MFA): MFA is enforced for all system administrators and is available to all users, adding an extra layer of security for user accounts.

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Incident Response and Disaster Recovery

- Incident Response Plan: We have a comprehensive incident response plan in place, which is reviewed and tested regularly.
- Disaster Recovery Plan: Our disaster recovery plan, supported by the high availability and redundancy of AWS services, ensures business continuity in the event of a major incident.

Policies and Procedures

- Security Policies: We maintain documented security policies covering a range of areas, including acceptable use, password management, and incident response.
- Security Training: All employees undergo security awareness training upon hire and on a quarterly basis to keep them current with the latest security protocols and best practices. This is tracked and updated regularly using KnowBe4.

Compliance

- CCPA compliance: Velosimo Connect complies with all relevant data protection and privacy laws, including CCPA.
- Industry Standards: Our security practices align with recognized industry standards, including ISO 27001 and NIST 800-53, and we leverage AWS's infrastructure, which is certified against a range of global standards.

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VELOSIMO
SUPPORT AND MAINTENANCE AGREEMENT

This Agreement describes the Velosimo support and maintenance policy pursuant to a Velosimo order form referencing this Agreement ("Order Form(s)") and sets forth the basic terms and conditions. This Agreement shall govern Customer's initial purchase as well as any future purchases made by Customer which reference this Agreement. Velosimo provides the Products and Services listed on an Order Form on a subscription basis. The term of each Subscription is designated in the applicable Order Form.

I. Parameters

a. **Service Availability**: Velosimo's goal is to have all of the material functions of the Services (including without limitation, Customer's web-based administrative functions) available for access by Customer Users 100% of the time during the peak business hours of 5:00 a.m. through 6:00 p.m., Pacific time, Monday through Friday. Velosimo will schedule to occur outside of these hours any planned maintenance that requires, or that Velosimo believes is likely to result in, the unavailability of one or more material functions of the Services.

II. Handling of Support and Maintenance Requests

a. Contact Information and Procedures: Velosimo' s normal business hours are 6:00 a.m to 6:00 p.m Pacific Time, Monday through Friday, excluding holidays observed by the US Federal Government. Support or maintenance requests delivered outside of these normal office hours are treated as received by Velosimo at the opening of business on the next Velosimo business day. Requests for help desk support or assistance in the resolution of Problems (as defined below) with the Services may be delivered by telephone or e-mail at the following addresses:

1. For Code 4 Problems (as defined below)
    a. e-mail: support@velosimo.com
2. For Code 1, 2 and 3 Problems (as defined below)
    a. e-mail: support@velosimo.com
    b. Telephone: 801.613.1952

b. Response to Support and Maintenance Requests: "Problem" means a continuing or recurring problem experienced by Customer in accessing or using the Services. Velosimo will respond to reported Problems and to requests for help desk support in accordance with the time frames and effort levels set forth below based on the Severity Code that Customer assigns to the request pursuant to the criteria set forth below.

c. Exclusions. Velosimo is not responsible for correcting reported Problems that result from the actions, equipment, or software of Customer or any Customer User or that otherwise result from events that are outside of Velosimo's reasonable control, including any failure of access circuits to (other than those caused solely by Velosimo), the unavailability of, or interruption or delay in, telecommunications, power or other third party (excluding Velosimo' s subcontractors), or any third party software, or any other Force Majeure Event.

d. Security. The parties expressly recognize that it is impossible to maintain flawless security, but Velosimo and Customer shall take reasonable steps to prevent security breaches. If Customer or Velosimo becomes aware that an unauthorized party has accessed Customer Information, or that Harmful Code that has infected Velosimo's server files, then the party that discovered the security breach or the Harmful Code shall attempt to notify the other party of the occurrence as soon as is reasonable. "Harmful Code" means computer instructions whose purpose is to disrupt damage or interfere with use of Velosimo's or Customer's computer and telecommunications facilities, including without limitation, any automatic restraint time-bomb, trap-door, virus, worm, Trojan horse, or other harmful code or instrumentality that will cause the Services or any Customer or Velosimo software, hardware or system to cease to operate or to fail to conform to its specifications. Velosimo shall take reasonable precautions to previous stop, find and eliminate the spread of all viruses and worms on its servers. Velosimo may, at its discretion remove or delete infected Customer files from the server, with or without advance notice to Customer in order to prevent additional damage to the servers In such event, Customer shall not be entitled to any setoff, discount refund or other credit. Velosimo will attempt to contact Customer as soon as possible if this occurs.

e. **Emergency Contacts.** Velosimo shall deliver to Customer and keep current a list of persons and telephone numbers ("Calling List") for Customer to contact in the case of Code 1 or Code 2 Problems occurring after Velosimo's regular business hours, or if telephone support described above is unavailable. The Calling List shall include: (a) the first person to contact if a question arises or error occurs and (b) the persons in successively more responsible or qualified positions to provide the answer or assistance desired. In the event that Velosimo fails to respond promptly to any request by Customer for telephone consultative service, Customer may then attempt to contact the next more responsible or qualified person on the Calling List until contact is made and a designated person responds to the call.

f. Velosimo will respond to reported problems and to requests for help desk support in accordance with the time frames and effort levels set forth below based on the Severity Code that Customer assigns to the Problem pursuant to the criteria set forth below.

Severity	**Description of Severity**	**Response Time**	**Resolution Time**
Level **1** **Critical**	Critical issue occurring on production system preventing business operations. A large number of users are prevented from working with no reasonable workaround.	Velosimo will respond with confirmation of receipt of incident. Follow-up will be provided via the ticket system every 60 minutes.	Upon confirmation of receipt, The Company begins continuous work on the Problem and will put forth the effort to provide a workaround, fix, or estimated completion date within 72 hours after the Problem has been diagnosed and/or replicated or provided there is a client representative available to assist with issue diagnosis and testing during the resolution process.
Level 2 **High**	Major issue occurring on production system severely impacting business. A large number of users are impacted by issue, but they are still able to work in a limited capacity.	Velosimo will respond with confirmation of receipt of incident. Follow-up will be provided via the ticket system every 2 business days.	Upon confirmation of receipt, Velosimo put forth the best effort to provide a workaround or fix or estimated completion date within 14 business days after the Problem has been diagnosed and/or replicated.
Level 3 **Medium**	Issue causing a partial or non-critical loss of functionality on production system. A small number of users are affected.	Velosimo will respond with confirmation of receipt of incident. Follow-up will be provided via the ticket system every 5 business days.	Upon confirmation of receipt, Velosimo will put forth the best effort to provide a workaround or fix or estimated completion date within 21 business days after the Problem has been diagnosed and/or replicated.
Level 4 **Low**	Issue occurring on non-production system or question, comment, feature request, documentation issue or other non-impacting issue.	Velosimo will respond with confirmation of receipt of incident. Follow-up will be provided via the ticket system every 7 business days.	Resolution for the issue may be released as a patch set or be incorporated into a future release of the product.

III. Maintenance Windows

Velosimo will perform all system maintenance during designated maintenance windows. Velosimo will provide notice of scheduled maintenance within these maintenance windows.

a. Critical Issues - In the case of critical issues preventing users from using the system, Velosimo may deploy fixes at any time to resolve critical customer issues.

b. All other Issues - For all non-critical issues, Velosimo will perform system maintenance during the following day/time window. Maintenance Window: Every Thursday - 9:00 PM PT - 1 AM PT.

ADDENDUM NO. 1

ENTERPRISE SYSTEMS INTEGRATION and MANAGED INTEGRATIONS-AS-A-SERVICE

VILLAGE OF ARLINGTON HEIGHTS

11/14/2023

The Village of Arlington Heights releases this first addendum to the RFQ for Enterprise System Integration and Managed Integrations-as-a-Service. It asks all vendors to completed the revised RFQ document released on 11/14/2023. This addendum addresses Section 3: Conditional Release of API Documentation. The Section is revised as follows:

"The Village seeks to utilize open API's from Tyler and Cityworks to develop the expected integrations. To familiarize prospective respondents with the API capabilities available, respondents are required to sign a non disclosure agreement (NDA) with Tyler Technologies to access the API documentation from Tyler. Respondents interested in obtaining the API documentation from Tyler will be invited to electronically consent to the Tyler NDA terms without condition prior to accessing this information. The Village recognizes access to this document is necessary to assess the feasibility of building the necessary integrations outlined in the scope of work.

To receive access to the Tyler API toolkit documents, Tyler requires your team to complete the NDA agreement that is attached as Attachment A: Tyler Technologies Non-Disclosure Agreement. Please complete the form and immediately send it to the Village's designated point of contact for this RFQ, Lisa Subrin at LSubrin@vah.com. Once received, the Village will submit to Tyler Technologies to be countersigned and it will send the API document in a separate, follow-up message to the contact registered to receive this RFQ document.

Upon the successful submission and approval of your NDA by our organization, you will receive an email containing the API document."

The Village requires your signed acknowledgement of this addendum #1 as part of a proposer's complete proposal response. Failure to acknowledge receipt of this addendum with the proposer's proposal submission shall result in the submission to be incomplete and be disqualified.

Vendor's Acknowledgment of Receipt

Company Name_____Velosimo, Inc._____

By_____ _____

Print Name _____Sean Wong_____

Position / Title _____CFO_____ Date _12/15/23_____

ADDENDUM NO. 2

ENTERPRISE SYSTEMS INTEGRATION and MANAGED INTEGRATIONS-AS-A-SERVICE

VILLAGE OF ARLINGTON HEIGHTS

12/4/2023

The Village of Arlington Heights releases this 2nd addendum to the RFQ for Enterprise System Integration and Managed Integrations-as-a-Service in response to questions asked

The Village requires your signed acknowledgement of this addendum #2 as part of a proposer's complete proposal response. Failure to acknowledge receipt of this addendum with the proposer's proposal submission shall result in in the submission to be incomplete and be disqualified.

Questions and Answers:

Q1: Is the RFQ to be submitted electronically by the due date to your email address?
Answer: Yes – Please provide a PDF submission of your proposal and submit it electronically to Lisa Subrin at LSubrin@vah.com

Q2: Can you advise, if Section 10, Proposal Response Guidelines, is what is requested to be submitted? Or, should Section 5, Evaluation Criteria also be included addressing each line item?

Answer: Section 10 provides the format for respondents to structure their proposal responses. Section 5's evaluation criteria will be applied by the Village's proposal evaluation team. Respondents should be conscious of the evaluation criteria when drafting their responses.

Q3: Tyler Installations/Migrations: Could you provide an update on the current status of the Tyler installations and migrations, specifically focusing on Utility Billing and Enterprise Service Request (ESR) systems? Additionally, are there any other Tyler products currently being implemented or planned for implementation in the near future?

Answer: The City is implementing Tyler's EnerGov and Munis Utility Billing on 12/12 and 1/29, respectively. We expect these systems to be stabilized in their respective production environments by the start of this project in February 2024. The implementation of Tyler's MyCivic/Enterprise Service Request will be limited to Tyler-to-Tyler product integrations which are native to the platform.

Q4: Azure Environment: Could you clarify the current extent of Arlington Heights' footprint on Azure? Also, is there interest in expanding this usage to include Azure's capabilities for the upcoming integration projects?

Answer: At this time, from an operational point of view, we do not store or process data on Azure. However, we do utilize Azure Entra ID for authentication and login purposes. We do intend to mandate

that all developers store and commit any code developed for the Village of Arlington Heights in a Git repository. Currently, we are exploring the possibility of using Azure DevOps to manage this project, but a final decision has not been reached yet. As for future integration projects, we do not have any plans at this time, but the situation may change in the
future.

Q5: CityWorks Installation: Is the current CityWorks installation deployed in an on-premises environment, or is it cloud-based? Additionally, are there any plans or considerations for migrating it to a different environment in the near future?"

Answer: The CityWorks Installation is on-prem running on Windows IIS.

Q6: Will the City confirm that ESRI is the platform the Village uses for GIS? If not, ESRI, please provide the name of the GIS platform used.

Answer: The City uses Esri's products for desktop, server, and online mapping services for all of its GIS activities and contracts with Municipal GIS Partners to support its GIS applications, data, and services. Since 2017, it has been an active member of the GIS Consortium, an organization of Chicago-area communities unified by a common goal: to share resources, information, staffing, and technology so that municipalities can optimize the value of their GIS capabilities.

Vendor's Acknowledgment of Receipt

Company Name_____Velosimo, Inc._____

By_____ _____

Print Name _____Sean Wong_____

Position / Title _____CFO_____ Date ___12/15/23_____

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Question	Answer
Please provide a detailed 5 year cost of ownership by year assuming there are no changes.	If the City signs a multi-year agreement for five years, Velosimo will hold the annual increase to 3%. The total five year cost of ownership would be $130,073.83, and is broken down below. Year 1: $24,500.00 Year 2: $25,235.00 Year 3: $25,992.05 Year 4: $26,771.81 Year 5: $27,574.97
Please provide a detailed 5 year cost of ownership, assuming there is one net new bi-directional integration being developed in year 2 consisting of 40 hours development effort	If the City adds one net new connector in year two, the total five-year cost of ownership would be $181,323.26, and is broken down below. The additional connector would be $12,250. Year 1: $24,500.00 Year 2: $37,485.00 Year 3: $38,609.55 Year 4: $39,767.84 Year 5: $40,960.87 Development Effort = $175/hr x 40 = $7,000
Are all cloud processes run in vendor owned tenets, or client owned tenets?	All cloud processes run inside the Velosimo iPaaS platform which is located in AWS. We provision multiple customer tenants to account for non-production and production usage. The tenants are housed in the Velosimo platform, but the customer has full access to their tenant to configure and monitor the integration via named user access. Training on the Velosimo tool is provided as part of customer onboarding.
What level of technological skill does the Village need to maintain/manage any pieces of the integration stack?	The Velosimo iPaaS platform is cloud based so there is no need for agency IT to maintain any local infrastructure specific to Velosimo. Skill set for configuration and maintenance of the connectors once deployed depends on the task. For configuration, we target a technical Business Analyst level resource as the skillset level required to configure the connector. For monitoring and troubleshooting, the same technical Business Analyst may be able to perform many monitoring tasks, but they also may require the assistance of an IT Analyst / Developer role to understand some of the more technical items when reviewing the logging information.
Describe how data transfer failures are remediated. a. Is any data retained in the environment?	Data is retained in the Velosimo instance for a configured timeframe. Our default is 2 weeks, but we can adjust per connector.

a. Are transactions logs used to replicate transactions? a. In a disaster recovery scenario, what would be the process to replicate 1 day or 1 weeks' worth of transactions?	We keep a log of the "flow executions" which details the specific calls made and the response, including the data. In the case of a failure, the transaction may be retried. Retry can be manual using the Velosimo User Interface or we can add programmatic retries that automatically retry transactions based on some ruleset. Example, every 30 seconds for 3 minutes. Because we store the data and the transactions for the defined time… we can leverage that in a disaster recovery situation. In the case of such a disaster, The Village would contact our Customer Success team who can engage Engineering resources to assist in that emergency.
Do you proactively monitor the application API's for upgrades, code changes and deprecated functions AND proactively upgrade your tech stack accordingly? Will the built integrations always remain in supported technology?	Yes, as part of the annual subscription we will maintain the connectors. For any changes to Tyler or Cityworks APIs that impact the connector, Velosimo will update the connector to maintain current functionality. Our Cityworks partner instance is upgraded prior to customers and we validate all our Cityworks connectors once that upgrade happens. We will implement the same approach for Tyler using The Villages non-production instances as we are not aware of Tyler providing partner sandbox instances similar to what Cityworks provides.
What is your expected timeframe for implementation?	Once development work is started, it is estimated to take 12-16 weeks to complete both connectors
Why are the services so high on your references, yet zero in this proposal? What constitutes the extra service fees for these clients?	We are maturing as a company. Some of the references provided were early customers where we used Services contracts to build products. With our recent funding and growth, we are able to make strategic investments. Tyler Munis is a very large system with many customers and The Village is not the only agency with these requirements and we believe we can build something that can help many agencies the way our other connectors are used.
What is the activity of new interface objects being added to the community? Can you describe the process for the Village if they were to find one that they wanted to use?	Velosimo adds new connectors on a regular basis, based on market demand, contractual obligations, and other factors. We added approximately 12 connectors to our marketplace in 2023, and have several on the roadmap for 2024. If the Village has interest in using an existing connector, it can be procured via an order form or other contracting method. Please note, a departmental or platform license is also an option to be discussed if the agency anticipates using four or more connectors in the future.

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Question	Answer
1. What is your experience working with supported API's from Tyler?	We have multiple customers using the Accela - Tyler Cashiering payment connector. This connector was built in cooperation with a customer and Tyler Technologies. Velosimo was able to lead that development for the customer. The customer's primary role was requirement validation and direct communications with Tyler related to technical questions for the integration. Velosimo will provide the technical expertise, but Tyler requires the requests are initiated by a Tyler customer.
2. What is your experience working with supported API's from Cityworks?	We have several live customers using connectors that leverage Cityworks APIs. We are an active Cityworks partner and we leverage our Cityworks partner software instance (CWOL) to stay current on the releases and any changes to the APIs that impact our connectors.
3. Have you had experience working with clients that use Tyler and/or Cityworks applications? If so, please explain how your team supported them.	We have multiple customers in both live and deployment stages of their Velosimo deployment that leverage Cityworks and Tyler connectors. Velosimo Customer Success supports our customers through the entire journey from procurement to post go-live. We leverage a support ticketing system to track and monitor communications with customers related to their connectors. We leverage our strong partnerships with providers like Cityworks to stay in front of any changes that impact the integrations our customers are using. We enjoy our role as the middleware and are happy to support customers as we jointly work with Tyler/Cityworks to achieve seamless integration.
4. What would happen if during the integration design, the API's provided by either Tyler or Cityworks did not perform according to specification. How would your team support the Village in troubleshooting and reporting the gaps to the vendor support teams managing each API?	Velosimo logging and transaction reporting will become a critical asset for the Village in the communication between all three parties if this situation does happen. Velsoimo will engage with the Village to help communicate and resolve the issue. As active partners of Cityworks, we can get direct support from Cityworks on many items as we work with their solution. For Tyler, we will work with the

	Village as your consultant to work through the Tyler support processes to get the information/resolution required.
5. Walk the Village's team through what an upgrade cycle of your platform looks like to include: a. Confirm vendor's proposal anticipates an annual upgrade cycle for the Cityworks and Tyler applications. Discuss your involvement in the scheduling process for each application upgrade based upon your proposal. b. Describe what communication occurs prior to testing to plan for the Village's upgrade testing. c. Describe the Village responsibilities vs vendor responsibilities during testing. How will the API integration would be tested in a TEST environment prior to upgrading either the Tyler or Cityworks business applications. d. Describe the testing and validation process of Internal code base for your own upgrades/security enhancements. How will these be updated? e. Describe the transition from the testing to the production environment. Describe the process to confirm post-testing communications to notify Village the upgrade is successful completed.	The Velosimo Connect iPaaS platform is on an infrequent and as needed upgrade schedule. The backend platform team does add additional capabilities for our developers or hosted infrastructure needs. These upgrades happen during defined maintenance windows in the SLA document referenced below and do not impact connector capabilities or functionality. Velosimo Connectors are kept up to date with critical changes based on any updates that impact the connector, yearly or other, from the two "endpoint" Vendors Tyler and Cityworks. Notifications for tenant changes are provided to any designated Village contacts via email. Velosimo generally provisions multiple "tenants" or instances of the Velosimo connectors for use with both Production and Non-Production (testing/training/etc) usages. These tenants can be used by the Village to validate the Velosimo connector at the same time as the Village is validating the non-production release of the "endpoint" software (Tyler/Cityworks) These tenants will also be used to validate any changes Velosimo needs to make to ensure connector stability throughout the maintenance life cycle of the connector based on changes from either "endpoint" system. Following successfully validating connectors in non-production instances, Velosimo Customer Success can assist the Village in migrating configuration from the non-prod to the Production Velosimo tenant.

6. In the event of a disaster recovery situation, please discuss how your service replicates transactions during a specific time period? Would there be any additional cost for these services?	In the event of a disaster, Velosimo stores transactions for a defined time period (default of 2 weeks). Transactions from this time period may be re-executed using the Velosimo Platform tools. Re-executing transactions can be done by Village staff or Velosimo Customer Success can engage to assist in the re-executing transactions. Re-executing transactions, including assistance from Customer Success is included in the subscription cost of the connector. If the Village requires services beyond re-executing transactions. These additional services may be billed at our standard hourly rate (175/hr).
7. Do you have a standard SLA in place that you currently adhere to? a. If not, would you be willing to establish support and resolution timeliness through an SLA? b. If yes, can we see it and if desired, are you willing to revise it to meet the Village's business needs?	Yes, Velosimo has a standard SLA included in our Support and Maintenance Agreement available here: https://www.velosimo.com/msmp-1 Our Support and Maintenance Agreement is based on industry standards, however we are open to discussing it in more detail with the Village.
8. Please describe the exit strategy of the Village if there were ever a need or desire to leave the platform due to contract expiration or other technical reason. a. Would the Village be able to support its own integration and continue using the integration platform or would it lose the rights to continue using the platform or integration code developed? b. What happens to all of the data the is contained on the site? c. Is any of the code base portable to other platforms?	Velosimo Connectors are based on annual subscriptions. If the Village were to discontinue the subscription, the Village would lose access to the software on the expiration date of the annual subscription. The data on the site (transaction logs from the defined retention period) will be provided to the Village within 30 days of contract expirations. Velosimo connectors are proprietary to the Velosimo Platform.

velosimo

Question	Answer
In reference to the attached RFQ, please discuss Velosimo's experience supporting client integrating utility billing service requests with work orders (RFQ Section 4.2). Does your team have experience performing a similar scope of services were utility billing service requests originating from a CIS/311/UB system that were passed to Cityworks to accomplish the business objectives outlined? If so, please describe and provide a reference contact information.	Velosimo has engaged with an agency to provide an integration connector between a utility billing system and asset management system (Springbrook to Cityworks) to accomplish similar business objectives the Village has identified. This agency is currently in its final stages of testing, but have not had the opportunity to use it in production yet. Velosimo also has live customers with asset management to non-utility service request integration connectors (Cityworks to PublicStuff). Public Stuff submission data is automatically transferred to new work orders in Cityworks AMS. Work order updates in Cityworks are then automatically reflected in Public Stuff. For more information, we are happy to share the reference below: John Stinson, Sr. IT Manager City of Durham, NC john.stinson@durhamnc.gov Additionally, we are happy to suggest an additional customer to speak with regarding the overall experience partnering with Velosimo: Amy Shackelford, Sr. Business Analyst Town of Queen Creek, AZ amy.shackelford@queencreekaz.gov
The Village provided the API Enterprise Service Request (ESR) documentation from Tyler Technologies to Velosimo. The Village's RFQ Section 4.1 outlines the integration proposed for non-utility billing service requests. Please confirm that Velosimo will deliver a functioning connector supporting steps #5 and #6 based upon the Tyler's ESR API capabilities to receive service request status updates from Cityworks.	Velosimo can create an integration connector that uses Cityworks Action Manager events on Service Request status updates within Cityworks to pass events to Velosimo. Velosimo will then trigger the appropriate processes in both Cityworks and Tyler 311. If labor costs exist, Velosimo will create the associated work order from the service request details. We assume we can pass the necessary information back to Tyler 311 based on the API documents received. The Tyler 311 API states it is primarily designed for new requests and queries, but there is an endpoint named "ExternalTaskStatusUpdate". We assume this

	accepts Service Request updates from external systems such as Velosimo. Having those updates then appear in MyCivic is not something the API discusses. Velosimo assumes updating the data in Tyler 311 will allow the My Civic application to access and present that data. If additional Velosimo flows are required to make the data available in MyCivic, we will provide those flows as a part of the productized integration connector, assuming Tyler provides an API for those updates.
Would Velosimo use the Village's RFQ Section 4: Technical Scope of Work as the basis for its statement of work and managed integration services?	Velosimo does not build our connectors using SOW style engagements. SOWs limit our ability to be flexible to build the product the Village wants and needs. We will create the Product Design Specification, which provides full details on what we will build for the integration connector, based specifically on Section 4 Technical Scope from the RFQ. The features and functions defined in the Product Design Specification is what Velosimo is committing to deliver to the Village.
Would Velosimo consider a deliverables-based payment structure for each connector proposed? Please propose a payment structure based upon the successful delivery of each connector. Discuss what happens if a connector cannot achieve the expected scope outcomes defined in Sections 4.1 and 4.2 following design, build, and testing activities.	Velosimo is a software company and does not provide a deliverables-based payment structure. However, we would be willing to work with the Village to provide alternate terms. Since Velosimo will be immediately investing resources into the development & build, we propose a 50/50 payment structure. This would include 50% of the subscription fee upon contract signing and the remaining 50% of the subscription fee upon user acceptance testing. Once invoices are delivered, standard payment terms are net 30 via ACH. Velosimo's strategy is to be an agency's integration partner, not just a vendor. Our team is dedicated to delivering integrations that meet an agency's scope and needs, and will work together to troubleshoot, enhance and test the integration to satisfaction. Agreement contains termination language in the unlikely event such action is required.

Village Board
5/6/2024

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

Department: Village's Managers Office

Ordinance - Code Amendment-Chapter 13- Alcohol Liquor Dealers

On March 30, 2024 Bangkok Cafe of Arlington Heights dba Bangkok Cafe at 17-19 N. Vail Avenue closed.

An ordinance amending Chapter 13, decreasing the number of authorized Class E liquor license to 13, is attached.

ATTACHMENTS:

Description	Type
Ordinance Amending Chapter 13 - Alcohol Liquor Dealer	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 decrease the number of Class "E" liquor licenses authorized, with the amended entry for Class "E" licenses to read as follows:

CLASS OF LICENSE	ANNUAL LICENSE FEE	NUMBER OF LICENSES AUTHORIZED
E	$2,700.00	13

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

AYES:

NAYS:

PASSED AND APPROVED this 6th day of May, 2024.

_____
Village President

ATTEST:

_____
Village Clerk

Village Board
5/6/2024

Item: Ordinance - Ford Auxiliary Parking Lot - 580 W. University Dr.

Department: Planning & Community Development Department

At the March 18, 2024 Village Board meeting, an Amendment to Land Use Variation Ord. 01-057 to allow storage of non-passenger vehicles, was discussed and approved. The ordinance setting forth the provisions and conditions of approval is attached.

ATTACHMENTS:

Description	Type
Ordinance - Ford Auxilary Parking Lot - 580 W University Dr	Ordinance

VILLAGE OF ARLINGTON HEIGHTS

ORDINANCE NO. 2024-_____

AN ORDINANCE GRANTING AN AMENDED LAND USE VARIATION
FOR FORD AUXILIARY PARKING LOT
(580 W. University Drive)

ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF ARLINGTON HEIGHTS
THIS ____ DAY OF _____, 2024.

Published in pamphlet form
by the authority of the
President and Board of Trustees
of the Village of Arlington Heights,
Cook County, Illinois this
_____ day of _____, 2024

_____
Village Clerk

4855-8527-0196, v. 3

AN ORDINANCE GRANTING AN AMENDED LAND USE VARIATION
FOR FORD AUXILIARY PARKING LOT
(580 W. University Drive)

WHEREAS, Arlington Heights Ford (*"Owner"*) is the owner of that certain property located in the M-1 Research, Development, and Light Manufacturing District (*"M-1 District"*), commonly known as 580 W. University Drive, Arlington Heights, Illinois, and legally described in Exhibit A attached to and, by this reference, made a part of this Ordinance (*"Property"*); and

WHEREAS, in November 2001, the Village approved Ordinance No. 01-057, which approved a preliminary plat of subdivision, a planned unit development, a land use variation to allow the storage of passenger vehicles on the Property, and variations for the Property (*"2001 Ordinance"*); and

WHEREAS, John Guido Jr. (*"Applicant"*) on behalf of the Owner, requests an amendment to the land use variation approved in the 2001 Ordinance to also allow non-passenger vehicles, such as trucks, vans, and busses, to be stored on the Property (*"Proposed Use"*); and

WHEREAS, pursuant to "the 2002 Comprehensive Amendment of the Zoning Ordinance of the Village of Arlington Heights," as amended (*"Zoning Code"*), the Property may only be used for the Proposed Use upon issuance by the Village Board of Trustees of an amended land use variation therefor; and

WHEREAS, pursuant to Section 12 of the Zoning Code, the Applicant, with the Owner's consent, has filed an application for approval of an amended land use variation to allow the Proposed Use within the Property (*"Requested Relief"*); and

WHEREAS, a public hearing of the Plan Commission of the Village to consider approval of the Requested Relief was duly advertised in the *Daily Herald* newspaper on February 13, 2024, and held on February 28, 2024; and

WHEREAS, on February 28, 2024, the Plan Commission made findings and recommendations in support of the Requested Relief, with conditions; and

WHEREAS, the President and Board of Trustees have determined that the Requested Relief meets the required standards for land use variations as set forth in Section 12.2 of the Zoning Code; and

WHEREAS, the President and Board of Trustees have determined that it will serve and be in the best interest of the Village to grant the Requested Relief, subject to the conditions, restrictions, and provisions of this Ordinance;

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

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

SECTION 2. GRANT OF AMENDED LAND USE VARIATION. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 3 of this Ordinance, and in accordance with, and pursuant to, Section 12 of the Zoning Code and the home rule powers of the Village, the Village hereby grants an amendment to the land use variation granted in the 2001 Ordinance to permit the Proposed Use on the Property.

SECTION 3. CONDITIONS. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Zoning Code, the approval granted pursuant to Section 2 of this Ordinance is hereby expressly subject to, and contingent upon, the development, use, and maintenance of the Property in compliance with each and all of the following conditions. For all conditions set forth in this Section 3 for which the Village may conduct a review, make a modification, make an approval, or make a determination, the Village Manager, or their designee, is authorized to take that action in their sole discretion and to their satisfaction. The Applicant will bear all costs for compliance with its obligations in this Section 3 and elsewhere in this Ordinance, unless otherwise noted.

A. Compliance with Regulations. Except to the extent specifically provided otherwise in this Ordinance, the development, use, operation, and maintenance of the Proposed Use and the Property must comply at all times with all applicable Federal, State, and Village statutes, codes, ordinances, and regulations, as the same have been or may be amended from time to time.

B. Designated Parking Spaces. Non-passenger vehicles may only be parked on the Property on spaces 1 through 50 and space 176 on the Property as identified in the "Parking Lot Layout" attached to and, by this reference made a part of this Ordinance as Exhibit B. All other parking spaces on the Property must be designated for, and used by, only passenger vehicles.

C. Emergency Access. No vehicle may be parked in drive aisles on the Property. The drive aisles on the Property must be open and accessible to emergency vehicles at all times.

D. Additional Parking. If any vehicles are parked on a grassy area on the Property, then within 90 days of a request by the Village, the Owner must construct up to 24 additional parking spaces on the Property, in an amount determined by the Village, in the location depicted in Exhibit A to the 2001 Ordinance, which is also attached as Exhibit C to and, by this reference, made a part of this Ordinance. The additional parking spaces must be designed and constructed in compliance with all applicable Village codes, ordinances, and regulations.

E. Permitted Vehicles. All vehicles parked on the Property must be awaiting repair service by the Owner or be for-sale or for-lease vehicle inventory of the Owner. Parking spaces on the Property may not be leased to, or used for vehicle storage by, third-parties.

F. Working Vehicles. All vehicles stored on the Property must be in working order, and may not be visibly damaged or inoperable. Vehicles needing body work or engine repair may not be stored on the Property.

G. Landscape Plan. The Applicant must provide the Village's Director of Community Development & Planning with a landscape plan for review and approval which screens the parking lot on the Property from view from the viewpoint of W. University Drive. The screening must be a minimum of three-feet in height, and consist of a mix of plant materials of varying heights, including shrubs, perennials, and ornamental trees. The landscaping must be installed on or before September 30, 2024.

SECTION 4. RECORDATION; BINDING EFFECT. A copy of this Ordinance will be recorded on title to the Property with the Cook County Clerk's Recording Division. This Ordinance and the

privileges, obligations, and provisions contained herein inure solely to the benefit of, and are binding upon the Applicant and each of its heirs, representatives, successors, and assigns.

SECTION 5. FAILURE TO COMPLY WITH CONDITIONS. Upon the failure or refusal of the Applicant to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, as applicable, the approval granted in Section 2 of this Ordinance may, at the sole discretion of the Village President and Board of Trustees, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Village President and Board of Trustees may not so revoke the approval granted in Section 2 of this Ordinance unless they first provide the Applicant with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Village President and Board of Trustees. In the event of revocation, the development and use of the Property will be governed solely by the regulations of the M-1 District and the applicable provisions of the Village Code, as the same may, from time to time, be amended. Further, in the event of such revocation, the Village Manager and Village Attorney are hereby authorized and directed to bring such enforcement action as may be appropriate under the circumstances.

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

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

SECTION 8. EFFECTIVE DATE.

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

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

2. The filing by the Owner and the Applicant with the Village Clerk of an Unconditional Agreement and Consent, in the form of Exhibit D attached to and, by this reference, made a part of this Ordinance, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance and to indemnify the Village for any claims that may arise in connection with the approval of this Ordinance.

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

[SIGNATURES ON FOLLOWING PAGE.]

AYES:

NAYS:

PASSED AND APPROVED THIS ___ day of _____, 2024

_____
Village President

ATTEST:

_____
Village Clerk

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

LOT 1 IN UNIVERSITY SUBDIVISION, BEING A SUBDIVISION OF THE EAST 870.13 FEET, AS MEASURED ON THE NORTH AND SOUTH LINES THEREOF, OF THE NORTH 325 FEET OF THE SOUTH 667.86 FEET, AS MEASURED ON THE EAST LINE THEREOF, OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDING DECEMBER 14, 2001 AS DOCUMENT 0011187042.

Commonly known as: 580 W. University Drive, Arlington Heights, Illinois.

PIN: 03-07-200-055

EXHIBIT B

PARKING LOT LAYOUT

(attached)

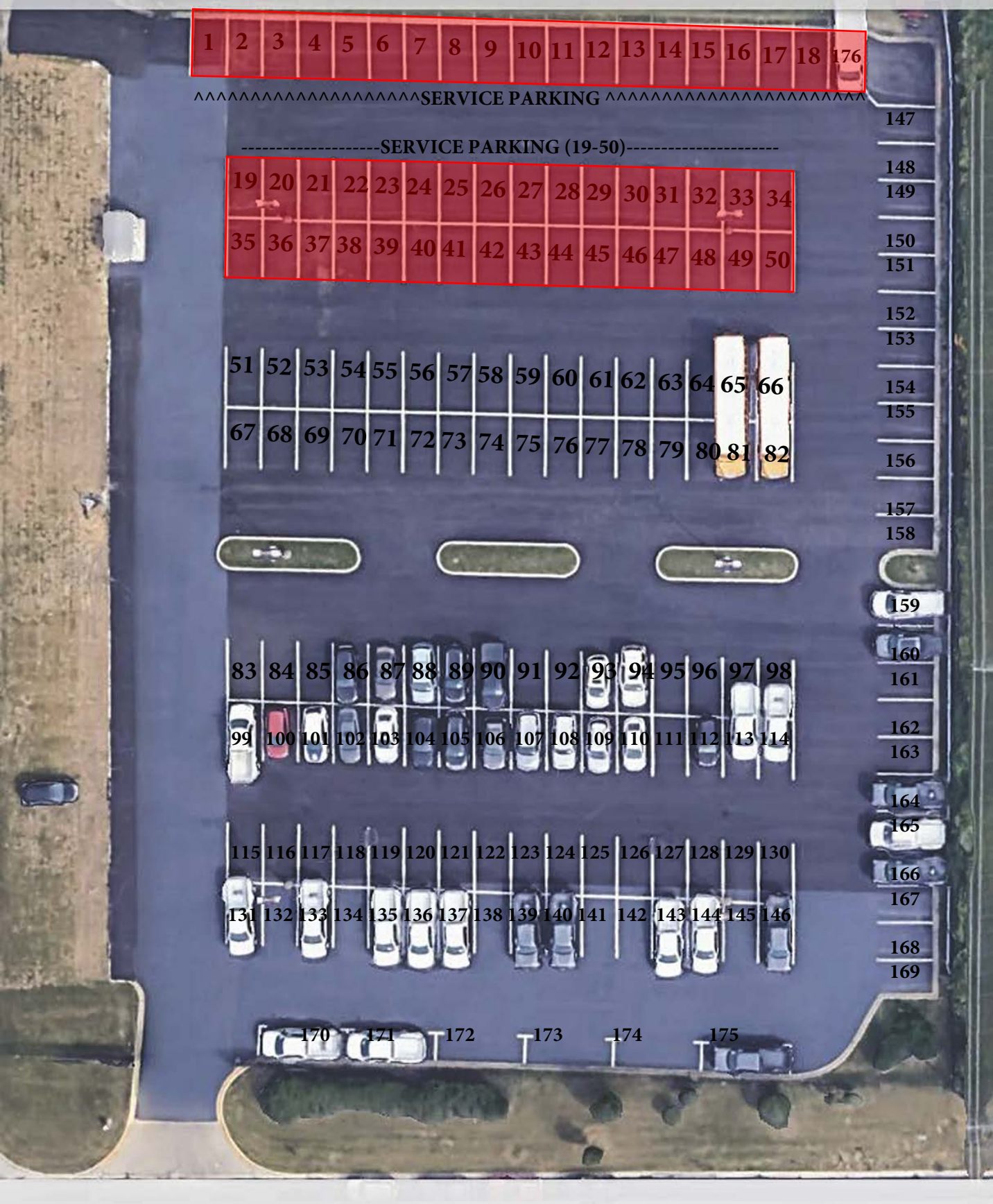

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 176
^^^^^^^^^^^^^^^^^^^^SERVICE PARKING ^^^^^^^^^^^^^^^^^^^^^^^^
147
----------SERVICE PARKING (19-50)----------
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149
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35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50
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EXHIBIT C

ADDITIONAL PARKING LAYOUT

(attached)

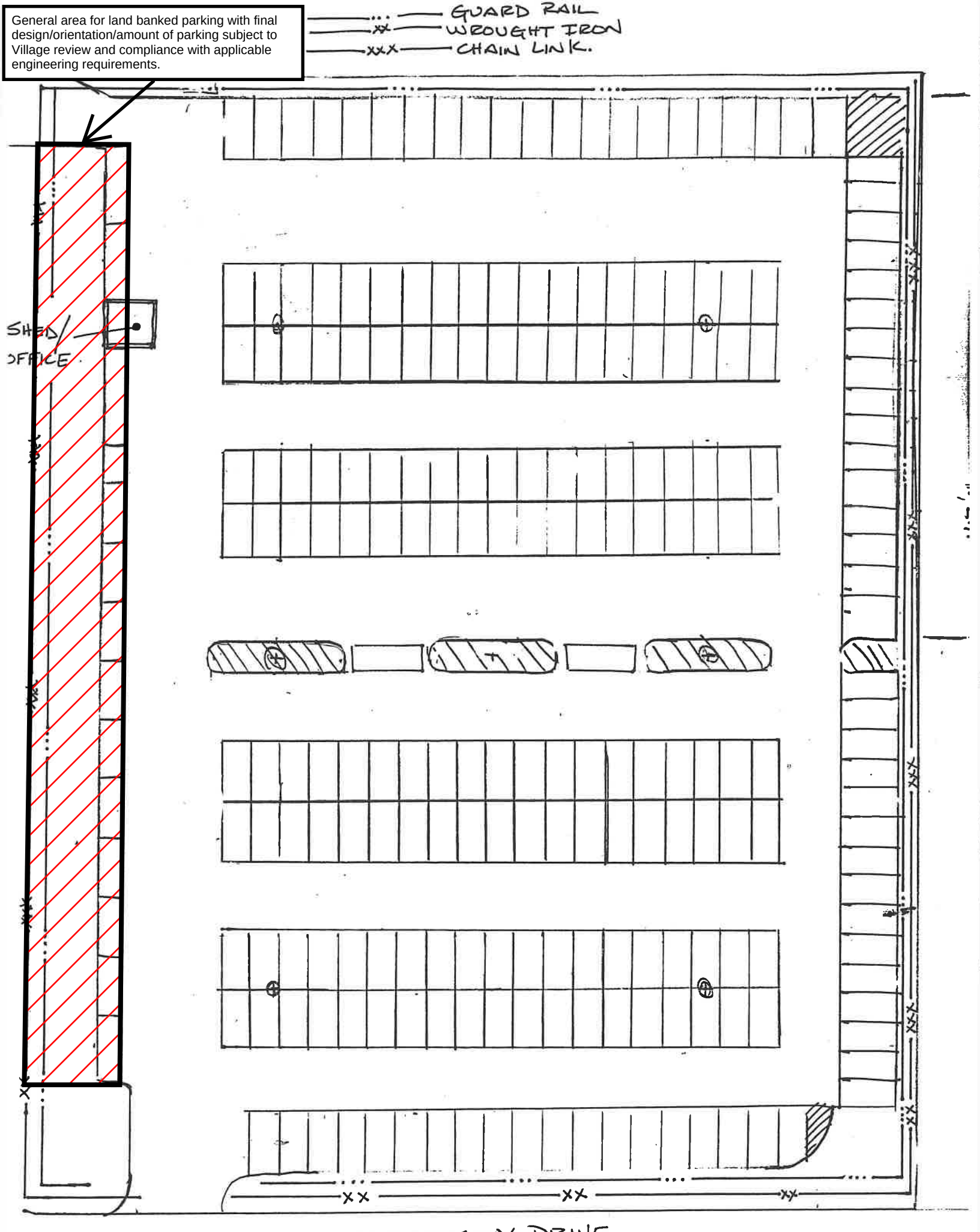

General area for land banked parking with final design/orientation/amount of parking subject to Village review and compliance with applicable engineering requirements.
GUARD RAIL
WROUGHT IRON
CHAIN LINK.
SHED/
OFFICE
UNIVERSITY DRIVE

EXHIBIT D

UNCONDITIONAL AGREEMENT AND CONSENT

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

WHEREAS, Arlington Heights Ford (*"Owner"*) is the owner of that certain property located in the M-1 Research, Development, and Light Manufacturing District (*"M-1 District"*), commonly known as 580 W. University Drive, Arlington Heights, Illinois (*"Property"*); and

WHEREAS, the Owner currently uses the Property as an auxiliary storage lot for passenger vehicles; and

WHEREAS, John Guido Jr. (*"Applicant"*) on behalf of the Owner, requested an amended land use variation allow non-passenger vehicles, such as trucks, vans, and busses, to be stored on the Property (*"Proposed Use"*); and

WHEREAS, Ordinance No. 2024-_____, adopted by the Village President and Board of Trustees on _____, 2024 (*"Ordinance"*), grants an amended land use variation to the Applicant for the operation of the Proposed Use on the Property; and

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

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

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

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

3. The Owner and the Applicant acknowledge and agree that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's granting of an amendment to the land use variation for the Property or its adoption of the Ordinance, and that the Village's approval does not, and will not, in any way, be deemed to insure the Owner and the Applicant against damage or injury of any kind and at any time.

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

[SIGNATURES ON FOLLOWING PAGE]

Dated: _____, 2024

ATTEST:	JOHN GUIDO JR.
By: _____	By: _____
Its: _____	Its: _____
ATTEST:	ARLINGTON HEIGHTS FORD
By: _____	By: _____
Its: _____	Its: _____

Village Board
5/6/2024

Item: Ordinance - 44 S. Vail Ave.

Department: Planning & Community Development Department

At the April 15, 2023 Village Board meeting, a request to grant a sign variation to allow a ground sign to be located in an area with a 7-foot setback, and to allow a ground sign to be located 4-feet from the building wall, was discussed and approved. The ordinance setting forth the provisions and conditions of approval is attached.

ATTACHMENTS:

Description	**Type**
Ordinance - 44 S. Vail Ave.	Ordinance

Prepared by and return to:
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, Illinois 60005
Attention: Village Clerk

THIS SPACE FOR COUNTY CLERK'S USE ONLY

VILLAGE OF ARLINGTON HEIGHTS

ORDINANCE NO. 2024-_____

AN ORDINANCE GRANTING SIGN VARIATIONS
(44 S. Vail Avenue)

ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF ARLINGTON HEIGHTS
THIS 6TH DAY OF MAY, 2024.

Published in pamphlet form
by the authority of the
President and Board of Trustees
of the Village of Arlington Heights,
Cook County, Illinois this
6th day of May, 2024

_____
Village Clerk

AN ORDINANCE GRANTING SIGN VARIATIONS
(44 S. Vail Avenue)

WHEREAS, 44 Vail, LLC (*"Owner"*) is the record title owner of that certain property located in the B-5 Downtown District (*"B-5 District"*), commonly known as 44 S. Vail Avenue, Arlington Heights, Illinois, and legally described in Exhibit A attached to and, by this reference, made a part of this Ordinance (*"Property"*); and

WHEREAS, the Property is improved with a multi-tenant office building (*"Building"*), and the Owner desires to install a ground sign on the Property identifying the Building's tenants (*"Proposed Sign"*); and

WHEREAS, Chapter 30 of the "Municipal Code of Arlington Heights, Illinois, 1995," as amended (*"Sign Code"*), sets forth regulations for the installation and maintenance of signs in the Village; and

WHEREAS, pursuant to Section 30-201.h.5.b of the Sign Code, a ground sign must be located in an area with a 20-foot setback for ground sign placement; and

WHEREAS, the Owner desires to install the Proposed Sign in an area on the Property with a seven foot setback measured from the edge of the public sidewalk to the face of the building, in violation of Section 30-201.h.5.b of the Sign Code; and

WHEREAS, pursuant to Section 30-301.d of the Sign Code, no ground sign may be closer than six feet from any building or other structure; and

WHEREAS, the Owner desires to install the Proposed Sign on the Property four feet from the Building, in violation of Section 30-301.d of the Sign Code; and

WHEREAS, in order to permit the installation of the Proposed Sign, Corporate Sign Systems Inc. (**"***Applicant***"**), with the consent of the Owner, has submitted an application for variations from Sections 30-201.h.5.b and 30-301.d of the Sign Code (collectively, the *"Requested Relief*"); and

WHEREAS, notification of a public meeting of the Design Commission of the Village to consider approval of the Requested Relief was provided by the Owner pursuant to Section 30-904 of the Sign Code by posting signage at the Property and serving written notice on neighboring property owners; and

WHEREAS, on March 12, 2024, the Design Commission conducted a public meeting to consider the Requested Relief, and made findings and recommendations that the Village Board approve the Requested Relief to permit installation of the Proposed Signs, with conditions; and

WHEREAS, the Village President and Board of Trustees have considered the Proposed Sign and the recommendations of the Design Commission, and have determined that the Proposed Sign meets the required standards for sign variations in Section 30-902 of the Sign Code; and

WHEREAS, the President and Board of Trustees have determined that it will serve and be in the best interest of the Village to grant the Requested Relief, subject to the conditions, restrictions, and provisions of this Ordinance;

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

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

SECTION 2. GRANT OF VARIATIONS. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 3 of this Ordinance, and in accordance with, and pursuant to, Section 30-901 of the Sign Code and the home rule powers of the Village, the Village hereby grants the following variations to the Owner for the Proposed Signs:

A. A variation from Section 30-201.h.5.b of the Sign Code, to decrease the minimum sign setback area from 20 feet to seven feet.

B. A variation from Section 30-301.d of the Sign Code, to reduce the six foot minimum distance from the Building to four feet.

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

A. Compliance with Regulations. Except to the extent specifically provided otherwise in this Ordinance, the development, use, operation, and maintenance of the Proposed Sign and the Property must comply at all times with all applicable Federal, State, and Village statutes, codes, ordinances, and regulations, as the same have been or may be amended from time to time, including, without limitation, the Village Code, the Sign Code, and "The 2002 Comprehensive Amendment of the Zoning Ordinance of the Village of Arlington Heights," as amended, except as varied in this Ordinance.

B. Compliance with Plans. Except for minor changes approved by the Village Director of Building & Life Safety (for matters within their permitting authority) in accordance with all applicable Village standards, the installation, use, operation, and maintenance of the Proposed Sign must be substantially compliant with the Signage Plans prepared by Corporate Signs Inc. dated August 3, 2023, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit B (*"Plans"*), but only to the extent the Signage Plans are consistent with the variations granted for the Proposed Signs in Section 2 of this Ordinance and the conditions in this Section 3.

C. Design Recommendations. Prior to submittal of a building permit application for the Proposed Sign, the Owners is encouraged to: (a) review and consider modifying the landscape materials to be located directly in front of the Proposed Sign, so as not to plant and maintain landscape materials that will grow and hide the Proposed Sign, and (b) review and consider modifying the color temperature of the lights inside the Proposed Sign to be a softer color, not bright white daylight.

D. Wall Signs. Wall signs are prohibited on the south exterior wall of the Building, which faces Sigwalt Street.

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

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

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

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

SECTION 8. EFFECTIVE DATE.

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

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

2. The filing by the Owner and the Applicant with the Village Clerk of an Unconditional Agreement and Consent, in the form of Exhibit C attached to and, by this reference, made a part of this Ordinance, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance and to indemnify the Village for any claims that may arise in connection with the approval of this Ordinance.

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

AYES:

NAYS:

PASSED AND APPROVED THIS 6th day of May, 2024

_____
Village President

ATTEST:

_____
Village Clerk

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

PARCEL 1:
LOTS 3, 4, 5 AND 6 IN BLOCK 32 IN DUNTON, COOK COUNTY BEING THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY. ILLINOIS

PARCEL 2:
LOTS 10 AND 11 (EXCEPT THE NORTH 5.00 FEET); TOGETHER WITH THE EAST HALF OF THE VACATED ALLEY, LYING WEST AND ADJOINING LOT 11 AND THE WEST HALF OF THE ALLEY, LYING EAST AND ADJOINING LOT 10 IN SIEBURG'S SUBDIVISION OF BLOCK 25 EXCEPT THE EAST HALF OF LOTS 1 AND 2, ALSO THE NORTH HALF OF BLOCK 32 OF ROBINSON STREET BETWEEN LOTS 25 AND 32 IN DUNTON IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY THE EASEMENT AGREEMENT DATED OCTOBER 25, 1985 AND RECORDED AS DOCUMENT NUMBER 85269990 FROM THE VILLAGE OF ARLINGTON HEIGHTS TO ILLINOIS BELL TELEPHONE COMPANY, ITS SUCCESSORS, ASSIGNS, EMPLOYEES. AGENTS, CONTRACTORS, SUBCONTRACTORS AND INVITEES FOR THE PURPOSE OF INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LAND:

THE NORTH 5-FEET OF LOTS 10 AND 11 AND THE SOUTH 2-FFET OF LOTS 9 AND 12, TOGETHER WITH ALL THAT PART OF THE VACATED ALLEY ADJOINTING SAID PORTIONS OF LOTS AS HEREIN DESCRIBED, IN SIEBURG"S SUBDIVISION OF BLOCK 25, AND THE NORTH HALF OF BLOCK 32 AND VACATED ROBINSON STREET IN DUNTON COOK COUNTY, BEING THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

Commonly known as: 44 S. Vail Avenue, Arlington Heights, Illinois.

PIN: 03-29-346-021; 03-29-346-023; 03-29-346-025

EXHIBIT B

PLANS

(attached)

January 11th, 2024

44 South Vail Avenue Arlington Heights, IL 60005

THE EXCHANGE AT 44VAIL

Sign Variation Application Section IV, Item D.

Subject Property



PLAT OF SURVEY

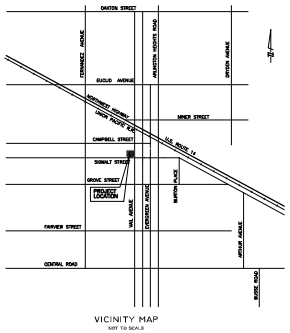
44 South Vail Avenue
Arlington Heights, IL 60005

KETONE PARTNERS

P.I.N. 03-29-346-021
P.I.N. 03-29-346-023
P.I.N. 03-29-346-025

ALTA / NSPS LAND TITLE SURVEY

OF



VICINITY MAP
NOT TO SCALE

PARCEL 1:

LOTS 3, 4, 5 AND 6 IN BLOCK 32 IN DUNTON, COOK COUNTY, BEING THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

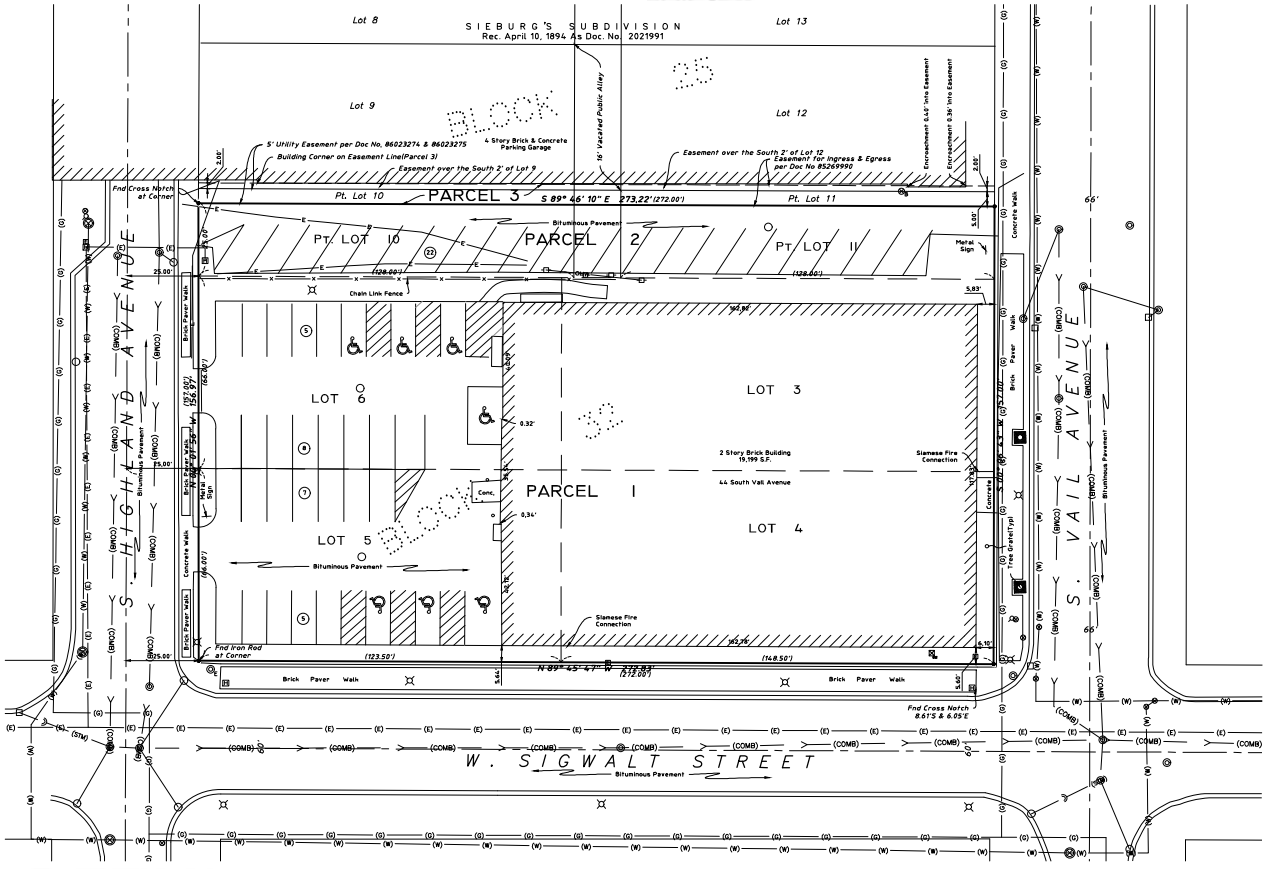
PARCEL 2:

LOTS 13 AND 14 (EXCEPT THE NORTH 5 FEET), TOGETHER WITH THE EAST HALF OF THE VACATED ALLEY LYING WEST AND ADJOINING LOT 14 AND THE WEST HALF OF THE ALLEY LYING EAST AND ADJOINING LOT 13, IN SIEBURG'S SUBDIVISION OF BLOCK 32 EXCEPT THE EAST HALF OF LOTS 1 AND 2; ALSO THE NORTH HALF OF BLOCK 33 OF ROBINSON STREET BETWEEN LOTS 29 AND 32 IN DUNTON IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY THE EASEMENT AGREEMENT DATED OCTOBER 25, 1995 AND RECORDED AS DOCUMENT NUMBER 95338993 FROM THE VILLAGE OF ARLINGTON HEIGHTS TO ILLINOIS BELL TELEPHONE COMPANY, ITS SUCCESSORS, ASSIGNS, EMPLOYEES, AGENTS, CONTRACTORS, SUBCONTRACTORS AND INVITEES FOR THE PURPOSE OF INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LAND:

THE NORTH 5 FEET OF LOTS 13 AND 14 AND THE SOUTH 2 FEET OF LOTS 9 AND 10, TOGETHER WITH ALL THAT PART OF THE VACATED ALLEY ADJOINING SAID PORTIONS OF LOTS AS HEREIN DESCRIBED, IN SIEBURG'S SUBDIVISION OF BLOCK 32, AND THE NORTH HALF OF BLOCK 33 AND VACATED ROBINSON STREET IN DUNTON, COOK COUNTY, BEING THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.



SCALE: 1" = 20'

LEGEND

- Manhole
- Catch Basin
- Inlet
- Fire Hydrant
- Valve Vault
- Valve Box
- B-Box
- Light Pole
- Hand Hole
- Fence
- Pipe Bollard
- Sign
- Gas Valve
- Gas Meter
- Electric Line
- Combined Sewer Atlas
- Water Main Atlas
- Electric Line Atlas
- Gas Line Atlas
- Overhead Utility Line
- Electrical Pedestal
- Electric Manhole
- Electric Meter
- Utility Pole
- Cable TV Pedestal
- Flagpole
- Handicapped Parking Stall
- Number of Parking Stalls
- Record

AREA SUMMARY

PARCEL 1	35,996 S.F.	0.8264 AC.
PARCEL 2	6,815 S.F.	0.1565 AC.
TOTAL	42,811 S.F.	0.9829AC.

PARKING SUMMARY

REGULAR SPACES	47
ACCESSIBLE SPACES	7
TOTAL	54

Surveyor's notes:

1. The basis of bearing shown hereon is based on NAD 83(2011) Illinois East Zone 1201 State Plane Coordinates as referenced from Kara Company's RTK Network.
2. Utility information shown hereon is based upon field measurements, available records. Information from field data is limited to that which is visible and can be measured. This survey does not exclude the possibility of the existence of other underground utilities and or structures. Record information is based upon data collected from both public and private sources. The completeness and/or accuracy of these records cannot be guaranteed, except for those items that can be verified by field measurement. Prior to any excavation contact J.U.L.I.E. (1-800-892-0123) for utility markings. J.U.L.I.E. Design Stage Ticket No: A558016-00A was ordered for this project. Possible Utilities:
   a. COMED – Map has been provided and depicted on the survey.
   b. NICOR – Map has been provided and depicted on the survey.
   c. ATT – no reply
   d. COMCAST – no reply
   e. MCI – no reply
   f. NORTHWEST WTR COMM – no reply
   g. WIDE OPEN WEST CABLE – no reply
   h. Village of Arlington Heights - Map has been provided and depicted on the survey.
3. Based on information provided on the Flood Insurance Rate Map Community – Panel No. 17031C0203J dated August 19, 2008 produced by the Federal Emergency Management Agency (FEMA) for Cook County, Illinois, the property shown and described hereon is located within Zone X, which is defined by FEMA as "0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile."
4. Due to heavy snow coverage at the subject property while conducting the field work. Improvements and features that are obscured by snow may not be shown on this survey.
5. In the preparation of this survey reference was made to Chicago Title Insurance Company Commitment for Title Insurance Order No. CCHI2100827LI with an Effective Date of January 15, 2021.

With respect to Schedule B of said commitment:

Exception B – Terms, provisions and conditions of easement and parking agreement – Doc. No. 95338993 – The subject property is located within the land described therein, however there are no other items to plot.

Exception M – Terms, provisions and conditions of ordinance amending a planned unit development – Doc. No. 89186087 & 89186088 – The subject property is within the land described therein, however there are no other items to plot.

Exception N – Easement in favor of Commonwealth Edison Company and Illinois Bell Telephone Company – Doc. No. 86023274 – Plotted and shown hereon.

Exception J – Easement in favor of Commonwealth Edison Company and Illinois Bell Telephone Company – Doc. No. 86023275 – Plotted and shown hereon.

Exception L – Easement for parking garage – Doc. No. 87240428 and 15274555 – The subject property is within the land described therein, however there are no other items to plot.

Exception R – Possible Encroachment – Doc. No. 87240428 – Plotted and shown hereon.

State of Illinois)
) SS:
County of Cook)

To: Ketone Acquisitions, LLC;
Illinois Bell Telephone Company, a corporation of Illinois;
Chicago Title Insurance Company, its successors and/or assigns;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 7a, 8, 9, 10 and 11 of Table A thereof. The field work was completed on March 1, 2021.

This professional service conforms to the current Illinois minimum standards for a boundary survey.

Schaumburg, Illinois March 16, 2021

By: _____
Illinois Professional Land Surveyor No. 035-3760

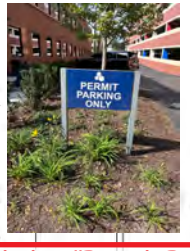
STATE OF ILLINOIS
KEENDERT KLEINJAN
035-3760
SCHAUMBURG, ILLINOIS
PROFESSIONAL LAND SURVEYOR

EXPIRES 11-30-22

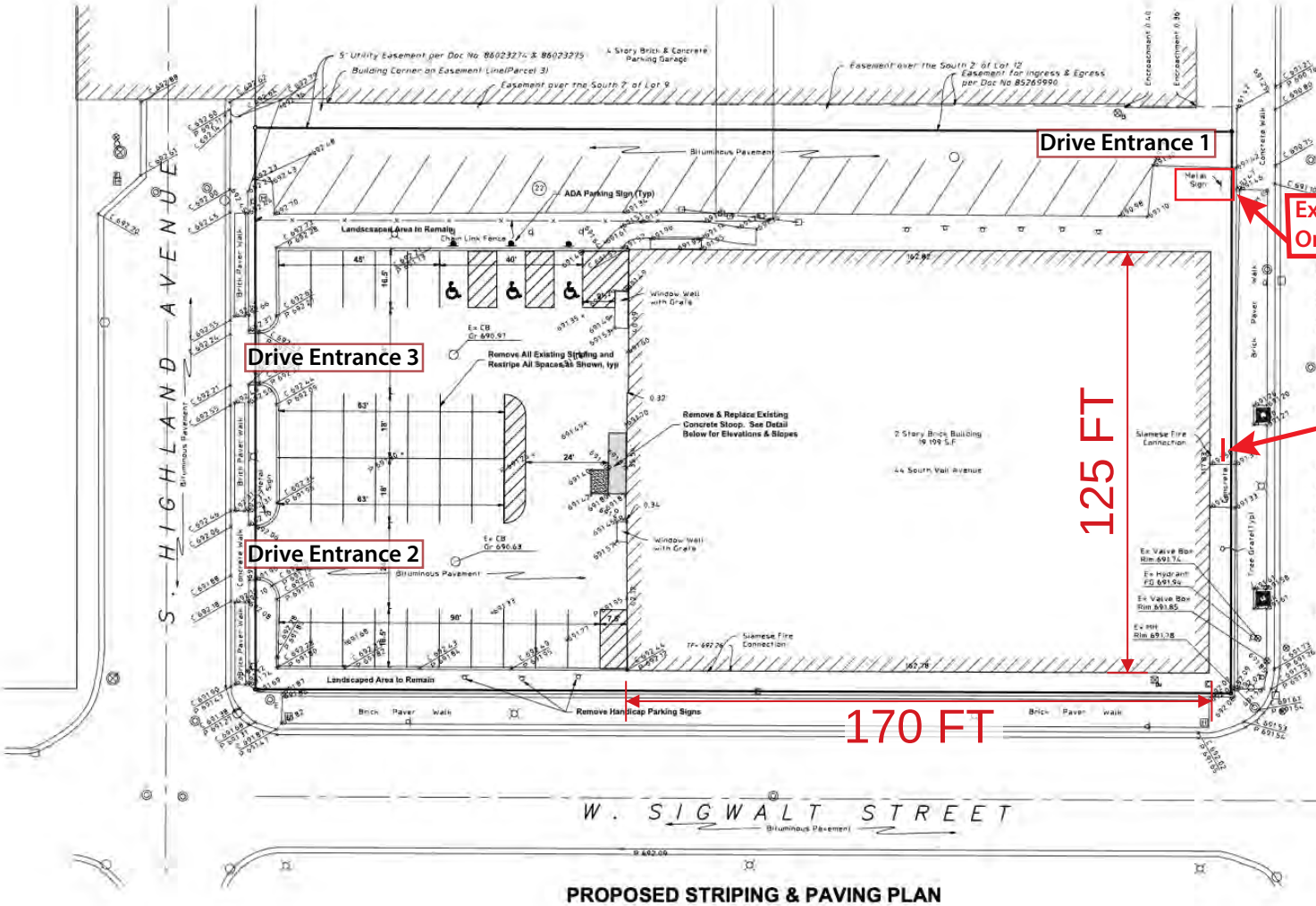
Ordered By: Ketone Partners Project No. 21-040

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173
Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No.: 184-003152
www.haegerengineering.com

EXISTING PARKING ENTRY



Existing "Permit Parking Only" Sign (24"x36")

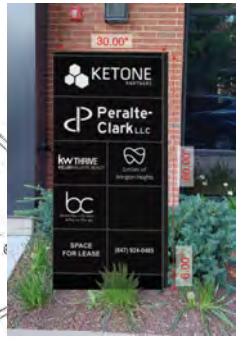


PROPOSED STRIPING & PAVING PLAN

PROPOSED TENANT SIGN

*Located at main entry: East side of building on S. Vail.

Vail frontage: 118 LF
Sigwalt frontage: 170 LF



MICHAEL L. ANGERSON
062-053214
LICENSED PROFESSIONAL ENGINEER
OF ILLINOIS

EXPIRES 11-30-21

No.	Date	Revision
1	11.11.2021	Revised ADA Route and Entrance

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 • Tel 847.394.6600 Fax 847.394.6608
Illinois Professional Design Firm License No. 184.003152
www.haegerengineering.com

SITE PARKING LAYOUT PLAN

44 S. VAIL AVE BUILDING RENOVATION
ARLINGTON HEIGHTS

Project Manager: MLA
Engineer:
Date: 11.03.2021
Project No.: 21-040
Sheet: 1/1

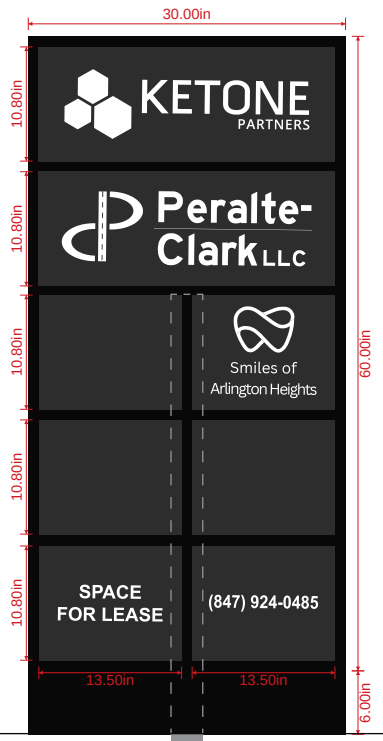
Ground Sign: Fabricated Pans

44 S Vail - Arlington Hieghts
Near corner of Sigwalt and S Vail

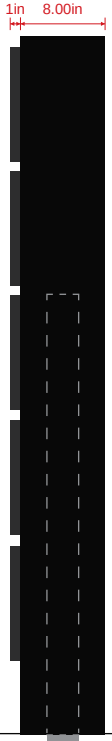
1″ Deep pans for tenant names
Laser cut and backed with translucent white acrylic
Internally illuminate logos
All painted black
1″ Spacing between panels
Set screws to allow replacement of panels



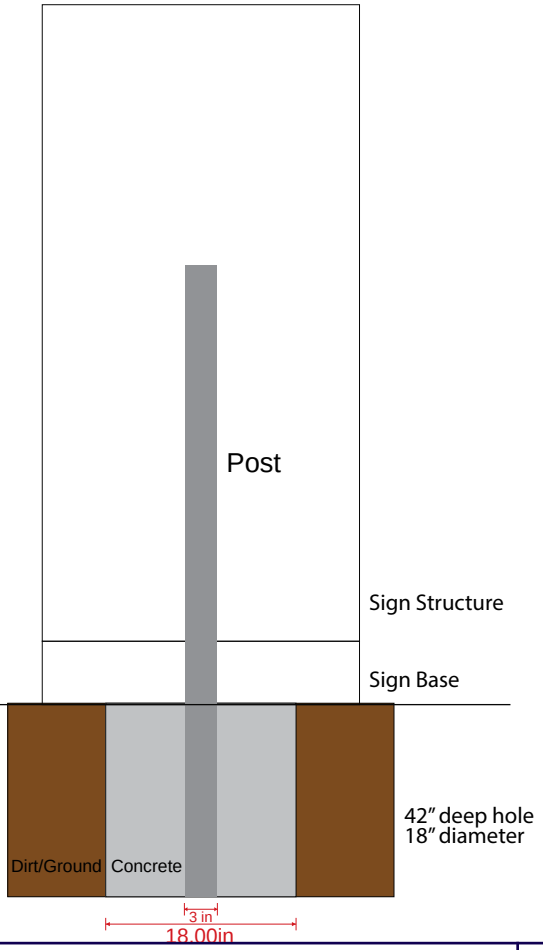
Front Elevation



Side Elevation



Concrete Detail



Corporate Sign Systems Inc.
900 Central Ave.
Roselle, IL 60172
847.882.6100

CLIENT:
44 Vail

Start Date: 8/3/2023
Last Revision:
Estimate #:
Job #:
Page: 1

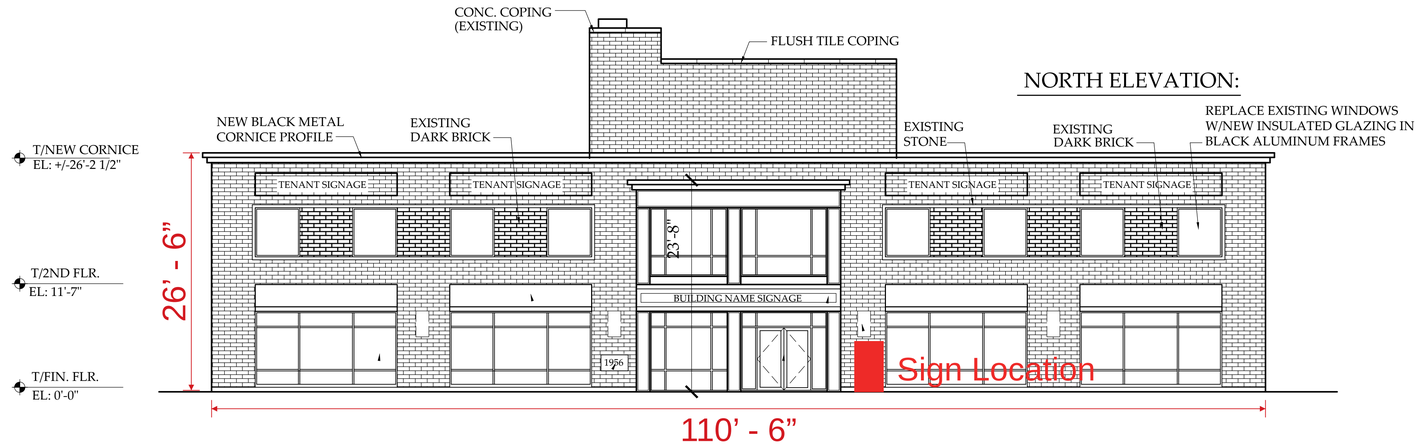
Client Approval

Sales Rep:
Dale
Design By:
CSS

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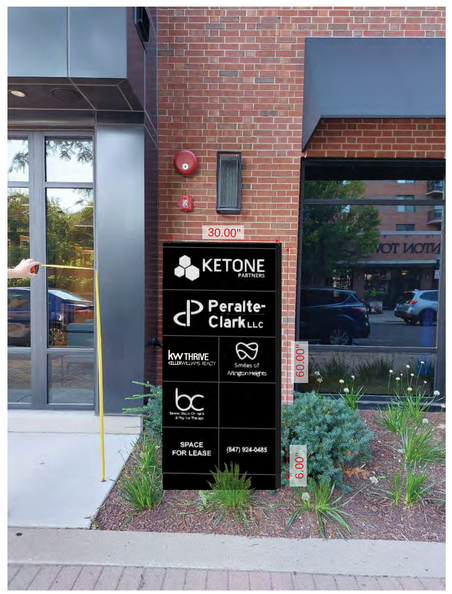
Exhibit B.1

b. Existing and proposed elevations of the building facades. Must be architectural scale, i.e., ¼-inch equals 1-foot or 1/8-inch equals 1-foot. Color renderings are required to indicate proposed signage.



Supplement to the Elevation drawing - color elevation included at 1/8" = 1 ft scale on 36"x24" Arch Paper. Color rendering shown and further detail in Exhibit C.1





Ground Sign: Comment 1 Added Detail

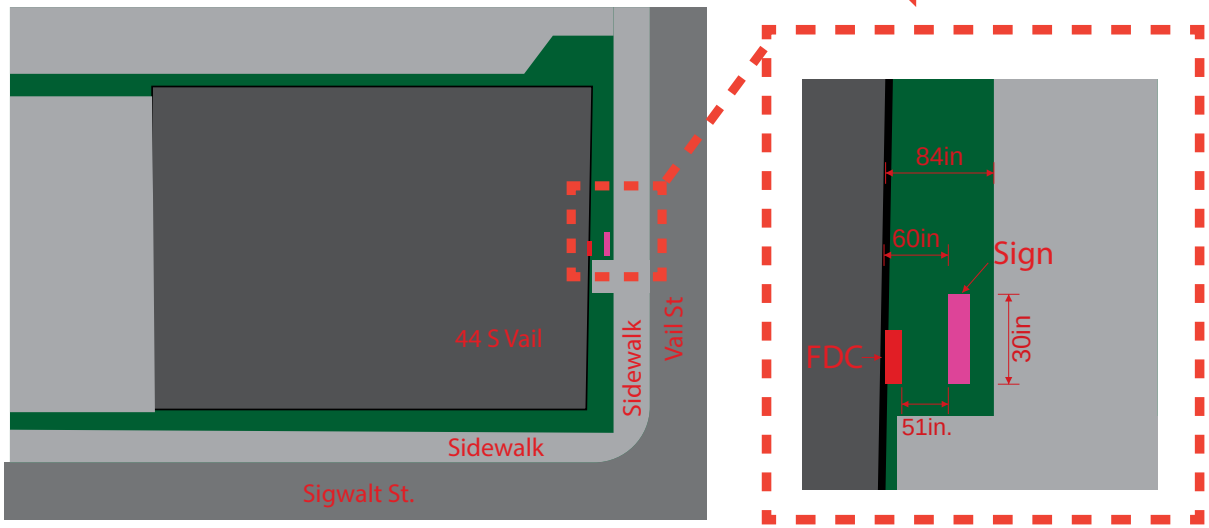
Top / Side View Measurements:
FDC area / distance to sign

1. Plan with dimensions from exterior wall & wall mounted FDC to the sign

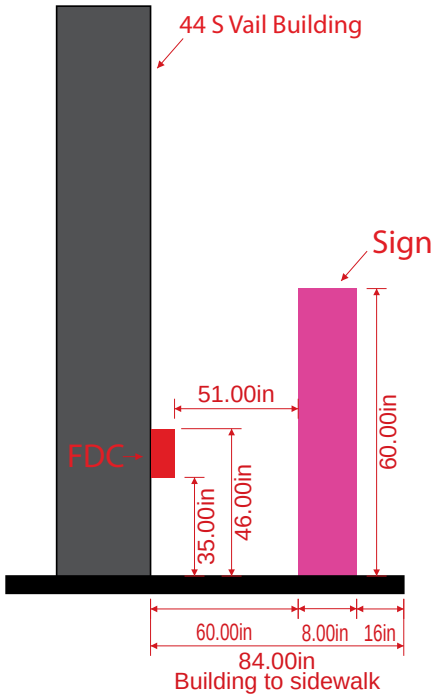
Building Overview



Top View:



Side View:



Corporate Sign Systems Inc. 900 Central Ave. Roselle, IL 60172 **847.882.6100**	**CLIENT:** 44 Vail	**Start Date:** 8/3/2023 **Last Revision:** **Estimate #:** **Job #:** **Page:** 2	**Client Approval**	**Sales Rep:** Dale **Design By:** CSS

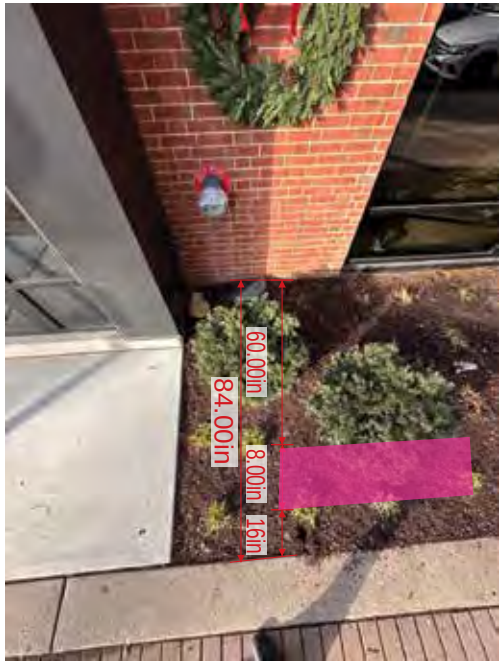
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Ground Sign: Comment 1 Added Detail

FDC area / distance to sign
Site Photos









Corporate Sign Systems Inc. 900 Central Ave. Roselle, IL 60172 **847.882.6100**	**CLIENT:** 44 Vail	**Start Date:** 8/3/2023 **Last Revision:** **Estimate #:** **Job #:** **Page:** 3	**Client Approval**	**Sales Rep:** Dale **Design By:** CSS

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Ground Sign: Rendering day and night



Letters/logos illuminate at night



Corporate Sign Systems Inc. 900 Central Ave. Roselle, IL 60172 **847.882.6100**	**CLIENT:** 44 Vail	**Start Date:** 8/3/2023 **Last Revision:** **Estimate #:** **Job #:** **Page:** 5	**Client Approval**	**Sales Rep:** Dale **Design By:** CSS

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Corporate Sign Systems Inc.

Office: 847.882.6100
900 Central Ave. Roselle, IL 60172

Exhibit E

e. List of all sign materials. (See attached Sample on Page 6)

*List of primary colors, textures and materials to be used.

Exterior Multi-tenant Illuminated Sign Box
Panel Quantity for Tenants: 6
Finish for faces: Black satin finish with white lettering/logo reveal to glow
Finish for sign box: Black satin finish
Faces Material: Aluminum laser cut for logos
Sign Box Material: Aluminum fabricated box
LED Materials: Principal LED modules for white LED illumination internally within box (not visible) Steel post to mount in ground (not visible) Concrete to set post (not visible)

Corporate Sign Systems Inc.

Office: 847.882.6100
900 Central Ave. Roselle, IL 60172

Exhibit G:

Electronic sample board with images of all major materials including colors, textures, and Fnishes being proposed, or a digital photo of an actual material sample board. Please note that if a formal Design Commission meeting is required, when actual samples will be required to be brought to the meeting for review.

Materials Per Exhibit E

Exterior Multi-tenant Illuminated Sign Box
Panel Quantity for Tenants: 6
Finish for faces: Black satin finish with white lettering/logo reveal to glow
Finish for sign box: Black satin fnish
Faces Material: Aluminum laser cut for logos
Sign Box Material: Aluminum fabricated box
LED Materials: Principal LED modules for white LED illumination internally within box (not visible) Steel post to mount in ground (not visible)
Concrete to set post (not visible)

Photo 1:
Photo of actual material
*not side will not edge glow on perimeter this is to show aluminum material and laser cut logo



Photo 2:
White acrylic/lexan that backs the aluminum This creates teh white lettering/logos and will be the only illuminating element



Photo 3:
Post and concrete ex. installation.



Colors: Black White:

*Texture and finish shown in photo 2 - satin paint finish - smooth texture

EXHIBIT C

UNCONDITIONAL AGREEMENT AND CONSENT

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

WHEREAS, 44 Vail, LLC (*"Owner"*) is the record title owner of that certain property located in the B-5 Downtown District (*"B-5 District"*), commonly known as 44 S. Vail Avenue, Arlington Heights, Illinois (*"Property"*); and

WHEREAS, the Property is improved with a multi-tenant office building (*"Building"*), and the Owner desires to provide exterior signage for each of the Building's tenants; and

WHEREAS, as part of planned improvements to the Property, Dale Balsitis of Corporate Sign Systems Inc. (*"Applicant"*) desires to install a ground sign on the Property; and

WHEREAS, Ordinance No. 2024-_____, adopted by the Village President and Board of Trustees on May 6, 2024 (*"Ordinance"*), grants variations from the Village's sign regulations for the Building; and

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

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

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

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

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

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

[SIGNATURES ON FOLLOWING PAGE]

Dated: _____, 2023

ATTEST:

By: _____

Its: _____

_____

By: _____

Its: _____

ATTEST:

By: _____

Its: _____

CORPORATE SIGN SYSTEMS INC.

By: _____

Its: _____

Village Board
5/6/2024

Item: Ordinance - Arlington Gateway Development - SE Corner of Arlington Heights Rd & Algonquin Rd.

Department: Planning & Community Development

At the April 15, 2023 Village Board meeting, a request to grant a sign variation to allow a total of 1,864 sf of temporary signage, and to allow individual temporary signs up to 72 sf, was discussed and approved. The ordinance setting forth the provisions and conditions of approval is attached.

ATTACHMENTS:

Description	Type
Ordinance - Arlington Gateway Dev-Phase 1	Ordinance

Prepared by and return to:
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, Illinois 60005
Attention: Village Clerk

THIS SPACE FOR COUNTY CLERK'S USE ONLY

VILLAGE OF ARLINGTON HEIGHTS

ORDINANCE NO. 2024-_____

AN ORDINANCE GRANTING SIGN VARIATIONS
(1 E. Algonquin Road, 15 E. Algonquin Road, and 111 E. Algonquin Road, and
2355 S. Arlington Heights Road)

ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF ARLINGTON HEIGHTS
THIS 6TH DAY OF MAY, 2024.

Published in pamphlet form
by the authority of the
President and Board of Trustees
of the Village of Arlington Heights,
Cook County, Illinois this
6th day of May, 2024

_____
Village Clerk

AN ORDINANCE GRANTING SIGN VARIATIONS FOR
ARLINGTON GATEWAY DEVELOPMENT
(1, 15, 111 E. Algonquin Road and 2355 S. Arlington Heights Road)

WHEREAS, Bradford Allen Arlington Heights Development Phase I, LLC (*"Owner"*) is the record title owner of that certain property located in the B-3 General Service, Wholesale and Motor Vehicle District (*"B-3 District"*), commonly known as 1, 15, 111 E. Algonquin Road and 2355 S. Arlington Heights Road, Arlington Heights, Illinois, and legally described in Exhibit A attached to and, by this reference, made a part of this Ordinance (collectively, the *"Property"*); and

WHEREAS, the Property is currently improved with vacant buildings, and the Owner desires to redevelop and place temporary signs on the Property; and

WHEREAS, Chapter 30 of the "Municipal Code of Arlington Heights, Illinois, 1995," as amended (*"Sign Code"*), sets forth regulations for the installation and maintenance of signs in the Village; and

WHEREAS, pursuant to Section 30-601.a of the Sign Code, temporary signs may be posted on property in non-residential zoning districts of the Village, so long as the total square footage of such signs does not exceed the lesser of 32 square feet per sign or 64 square feet in the aggregate; and

WHEREAS, as part of redevelopment of the Property, the Owner desires to install five different sign types including: (1) four 72 square-foot signs containing development information, (2) three 72 square-foot signs containing development renderings, (3) six 72 square-foot signs to read "Clark Construction," (4) six 48 square-foot signs containing prairie grasses, and (5) four 16 square-foot signs to read "AHgateway.com" (collectively, the *"Proposed Signs"*), in violation of Section 30-601.a of the Sign Code; and

WHEREAS, in order to permit the installation of the Proposed Signs, Thomas Roszak Architecture, LLC (*"Applicant"*), on behalf of Owner, has submitted an application for variations from Section 30-601.a of the Sign Code (*"Requested Relief*"); and

WHEREAS, notification of a public meeting of the Design Commission of the Village to consider approval of the Requested Relief was provided by the Owner pursuant to Section 30-904 of the Sign Code by posting signage at the Property and serving written notice on neighboring property owners; and

WHEREAS, on April 2, 2024, the Design Commission conducted a public meeting to consider the Requested Relief, and made findings and recommendations that the Village Board approve the Requested Relief to permit installation of the Proposed Signs; and

WHEREAS, the Village President and Board of Trustees have considered the Proposed Signs and the recommendations of the Design Commission, and have determined that the Proposed Signs meet the required standards for sign variations in Section 30-902 of the Sign Code; and

WHEREAS, the President and Board of Trustees have determined that it will serve and be in the best interest of the Village to grant the Requested Relief, subject to the conditions, restrictions, and provisions of this Ordinance;

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

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

SECTION 2. GRANT OF VARIATIONS. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 3 of this Ordinance, and in accordance with, and pursuant to, Section 30-901 of the Sign Code and the home rule powers of the Village, the Village hereby grants the Owner variations from Section 30-601.a of the Sign Code to increase the total square footage for all temporary signs from 64 square feet to 1,288 square feet, and to increase the maximum individual temporary sign size from 32 square feet to 72 sf, to permit the Proposed Signs to be posted as temporary signs on the Property.

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

A. Compliance with Regulations. Except to the extent specifically provided otherwise in this Ordinance, the development, use, operation, and maintenance of the Proposed Signs and the Property must comply at all times with all applicable Federal, State, and Village statutes, codes, ordinances, and regulations, as the same have been or may be amended from time to time, including, without limitation, the Village Code, the Sign Code, and "The 2002 Comprehensive Amendment of the Zoning Ordinance of the Village of Arlington Heights," as amended, except as varied in this Ordinance.

B. Removal of Proposed Signs. The Proposed Signs must be removed upon the earlier of completion of construction on the Property or issuance of a written removal notice from the Village.

C. Compliance with Plans. Except for minor changes approved by the Village Director of Building & Life Safety (for matters within their permitting authority) in accordance with all applicable Village standards, the installation, use, operation, and maintenance of the Proposed Signs must be substantially compliant with the Signage Plans prepared by Thomas Roszak Architecture, LLC, dated March 14, 2024, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit B, but only to the extent the Signage Plans are consistent with the variations granted for the Proposed Signs in Section 2 of this Ordinance.

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

SECTION 5. FAILURE TO COMPLY WITH CONDITIONS. Upon the failure or refusal of the Owner or the Applicant to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, as applicable, the approvals granted in Section 2 of this Ordinance may, at the sole discretion of the Village President and Board of Trustees, by ordinance duly adopted, be revoked and become null

and void; provided, however, that the Village President and Board of Trustees may not so revoke the approvals granted in Section 2 of this Ordinance unless they first provide the Owner with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Village President and Board of Trustees. In the event of revocation, the development and use of the Property will be governed solely by the regulations of the B-3 District and the applicable provisions of the Village Code, as the same may, from time to time, be amended. Further, in the event of such revocation, the Village Manager and Village Attorney are hereby authorized and directed to bring such enforcement action as may be appropriate under the circumstances.

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

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

SECTION 8. EFFECTIVE DATE.

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

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

2. The filing by the Owner and the Applicant with the Village Clerk of an Unconditional Agreement and Consent, in the form of Exhibit C attached to and, by this reference, made a part of this Ordinance, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance and to indemnify the Village for any claims that may arise in connection with the approval of this Ordinance.

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

[THIS SPACE INTENTIONALLY LEFT BLANK]

AYES:

NAYS:

PASSED AND APPROVED THIS 6th day of May, 2024

_____
Village President

ATTEST:

_____
Village Clerk

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

PARCEL 1:

THAT PART OF THE FOLLOWING DESCRIBED PARCELS A AND B TAKEN AS A TRACT, LYING EASTERLY OF A LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID TRACT, SAID POINT BEING 238.93 FEET EAST OF THE NORTH MOST CORNER OF SAID TRACT, AS MEASURED ALONG THE NORTH LINE THEREOF, TO A POINT ON THE SOUTH LINE OF THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF LOT 4 AFORESAID, SAID POINT BEING 286.44 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID TRACT, AS MEASURED ALONG THE SOUTH LINE THEREOF:

PARCEL A:

THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF LOT 4, TOGETHER WITH THAT PART OF THE WEST 182.08 FEET LYING NORTH OF SAID SOUTH 104.41 FEET AND LYING SOUTH OF THE NORTH 175.00 FEET OF LOT 4, ALL AS MEASURED ALONG AND PERPENDICULAR TO THE WESTERLY LINE THEREOF, IN AUGUST BUSSE'S DIVISION OF PART OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF

ILLINOIS BY ORDER ENTERED JANUARY 20, 1994 IN CASE NO. 93L50915 AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF SAID LOT 4; THENCE ON AN ASSUMED BEARING OF NORTH 7 DEGREES 01 MINUTES 35 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 227.08 FEET TO THE SOUTH LINE OF THE NORTH 175.00 FEET OF SAID LOT 4; THENCE SOUTH 82 DEGREES 53 MINUTES 55 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTH 175.00 FEET OF SAID LOT 4 A DISTANCE OF 16.00 FEET; THENCE SOUTH 7 DEGREES 01 MINUTES 35 SECONDS WEST ALONG A LINE 16.00 FEET NORMALLY DISTANT EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 227.08 FEET TO THE SOUTH LINE OF THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF SAID LOT 4; THENCE NORTH 82 DEGREES 53 MINUTES 55 SECONDS WEST ALONG SAID SOUTH LINE OF THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF SAID LOT 4 A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING.

PARCEL B:

LOT 4 (EXCEPTING THE SOUTH 104.41 FEET THEREOF, AND ALSO EXCEPTING THAT PART OF THE WEST 182.08 FEET LYING NORTH OF SAID SOUTH 104.41 FEET AND LYING SOUTH OF THE NORTH 175.00 FEET OF SAID LOT 4, AND ALSO EXCEPTING THE NORTH 175.00 FEET OF THE WEST 165.08 FEET OF SAID LOT 4, ALL AS MEASURED ALONG AND PERPENDICULAR TO THE WESTERLY LINE OF SAID LOT 4) IN AUGUST BUSSE'S DIVISION OF PARTS OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF

ILLINOIS BY ORDER ENTERED APRIL 22, 1994 IN CASE NO. 94L50128 AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE ON AN ASSUMED BEARING OF SOUTH 26

DEGREES 24 MINUTES 20 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 4 A DISTANCE OF 13.45 FEET; THENCE NORTH 63 DEGREES 24 MINUTES 45 SECONDS WEST ALONG A LINE 13.45 FEET NORMALLY

DISTANT SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 4 A DISTANCE OF 249.44 FEET TO THE EAST LINE OF SAID WEST 165.08 FEET OF LOT 4; THENCE NORTH 7 DEGREES 01 MINUTES 35 SECONDS EAST ALONG SAID EAST LINE OF THE WEST 165.08 FEET OF LOT 4 A DISTANCE OF 14.27 FEET TO THE NORTHERLY LINE OF SAID LOT 4; THENCE SOUTH 63 DEGREES 24 MINUTES 45 SECONDS EAST ALONG SAID NORTHERLY LINE OF LOT 4 A DISTANCE OF 254.18 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THAT PART OF LOT 2 IN AUGUST BUSSE'S DIVISION OF PARTS OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 15, 1928 AS DOCUMENT NO. 10023115 IN BOOK 258 OF PLATS, PAGE 32, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 2; THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF LOT 2, BEING THE SOUTHERLY LINE OF ALGONQUIN ROAD, FOR 23 FEET; THENCE SOUTHWESTERLY ALONG A LINE PARALLEL TO THE WESTERLY LINE OF SAID LOT 2 FOR 295.92 FEET TO A POINT IN A SOUTHERLY LINE OF SAID LOT 2; THENCE NORTHWESTERLY ALONG THE AFORESAID SOUTHERLY LINE OF SAID LOT 2 FOR 24.38 FEET TO THE MOST WESTERLY CORNER OF LOT 2; THENCE NORTHEASTERLY ALONG A WESTERLY LINE OF LOT 2 FOR 304.02 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF

ILLINOIS BY ORDER ENTERED APRIL 14, 1994 IN CASE NO. 93L51106 AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE ON AN ASSUMED BEARING OF SOUTH 63

DEGREES 24 MINUTES 45 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 2 A DISTANCE OF 23.00

FEET; THENCE SOUTH 26 DEGREES 24 MINUTES 20 SECONDS WEST ALONG A LINE PARALLEL WITH THE WESTERLY LINE OF SAID LOT 2 A DISTANCE OF 13.45 FEET; THENCE NORTH 63 DEGREES 24 MINUTES 45

SECONDS WEST ALONG A LINE 13.45 FEET NORMALLY DISTANT SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 2 A DISTANCE OF 23.00 FEET TO THE WESTERLY LINE OF SAID LOT 2; THENCE NORTH 26 DEGREES 24 MINUTES 20 SECONDS EAST ALONG SAID WESTERLY LINE OF LOT 2 A DISTANCE OF 13.45 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

THAT PART OF LOTS 1 AND 2 IN LINCOLN-EXECUTIVE PLAZA RESUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 2 IN AUGUST BUSSE'S DIVISION OF PART OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 12, 1981 AS DOCUMENT 26056020, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 27 DEGREES 05 MINUTES 35 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 1, 11.27 FEET TO A POINT OF BEGINNING AT THE SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS WIDENED; THENCE SOUTH 63 DEGREES 11 MINUTES 02 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS WIDENED 16.70 FEET (SAID SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS WIDENED BEING A STRAIGHT LINE DRAWN FROM SAID POINT ON THE WESTERLY LINE OF SAID LOT 1, 11.27 FEET, AS MEASURED ALONG SAID WESTERLY LINE SOUTHERLY OF THE NORTHWEST CORNER OF SAID LOT 1 TO A POINT ON THE EAST LINE OF SAID LOT 1, 11.18 FEET AS MEASURED ALONG SAID EAST LINE, SOUTH OF THE NORTHEAST CORNER OF SAID LOT 1); THENCE SOUTH 28 DEGREES 48 MINUTES 58 SECONDS WEST, 21.29 FEET; THENCE SOUTH 06 DEGREES 56 MINUTES 53 SECONDS EAST, 22.07 FEET; THENCE SOUTH 49 DEGREES 43 MINUTES 46 SECONDS EAST, 33.35 FEET; THENCE SOUTH 40 DEGREES 16 MINUTES 14 SECONDS WEST, 104.60 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVED LINE CONVEX NORTHWESTERLY, HAVING A RADIUS OF 225.00 FEET AND BEING TANGENT TO SAID LAST DESCRIBED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 5.12 FEET TO THE WEST LINE OF SAID LOT 1 (THE CHORD OF SAID ARC BEARS SOUTH 39 DEGREES 37 MINUTES 07 SECONDS WEST, 5.12 FEET); THENCE SOUTH 00 DEGREES 01 MINUTES 27 SECONDS WEST ALONG THE WEST LINE OF SAID LOT, BEING ALSO THE EAST LINE OF SAID LOT 2, 34.16 FEET TO A POINT 505.81 FEET, AS MEASURED ALONG SAID EAST LINE OF LOT 2, NORTH OF THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 89 DEGREES 58 MINUTES 33 SECONDS WEST, 152.02 FEET TO A CORNER OF SAID LOT 2; THENCE NORTH 82 DEGREES 20 MINUTES 08 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 2, 93.22 FEET TO A SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 27 DEGREES 05 MINUTES 35 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 2, 282.19 FEET TO THE SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS WIDENED; THENCE SOUTH 63 DEGREES 52 MINUTES 35 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS WIDENED, 126.70 FEET TO AN ANGLE POINT IN SAID LINE; THENCE SOUTH 63 DEGREES 11 MINUTES 02 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF ALGONQUIN ROAD AS WIDENED, 45.36 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 8:

THAT PART OF LOT 4 IN AUGUST BUSSE'S DIVISION OF PARTS OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT INTERSECTION OF SOUTHERLY LINE OF ALGONQUIN ROAD WITH THE EASTERLY LINE OF

ARLINGTON HEIGHTS ROAD AS LAID OUT IN SAID BUSSE'S DIVISION RUNNING THENCE SOUTHERLY ALONG

EASTERLY LINE OF SAID ARLINGTON HEIGHTS ROAD, 175 FEET, THENCE EASTERLY AT RIGHT ANGLES TO SAID EASTERLY LINE OF ROAD 165.08 FEET, THENCE NORTHERLY PARALLEL WITH SAID EASTERLY LINE OF SAID ROAD, 116.92 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID ALGONQUIN ROAD WHICH IS 175 FEET

EASTERLY OF THE PLACE OF BEGINNING, THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF ROAD, 175

FEET TO PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS;

EXCEPTING THEREFROM THAT PORTION OF THE ABOVE DESCRIBED PREMISES CONVEYED BY WARRANTY

DEED DATED JANUARY 7, 1970 TO THE STATE OF ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF THAT PART OF LOT 4 IN AUGUST BUSSE'S DIVISION OF PARTS OF THE EAST 1/2 OF SECTION 16,

TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF ALGONQUIN ROAD WITH THE EASTERLY LINE OF ARLINGTON HEIGHTS ROAD AS LAID OUT IN THE SUBDIVISION; RUNNING THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID ARLINGTON HEIGHTS ROAD, 175 FEET; THENCE EASTERLY AT RIGHT ANGLES TO SAID EASTERLY LINE OF ROAD 165.08 FEET; THENCE NORTHERLY PARALLEL WITH SAID EASTERLY LINE OF SAID ROAD, 116.92 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID ALGONQUIN ROAD WHICH IS 175 FEET EASTERLY OF THE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF SAID ROAD 175 FEET, TO THE POINT OF BEGINNING; BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF ALGONQUIN ROAD WITH THE EASTERLY LINE OF ARLINGTON HEIGHTS ROAD AS LAID OUT IN AFOREMENTIONED SUBDIVISION, THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID ARLINGTON HEIGHTS ROAD, 25 FEET, TO A POINT; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 29.086 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY LINE OF SAID ALGONQUIN ROAD, WHICH IS 25 FEET EASTERLY OF THE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF SAID ROAD 25 FEET, TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM THAT PORTION OF THE ABOVE PREMISES CONVEYED TO THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY CONDEMNATION PROCEEDINGS AS SET FORTH IN FINAL JUDGMENT ORDER NO. 93 L 51012, FILED IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS ON MAY 2, 1996, SAID PREMISES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF LOT 4 IN AUGUST BUSSE'S DIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF

SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,

ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED MAY 15, 1928 AS DOCUMENT 10023115, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE ON AN ASSUMED BEARING OF SOUTH 63 DEGREES 24 MINUTES 45 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 4 A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 63 DEGREES 24 MINUTES 45 SECONDS EAST ALONG THE SAID NORTHERLY LINE OF LOT 4 A DISTANCE OF 150.19 FEET; THENCE SOUTH 7 DEGREES 01 MINUTES 35 SECONDS WEST 14.27 FEET TO A POINT 13.45 FEET NORMALLY DISTANT SOUTHWESTERLY OF THE NORTHERLY LINE OF SAID LOT 4; THENCE NORTH 63 DEGREES 24 MINUTES 45 SECONDS WEST ALONG A LINE 13.45 FEET NORMALLY DISTANT SOUTHWESTERLY AND PARALLEL WITH THE SAID NORTHERLY LINE OF LOT 4 A DISTANCE OF 108.63 FEET; THENCE SOUTHERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE SOUTHEAST, RADIUS 35.00 FEET, CENTRAL ANGLE 109 DEGREES 33 MINUTES 40 SECONDS, 66.93 FEET TO A POINT 16.00 FEET NORMALLY DISTANT EASTERLY OF THE WESTERLY LINE OF SAID LOT 4; THENCE SOUTH 7 DEGREES 01 MINUTES 35 SECONDS WEST ALONG A LINE 16.00 FEET NORMALLY DISTANT EASTERLY AND PARALLEL WITH THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 105.48 FEET; THENCE NORTH 82 DEGREES 53 MINUTES 55 SECONDS WEST 16.00 FEET TO THE WESTERLY LINE OF SAID LOT 4; THENCE NORTH 7 DEGREES 01 MINUTES 35 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 150.00 FEET; THENCE NORTH 61 DEGREES 48 MINUTES 25 SECONDS EAST 28.84 FEET, TO THE POINT OF BEGINNING.

PARCEL 9A:

THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF LOT 4, TOGETHER WITH THAT PART OF THE WEST 182.08 FEET LYING NORTH OF SAID SOUTH 104.41 FEET AND LYING SOUTH OF THE NORTH 175.00 FEET OF LOT 4, ALL AS MEASURED ALONG AND PERPENDICULAR TO THE WESTERLY LINE THEREOF, IN AUGUST BUSSE'S DIVISION OF PART OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF

ILLINOIS BY ORDER ENTERED JANUARY 20, 1994 IN CASE NO. 93L50915 AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF SAID LOT 4; THENCE ON AN ASSUMED BEARING OF NORTH 7 DEGREES 01 MINUTES 35 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 227.08 FEET TO THE SOUTH LINE OF THE NORTH 175.00 FEET OF SAID LOT 4; THENCE SOUTH 82 DEGREES 53 MINUTES 55 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTH 175.00 FEET OF SAID LOT 4 A DISTANCE OF 16.00 FEET; THENCE SOUTH 7 DEGREES 01 MINUTES 35 SECONDS WEST ALONG A LINE 16.00 FEET NORMALLY DISTANT EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SAID LOT 4 A DISTANCE OF 227.08 FEET TO THE SOUTH LINE OF THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF SAID LOT 4; THENCE NORTH 82 DEGREES 53 MINUTES 55 SECONDS WEST ALONG SAID SOUTH LINE OF THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF SAID LOT 4 A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING.

PARCEL 9B:

LOT 4 (EXCEPTING THE SOUTH 104.41 FEET THEREOF, AND ALSO EXCEPTING THAT PART OF THE WEST 182.08 FEET LYING NORTH OF SAID SOUTH 104.41 FEET AND LYING SOUTH OF THE NORTH 175.00 FEET OF SAID LOT 4, AND ALSO EXCEPTING THE NORTH 175.00 FEET OF THE WEST 165.08 FEET OF SAID LOT 4, ALL AS MEASURED ALONG AND PERPENDICULAR TO THE WESTERLY LINE OF SAID LOT 4) IN AUGUST BUSSE'S DIVISION OF PARTS OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF

ILLINOIS BY ORDER ENTERED APRIL 22, 1994 IN CASE NO. 94L50128 AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE ON AN ASSUMED BEARING OF SOUTH 26 DEGREES 24 MINUTES 20 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 4 A DISTANCE OF 13.45 FEET; THENCE NORTH 63 DEGREES 24 MINUTES 45 SECONDS WEST ALONG A LINE 13.45 FEET NORMALLY DISTANT SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 4 A DISTANCE OF 249.44 FEET TO THE EAST LINE OF SAID WEST 165.08 FEET OF LOT 4; THENCE NORTH 7 DEGREES 01 MINUTES 35 SECONDS EAST ALONG SAID EAST LINE OF THE WEST 165.08 FEET OF LOT 4 A DISTANCE OF 14.27 FEET TO THE NORTHERLY LINE OF SAID LOT 4; THENCE SOUTH 63 DEGREES 24 MINUTES 45 SECONDS EAST ALONG SAID NORTHERLY LINE OF LOT 4 A DISTANCE OF 254.18 FEET TO THE POINT OF BEGINNING.

EXCEPTING FROM SAID PARCELS 9A AND 9B ABOVE A TRACT OF LAND LYING EASTERLY OF A LINE DRAWN

FROM A POINT ON THE NORTH LINE OF SAID TRACT, SAID POINT BEING 238.93 FEET EAST OF THE NORTH MOST CORNER OF SAID TRACT, AS MEASURED ALONG THE NORTH LINE THEREOF, TO A POINT ON THE SOUTH LINE OF THE NORTH 76.83 FEET OF THE SOUTH 104.41 FEET OF LOT 4 AFORESAID, SAID POINT BEING 286.44 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID TRACT, AS MEASURED ALONG THE SOUTH LINE THEREOF IN COOK COUNTY, ILLINOIS.

Commonly known as: 1, 15, 111 E. Algonquin Road, and 2355 S. Arlington Heights Road

PIN: 08-16-401-018; 08-16-401-030; 08-16-401-036; 08-16-401-039; 08-16-401-043; 08-16-401-045; 08-16-401-046

EXHIBIT B

PLANS

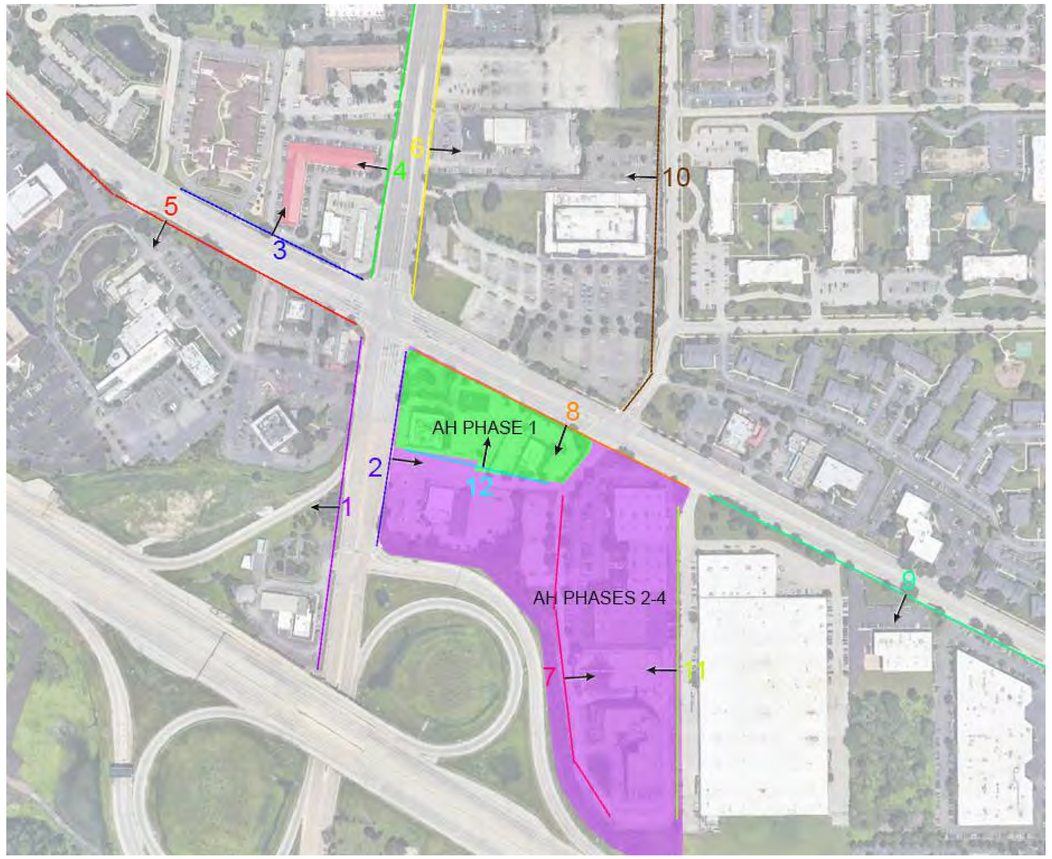
(attached)

PROJECT LOCATION MAP (NOT TO SCALE):



2355 S Arlington Heights Rd, Arlington Heights, IL 60005

PIN: 08-16-401-018-0000
08-16-401-030-0000
08-16-401-039-0000
08-16-401-043-0000
08-16-401-045-0000
08-16-401-046-0000

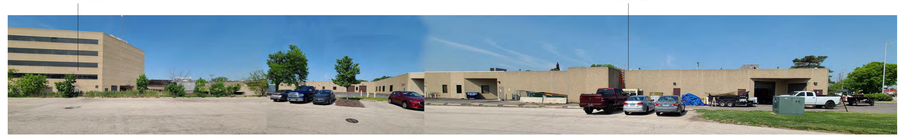


13 PANORAMA LOCATION DIAGRAM
3/4" = 1'-0"

TRUE NORTH



VIEW 12 - NORTH VIEW - NEW ACCESS RD



VIEW 11 - WEST VIEW - SOUTH TONNE DR



VIEW 10 - WEST VIEW - SOUTH TONNE DR



VIEW 9 - SOUTH VIEW - EAST ALGONQUIN RD



VIEW 8 - SOUTH VIEW - EAST ALGONQUIN RD



VIEW 7 - EAST VIEW - SOUTH TONNE DR



VIEW 6 - EAST VIEW - SOUTH ARLINGTON HEIGHTS RD



VIEW 5 - SOUTH VIEW - WEST ALGONQUIN RD



VIEW 4 - WEST VIEW - SOUTH ARLINGTON HEIGHTS



VIEW 3 - NORTH VIEW - WEST ALGONQUIN RD



VIEW 2 - EAST VIEW - SOUTH ARLINGTON HEIGHTS RD



VIEW 1 - WEST VIEW - SOUTH ARLINGTON HEIGHTS RD

CITY STAMP

© COPYRIGHT 2023. THOMAS ROSZAK ARCHITECTURE, LLC. DRAWINGS MAY NOT BE REPRODUCED WITHOUT PERMISSION.

SIGNATURE/SEAL

© COPYRIGHT 2023. THOMAS ROSZAK ARCHITECTURE, LLC

ILLINOIS
THOMAS A. ROSZAK
REGISTERED ARCHITECT
#001.019175
EXPIRATION DATE:
NOVEMBER 30, 2024

I CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PERSONAL KNOWLEDGE THEY COMPLY WITH THE VILLAGE OF ARLINGTON HEIGHTS BUILDING CODE

No.	Date	Description
4	9/15/2023	90% CD's
2	7/25/2023	80% CD's
1	6/30/2023	50% CD's

ARLINGTON HEIGHTS PHASE I

2355 S. Arlington Heights Rd.,
Arlington Heights, IL 60005

OWNER
Bradford Allen
300 S. Wacker Dr. 35th Floor
Chicago, IL 60606
Tel: 312-994-5700

DEVELOPER
Moceri + Roszak
145 S. Wells St. Suite 700
Chicago, IL 60606
Tel: 312-423-7989

ARCHITECT
Thomas Roszak Architecture, LLC
145 S. Wells St. Suite 700
Chicago, IL 60606
Tel: 312-423-7989

CONSTRUCTION MANAGER
SteelGrass, LLC
145 S. Wells St. Suite 700
Chicago, IL 60606
Tel: 312-423-7989

DEVELOPMENT CONSULTANT
TR Management + Consulting
145 S. Wells St. Suite 700
Chicago, IL 60606
Tel: 312-423-7989

LANDSCAPE ARCHITECT
Thomas Roszak Architecture, LLC
145 S. Wells St. Suite 700
Chicago, IL 60606
Tel: 312-423-7989

CIVIL ENGINEER
V3 Companies
7325 Janes Avenue
Woodridge, IL 60517
Tel: 630-724-9200

STRUCTURAL ENGINEER
Thornton Tomasetti
330 N. Wabash Avenue, Suite 1500
Chicago, IL 60611
Tel: 312-596-2000

MEPFP DESIGN CONSULTANT
Cosentini Associates
1 S. Wacker Drive, Suite 3700
Chicago, IL 60606
Tel: 312-201-7401

GEOTECHNICAL ENGINEER
GEI
8615 W. Bryn Mawr Avenue, Suite 406
Chicago, IL 60631
Tel: 312-985-0364

GENERAL CONTRACTOR
Clark Construction Group
216 S. Jefferson Street, Suite 502
Chicago, IL 60661
Tel: 312-474-5500

MECHANICAL DESIGN/BUILD CONTRACTOR

PLUMBING DESIGN/BUILD CONTRACTOR

ELECTRICAL DESIGN/BUILD CONTRACTOR

FIRE PROTECTION DESIGN/BUILD CONTRACTOR

SHEET TITLE
SITE PANORAMAS

SCALE
3/4" = 1'-0"

DATE
09/07/2023

SHEET NUMBER
G-101

CONSTRUCTION FENCE SIGNAGE NOTES:
'A' TYPE SIGNS: MARKETING AND INFORMATION
'B' TYPE SIGNS: CONCEPTUAL RENDER GRAPHIC
'C' TYPE SIGNS: "CLARK CONSTRUCTION" SIGN - EVERY 10TH FENCE PANEL
'D' TYPE SIGNS: PRAIRIE GRASS GRAPHIC

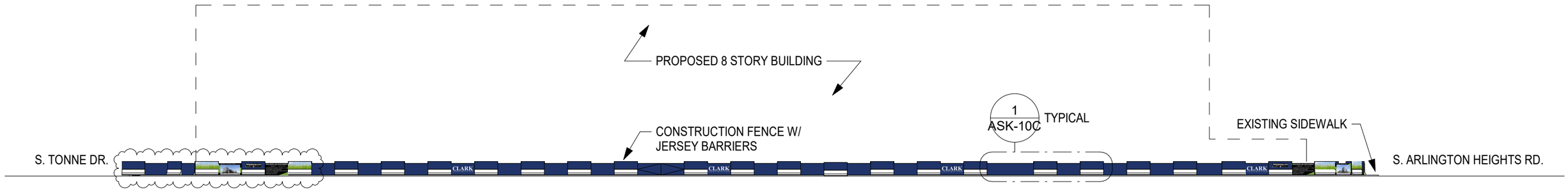
ALL FENCE PANELS TO RECEIVE BLUE SCREENING NETTING

CONSTRUCTION FENCE W/ JERSEY BARRIERS AT SITE PERIMETER
GATE
EXISTING SIDEWALK
EXISTING SIDEWALK
GATE
GATE
GATE
ACCESS ROAD
PROPOSED 8 STORY BUILDING
PROPERTY LINE
E. ALGONQUIN RD.
S. ARLINGTON HEIGHTS RD.
S. TONNE DR.
3 ASK-10E
ASK-10B 1
ASK-10B 2
3 ASK-10F
3 ASK-10D
4 ASK-10B
3 ASK-10B

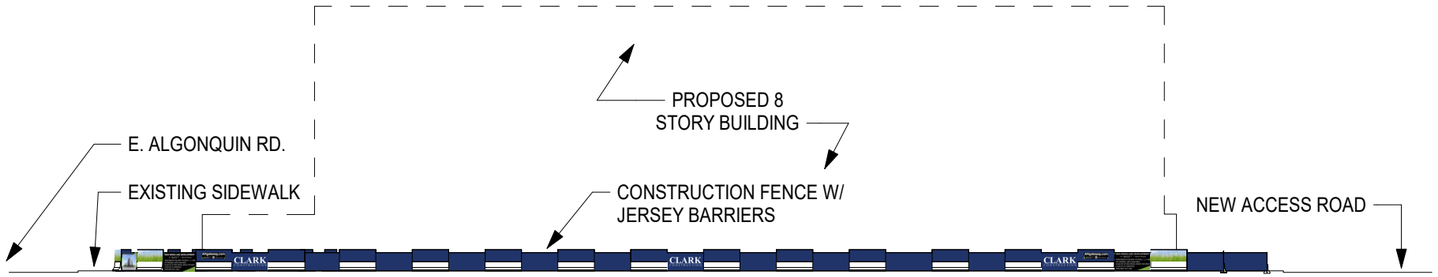
1 CONSTRUCTION OVERALL PLAN
1" = 50'-0"

ASK-10A

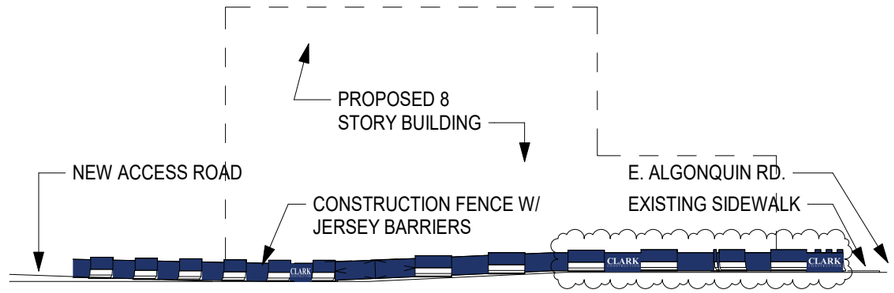
ARLINGTON HEIGHTS PHASE I	Sheet Title: **CONSTRUCTION FENCE OVERALL PLAN**	Date: 03/14/2024	BRADFORD ALLEN / Thomas Roszak Architecture, LLC
SEC of Algonquin Rd & Arlington Heights Rd, Arlington Heights, IL 60005			145 S. Wells Street, 700, Chicago, IL 60606



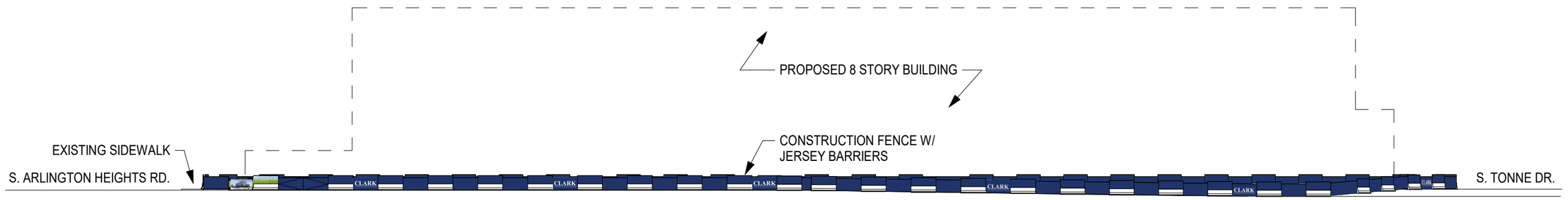
1 CONSTRUCTION FENCE - NORTH ELEVATION - E. ALGONQUIN RD.
1" = 50'-0"



2 CONSTRUCTION FENCE - WEST ELEVATION - S. ARLINGTON HEIGHTS RD.
1" = 50'-0"



3 CONSTRUCTION FENCE - EAST ELEVATION - S. TONNE DR.
1" = 50'-0"



4 CONSTRUCTION FENCE - SOUTH ELEVATION - NEW ACCESS ROAD
1" = 50'-0"

ASK-10B

ARLINGTON HEIGHTS PHASE I | Sheet Title: **CONSTRUCTION FENCE ELEVATIONS** | Date: 03/14/2024 | BRADFORD ALLEN | Thomas Roszak Architecture, LLC

SEC of Algonquin Rd & Arlington Heights Rd, Arlington Heights, IL 60005

145 S. Wells Street, 700, Chicago, IL 60606



A 'A' TYPE SIGN
3/8" = 1'-0"



B1 'B' TYPE SIGN - SW CORNER
3/8" = 1'-0"



B2 'B' TYPE SIGN - NE CORNER
3/8" = 1'-0"



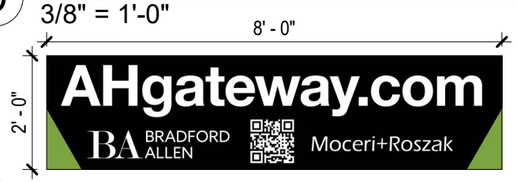
B3 'B' TYPE SIGN - NW CORNER
3/8" = 1'-0"



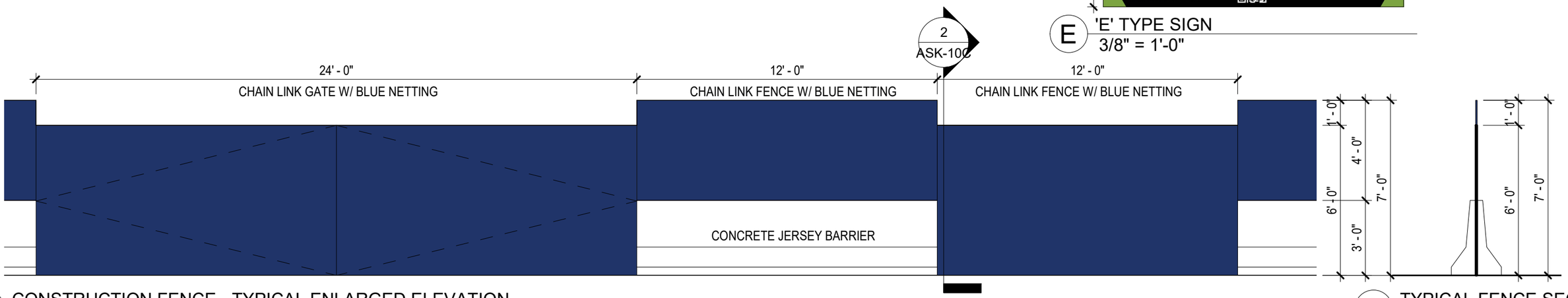
C 'C' TYPE SIGN
3/8" = 1'-0"



D 'D' TYPE SIGN
3/8" = 1'-0"



E 'E' TYPE SIGN
3/8" = 1'-0"

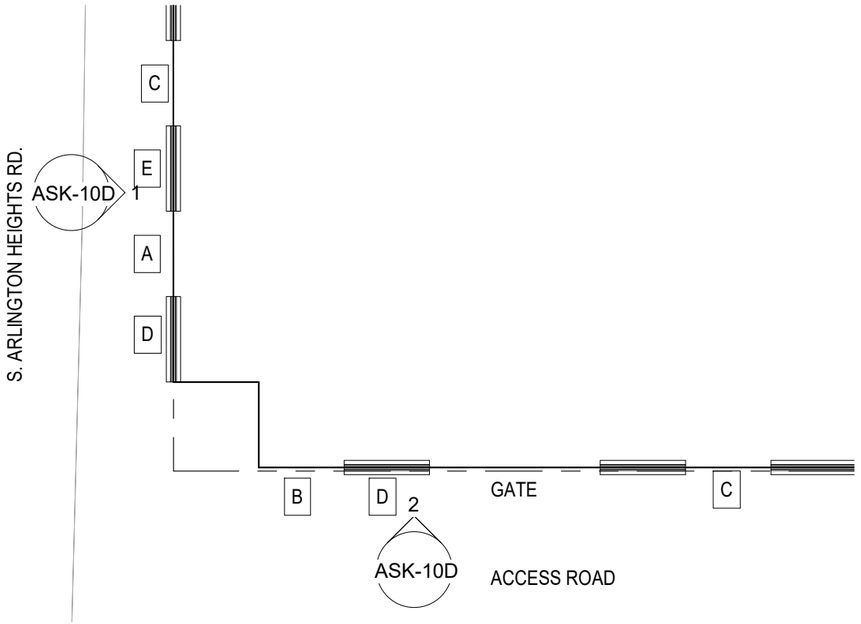


1 CONSTRUCTION FENCE - TYPICAL ENLARGED ELEVATION
1/4" = 1'-0"

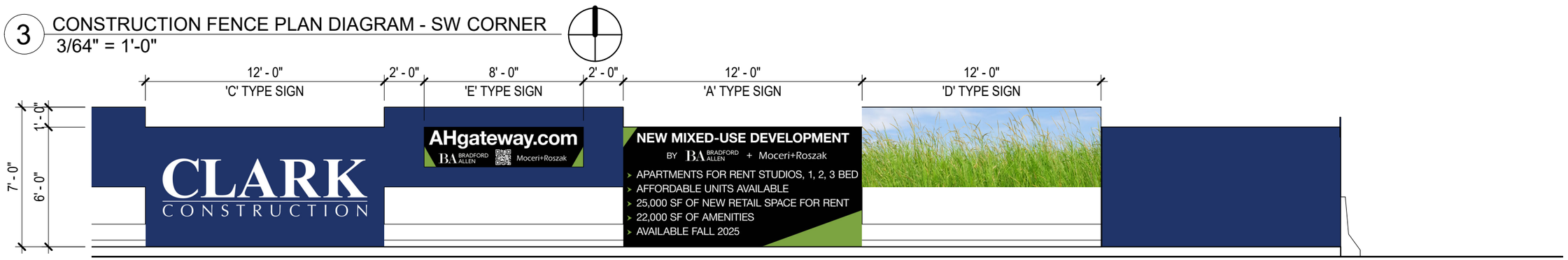
2 TYPICAL FENCE SECTION
1/4" = 1'-0"

ASK-10C

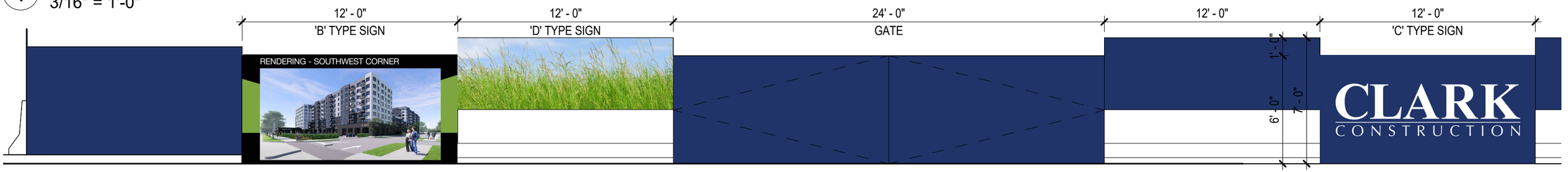
ARLINGTON HEIGHTS PHASE I	Sheet Title: **FENCE TYPICAL ELEVATIONS + SIGNAGE**	Date: 03/14/2024	BA BRADFORD ALLEN	Thomas Roszak Architecture, LLC
SEC of Algonquin Rd & Arlington Heights Rd, Arlington Heights, IL 60005				145 S. Wells Street, 700, Chicago, IL 60606



3 CONSTRUCTION FENCE PLAN DIAGRAM - SW CORNER
3/64" = 1'-0"



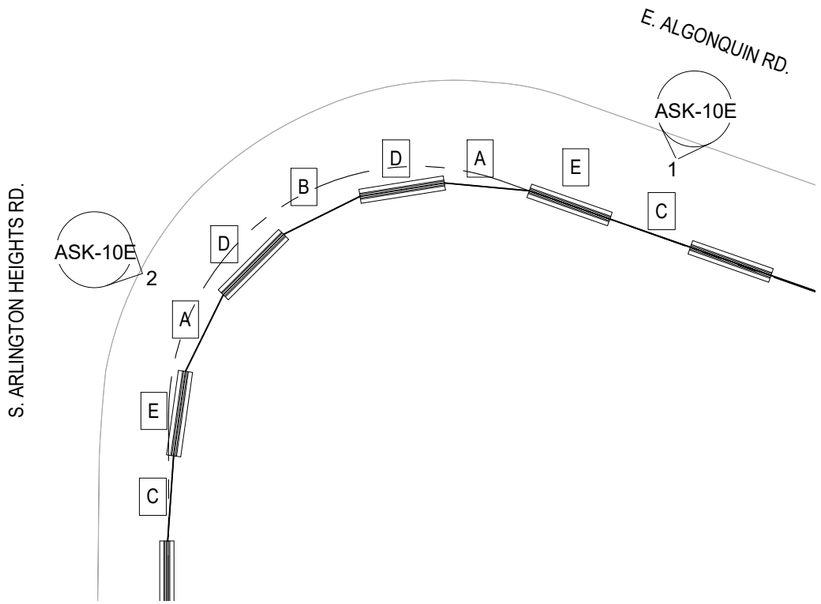
1 SW CORNER - FENCE ELEVATION 1
3/16" = 1'-0"



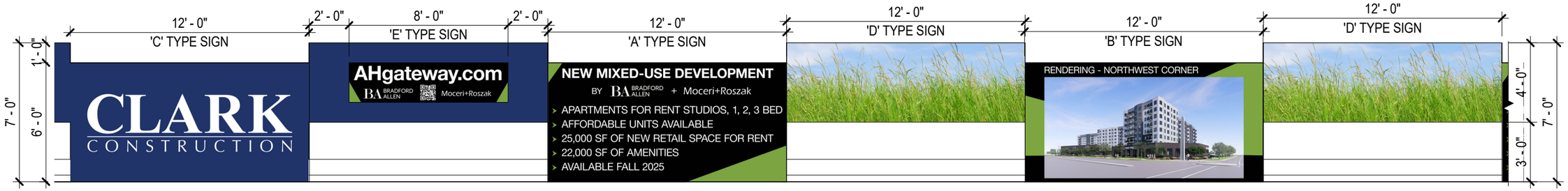
2 SW CORNER - FENCE ELEVATION 2
3/16" = 1'-0"

ASK-10D

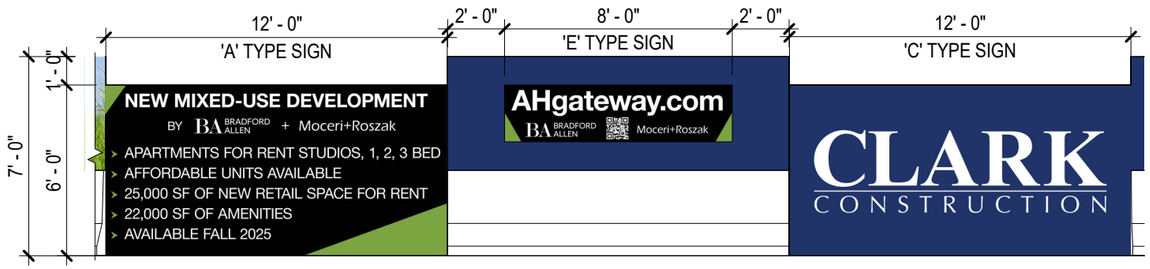
ARLINGTON HEIGHTS PHASE I	Sheet Title: **CONSTRUCTION FENCE - SW CORNER**	Date: 03/14/2024	BA BRADFORD ALLEN Thomas Roszak Architecture, LLC
SEC of Algonquin Rd & Arlington Heights Rd, Arlington Heights, IL 60005			145 S. Wells Street, 700, Chicago, IL 60606



3 CONSTRUCTION FENCE PLAN DIAGRAM - NW CORNER
3/64" = 1'-0"



1 NW CORNER - ELEVATION 1
3/16" = 1'-0"



2 NW CORNER - ELEVATION 2
3/16" = 1'-0"

ASK-10E

ARLINGTON HEIGHTS PHASE I

Sheet Title: **CONSTRUCTION FENCE - NW CORNER**

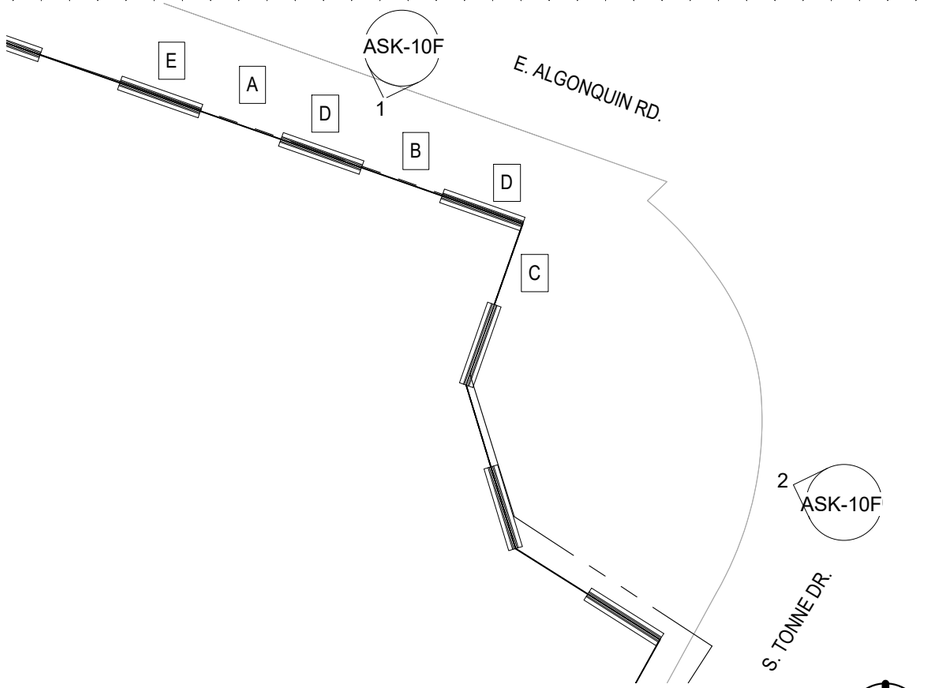
Date: 03/14/2024

BA BRADFORD ALLEN

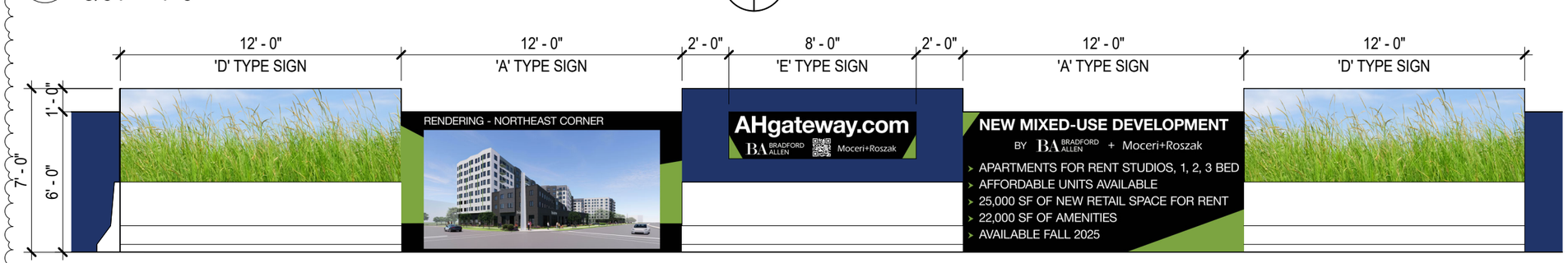
Thomas Roszak Architecture, LLC

SEC of Algonquin Rd & Arlington Heights Rd, Arlington Heights, IL 60005

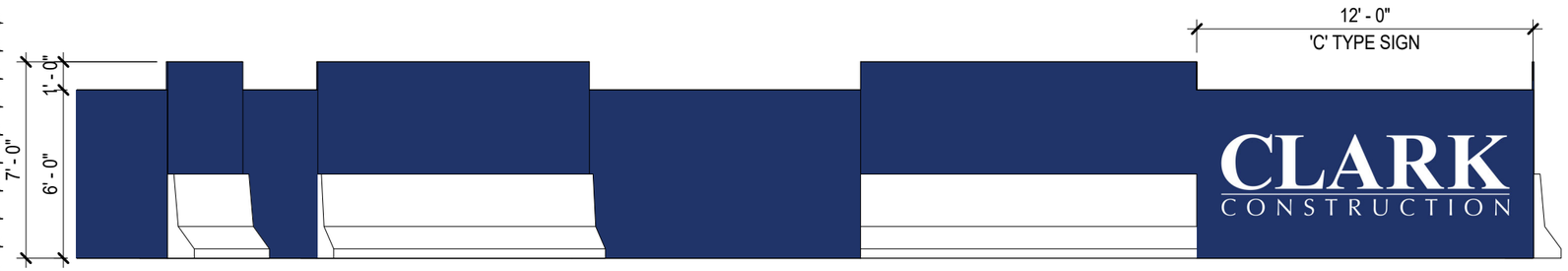
145 S. Wells Street, 700, Chicago, IL 60606



3 CONSTRUCTION FENCE PLAN DIAGRAM - NE CORNER
3/64" = 1'-0"



1 NE CORNER - NORTH FENCE ELEVATION
3/16" = 1'-0"



2 NE CORNER - EAST FENCE ELEVATION
3/16" = 1'-0"

ASK-10F

ARLINGTON HEIGHTS PHASE I

Sheet Title: **CONSTRUCTION FENCE - NE CORNER**

Date: 03/14/2024

BA BRADFORD ALLEN

Thomas Roszak Architecture, LLC

SEC of Algonquin Rd & Arlington Heights Rd, Arlington Heights, IL 60005

145 S. Wells Street, 700, Chicago, IL 60606

CONSTRUCTION FENCE AND SIGNAGE EXAMPLE PHOTO



ASK-10G

ARLINGTON HEIGHTS PHASE I	Sheet Title: **CONSTRUCTION SIGNAGE - EXAMPLE**	Date: 03/14/2024	BA BRADFORD ALLEN	Thomas Roszak Architecture, LLC
SEC of Algonquin Rd & Arlington Heights Rd, Arlington Heights, IL 60005				145 S. Wells Street, 700, Chicago, IL 60606



1. EXISTING BUILDINGS WITH FENCE



2. POST DEMO



3. NEW BUILDING WITH FENCE



4. COMPLETED NEW BUILDING

ASK-10H

ARLINGTON HEIGHTS PHASE 1	Sheet Title: **CONSTRUCTION SIGNAGE RENDERINGS**	Date: 03/14/2024	BA BRADFORD ALLEN	Thomas Roszak Architecture, LLC
2355 S. Arlington Heights Rd., Arlington Heights, IL 60005				145 S. Wells Street, 700, Chicago, IL 60606



ASK-101

ARLINGTON HEIGHTS PHASE 1	Sheet Title: **CONSTRUCTION SIGNAGE SAMPLE**	Date: 03/14/2024	BA BRADFORD ALLEN	Thomas Roszak Architecture, LLC
2355 S. Arlington Heights Rd., Arlington Heights, IL 60005				145 S. Wells Street, 700, Chicago, IL 60606

EXHIBIT C

UNCONDITIONAL AGREEMENT AND CONSENT

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

WHEREAS, Bradford Allen Arlington Heights Development Phase I, LLC (*"Owner"*) is the record title owner of that certain property located in the B-3 General Service, Wholesale and Motor Vehicle District (*"B-3 District"*), commonly known as 1, 15, 111 E. Algonquin Road and 2355 S. Arlington Heights Road, Arlington Heights, Illinois (collectively, the *"Property"*); and

WHEREAS, the Property is currently improved with vacant buildings, and the Owner desires to redevelop the Property and place temporary signs on the Property; and

WHEREAS, Thomas Roszak Architecture, LLC (*"Applicant"*), on behalf of Owner, has submitted an application for variations from Section 30-601.a of the Sign Code; and

WHEREAS, Ordinance No. 2024-_____, adopted by the Village President and Board of Trustees on May 6, 2024 (*"Ordinance"*), grants variations from the Village's sign regulations for the Property; and

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

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

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

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

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

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

[SIGNATURES ON FOLLOWING PAGE]

Dated: _____, 2024

ATTEST:

By: _____

Its: _____

BRADFORD ALLEN ARLINGTON HEIGHTS DEVELOPMENT PHASE I, LLC

By: _____

Its: _____

ATTEST:

By: _____

Its: _____

THOMAS ROSZAK ARCHITECTURE, LLC

By: _____

Its: _____

Village Board
5/6/2024

Item: Ordinance - Second Amendment to Lease Agreement with Shree Neelkanth, Inc.

Department: Planning & Community Development Department

BACKGROUND

In late 2020, the Village Board approved a lease agreement with Shree Neelkanth Inc. to independently operate a Gateway Newstands location within the Downtown Metra Station. This five-year leased commenced on January 1, 2021 and runs through December 31, 2025. Since that time, the business owner has stated that he has struggled to generate revenue as the Metra UP-Northwest line has only recovered two-thirds of its pre-pandemic ridership. To assist this business, the Village Board previously approved a lease amendment in October 2023 to allow the owner to lease a vending machine within the station.

Dilip Patel, owner of Shree Neelkanth Inc., has also requested a rent reduction in order to continue the viability of operating Gateway Newstands within the Downtown Metra Station. The request would immediately reduce the base rent from $450 per month to $350 per month through the remainder of the lease term which expires December 31, 2025.

This reduction will help the business while having limited negative impact on Village revenue. Should the tenant exercise their option following expiration of the initial lease term, per the existing lease agreement the rent would increase to $472.50 per month on January 1, 2026. The business owner would be required to continue adhering to the lease terms of opening the Metra station at 5:00am, Monday through Friday, and operating the store until 2:30pm.

Gateway Newstands is a positive amenity benefitting the commuters that access Metra trains via Downtown Arlington Heights.

RECOMMENDATION

It is recommended that the Village Board of Trustees approve an ordinance, and authorize the Village Manager to execute an amendment of the existing lease

with Shree Neelkanth Inc. in order to reduce monthly base rent from $450.00 to $350.00 for the remaining lease term that expires December 31, 2025. This approval is subject to compliance with all Village codes and regulations.

ATTACHMENTS:

Description	Type
Ordinance Approving Second Amendment to Metra Station - Shree Neelkanth	Ordinance
Second Amendment to Metra Station Lease - Shree Neelkanth	Ordinance
First Amendment to Metra Station Lease - Shree Neelkanth	Ordinance
Lease Agreement for Metra Station - Shree Neelkanth	Agreement

AN ORDINANCE APPROVING A SECOND AMENDMENT TO THE LEASE AGREEMENT
WITH SHREE NEELKANTH, INC.
(Downtown Train Station)

WHEREAS, the Village is the owner of property commonly known as the Downtown Train Station in the Village ("*Property*"); and

WHEREAS, the Village and Shree Neelkanth, Inc., an Illinois corporation ("*Tenant*"), are parties to that certain Lease for the operation by the Tenant of a convenience store and coffee shop on a portion of the Property, which was amended by that certain First Amendment dated October 2, 2023 (as amended, the "*Lease Agreement*"); and

WHEREAS, the Village desires to amend the Lease Agreement to reduce the rent payable by Tenant through the remaining initial Lease Agreement term from $450 to $350 according to the terms, provisions, and conditions of a second amendment thereto ("*Second Amendment*"); and

WHEREAS, the President and Board of Trustees have determined that it will serve and be in the best interests of the Village to enter into the Second Amendment with the Tenant;

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

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

SECTION 2. APPROVAL OF SECOND AMENDMENT. The President and Board of Trustees hereby approve the Second Amendment with the Tenant in substantially the form attached to this Ordinance as **Exhibit A**, and in a final form to be approved by the Village Manager and the Village Attorney.

SECTION 3. EXECUTION OF SECOND AMENDMENT. The Village Board hereby authorizes and directs the Village President to execute, on behalf of the Village, Second Amendment upon receipt by the Village Clerk of at least one original copy of the Second Amendment executed by Tenant; provided, however, that if the executed copy of the Second Amendment is not received by the Village Clerk within 30 days after the effective date of this Ordinance, then this Ordinance will, at the option of the Village Board, be null and void.

SECTION 4. PUBLICATION. The Village Clerk is hereby directed to publish this Ordinance in pamphlet form pursuant to the Statutes of the State of Illinois.

SECTION 5. EFFECTIVE DATE. This Ordinance will be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

[SIGNATURE PAGE FOLLOWS]

AYES:

NAYS:

PASSED AND APPROVED THIS ___ day of _____, 2024.

_____
Village President

ATTEST:

_____
Village Clerk

SECOND AMENDMENT TO THE LEASE AGREEMENT BETWEEN THE VILLAGE OF ARLINGTON HEIGHTS AND SHREE NEELKANTH, INC

THIS IS A SECOND AMENDMENT (***"Second Amendment"***), dated as of _____, 2024 (***"Effective Date"***), to that certain Lease Agreement commencing January 1, 2021, as amended by that certain First Amendment dated October 2, 2023 (as amended, the ***"Lease"***), by and between the **VILLAGE OF ARLINGTON HEIGHTS**, an Illinois municipal corporation (***"Village"*** or ***"Landlord"***), and **SHREE NEELKANTH, INC** (***"Tenant"***) (each a ***"Party"*** and collectively, the ***"Parties"***).

IN CONSIDERATION OF the recitals and the mutual covenants and agreements set forth in this Second Amendment, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

SECTION 1. RECITALS.

A. The Village owns the property commonly known as the Downtown Train Station in the Village of Arlington Heights ("***Property***").

B. The Village and Tenant entered into the Lease to allow Tenant to lease and operate a convenience store and coffee shop a portion of the Property (***"Premises"***).

C. The Village and Tenant now desire to amend the Lease to reduce the rent payable by Tenant through the remaining initial Lease term from $450 to $350.

SECTION 2. DEFINITIONS; RULES OF CONSTRUCTION.

A. Definitions. All capitalized words and phrases used throughout this Second Amendment have the meanings set forth in the various provisions of this Second Amendment. If a word or phrase is not specifically defined in this Second Amendment, it has the same meaning as in the Lease.

B. Rules of Construction. Except as specifically provided in this Second Amendment, all terms, provisions and requirements contained in the Lease remain unchanged and in full force and effect. In the event of a conflict between the text of the Lease and the text of this Second Amendment, the text of this Second Amendment controls.

SECTION 3. AMENDMENTS.

Section L of the "Lease Schedule" in the Lease, titled "Monthly Base Rent," is amended as follows, with additions **bold and double-underlined** and deletions ~~struck through~~:

> Upon reopening, first 4 months $0. Next 20 months $300.00. Remaining 3 years**.** $450.00 **through May 31, 2024, and $350.00 as of June 1, 2024**. If the option to extend for a second 5 year term is exercised then **the** rent shall be increased ~~by 5%~~ **to $472.50**.

SECTION 4. REPRESENTATIONS.

A. By the Village. The Village hereby represents and warrants that: (1) the persons executing this Second Amendment on its behalf have been properly authorized to do so by the Corporate Authorities; (2) it has full power and authority to execute and deliver this Second Amendment and to perform all of its obligations imposed pursuant to this Second Amendment; and (3) this Second Amendment constitutes a legal, valid and binding obligation of the Village enforceable in accordance with its terms.

B. **By Tenant**. Tenant hereby represents and warrants that: (1) the persons executing this Second Amendment on its behalf have been properly authorized to do so by the Tenant; (2) it has full power and authority to execute and deliver this Second Amendment and to perform all of its obligations imposed pursuant to this Second Amendment; and (3) this Second Amendment constitutes a legal, valid and binding obligation of the Tenant enforceable in accordance with its terms.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Parties have hereunto set their hands on the date first above written.

ATTEST:

VILLAGE OF ARLINGTON HEIGHTS

_____
Rebecca Hume, Village Clerk

By:_____

Its: Village President

ATTEST:

SHREE NEELKANTH, INC.

By: _____

Its: _____

By: _____

Its: _____

AN ORDINANCE APPROVING A FIRST AMENDMENT TO THE LEASE AGREEMENT
WITH SHREE NEELKANTH, INC.
(Downtown Train Station)

WHEREAS, the Village is the owner of property commonly known as the Downtown Train Station in the Village ("*Property*"); and

WHEREAS, the Village and Shree Neelkanth, Inc., an Illinois corporation ("*Tenant*"), are parties to a lease for the operation by the Tenant of a convenience store and coffee shop on a portion of the Property ("*Lease Agreement*"); and

WHEREAS, the Village desires to amend the Lease Agreement to allow the Tenant to install and operate an automated teller machine and a vending machine on the Property according to the terms, provisions, and conditions of a first amendment thereto ("*First Amendment*"); and

WHEREAS, the President and Board of Trustees have determined that it will serve and be in the best interests of the Village to enter into the First Amendment with the Tenant;

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

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

SECTION 2. APPROVAL OF FIRST AMENDMENT. The President and Board of Trustees hereby approve the First Amendment with the Tenant in substantially the form attached to this Ordinance as **Exhibit A**, and in a final form to be approved by the Village Manager and the Village Attorney.

SECTION 3. EXECUTION OF FIRST AMENDMENT. The Village Board hereby authorizes and directs the Village President to execute, on behalf of the Village, the First Amendment upon receipt by the Village Clerk of at least one original copy of the First Amendment executed by Tenant; provided, however, that if the executed copy of the First Amendment is not received by the Village Clerk within 30 days after the effective date of this Ordinance, then this Ordinance will, at the option of the Village Board, be null and void.

SECTION 4. PUBLICATION. The Village Clerk is hereby directed to publish this Ordinance in pamphlet form pursuant to the Statutes of the State of Illinois.

SECTION 5. EFFECTIVE DATE. This Ordinance will be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

[SIGNATURE PAGE FOLLOWS]

2023-65
A 2023-57

AYES: BALDINO, LABEDZ, GRASSE, SHIRLEY, SCHWINGBECK, DUNNINGTON, TINAGLIA, BERTUCCI, HAYES

NAYS:

PASSED AND APPROVED THIS 2 day of October 2023.

Thomas W. Hayes
Village President

ATTEST:

Rebecca Hume
Village Clerk

FIRST AMENDMENT TO THE LEASE AGREEMENT BETWEEN THE VILLAGE OF ARLINGTON HEIGHTS AND SHREE NEELKANTH, INC

THIS IS A FIRST AMENDMENT (***"First Amendment"***), dated as of 10/2, 2023 (***"Effective Date"***), to that certain Lease Agreement commencing January 1, 2021 (***"Lease"***) by and between the **VILLAGE OF ARLINGTON HEIGHTS**, an Illinois municipal corporation (***"Village"*** or ***"Landlord"***), and **SHREE NEELKANTH, INC** (***"Tenant"***) (each a ***"Party"*** and collectively, the ***"Parties"***).

IN CONSIDERATION OF the recitals and the mutual covenants and agreements set forth in this First Amendment, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

SECTION 1. RECITALS.

A. The Village owns the property commonly known as the Downtown Train Station in the Village of Arlington Heights ("***Property***").

B. The Village and Tenant entered into the Lease to allow Tenant to lease and operate a convenience store and coffee shop a portion of the Property (***"Premises"***).

C. The Village and Tenant now desire to amend the Lease to allow Tenant to install and operate an automated teller machine and a vending machine near the Premises.

SECTION 2. DEFINITIONS; RULES OF CONSTRUCTION.

A. Definitions. All capitalized words and phrases used throughout this First Amendment have the meanings set forth in the various provisions of this First Amendment. If a word or phrase is not specifically defined in this First Amendment, it has the same meaning as in the Lease.

B. Rules of Construction. Except as specifically provided in this First Amendment, all terms, provisions and requirements contained in the Lease remain unchanged and in full force and effect. In the event of a conflict between the text of the Lease and the text of this First Amendment, the text of this First Amendment controls.

SECTION 3. AMENDMENTS.

Section 4(b) of the Lease, titled "Additional Uses of Building," is added as follows:

b) **Additional Use of Building.** Landlord permits the following additional uses of the Building, subject to the terms and conditions of this Lease:

i. **Automated Teller Machine.** Tenant may install and use one automated teller machine (***"ATM"***). The ATM must be located where depicted in a Landlord-approved floor plan and elevation within the Common Area that is both within 10 lineal feet of the Premises and is in a location that does not to impede pedestrian mobility. Tenant is solely responsible for all costs associated with the ATM including, without limitation, its installation, maintenance, repair, and removal. Prior to installation of the ATM, Tenant must provide Landlord with insurance acceptable to the Landlord, in its sole discretion, with coverage for all potential costs, losses, and damages that Landlord, the Premises, the Common Area, or the Building could incur related in any manner to the ATM. Landlord will, at Tenant's cost, provide electric and internet lines and service to the ATM. Tenant will pay the costs

of installation, maintenance, repair, removal, and usage of the electric and internet lines. In order to accommodate the ATM, Tenant must, at its cost, relocate the cabinets identified by Landlord to the Tenant's space storage area. Tenant must remove the ATM and restore the Common Area, at Tenant's cost, when and as directed by Landlord.

ii) **Vending Machine.** Tenant may install and use one vending machine following Tenant's submittal of a vending machine license application and its approval by Landlord. The vending machine must be located where depicted in a Landlord-approved floor plan and elevation within the Common Area immediately adjacent to the Premises. The vending machine must (a) not exceed 40 inches in width and 34 inches in depth, (b) be secured to an adjacent wall in a manner approved by the Landlord, and (c) placed in a location that does not impede pedestrian mobility. Tenant is solely responsible for all costs associated with the vending machine including, without limitation, its installation, maintenance, repair, and removal. Prior to installation of the vending machine, Tenant must provide Landlord with insurance acceptable to the Landlord, in its sole discretion, with coverage for all potential costs, losses, and damages that Landlord, the Premises, the Common Area, or the Building could incur related in any manner to the vending machine. Landlord will, at Tenant's cost, provide an electric line and electric service to the vending machine. Tenant will pay the costs of installation, maintenance, repair, removal, and usage of the electric line. In order to accommodate the vending machine, Tenant must, at its cost, relocate the cabinets identified by Landlord to the Tenant's space storage area. Tenant must remove the vending machine and restore the Common Area, at Tenant's cost, when and as directed by Landlord.

SECTION 4. REPRESENTATIONS.

A. By the Village. The Village hereby represents and warrants that: (1) the persons executing this First Amendment on its behalf have been properly authorized to do so by the Corporate Authorities; (2) it has full power and authority to execute and deliver this First Amendment and to perform all of its obligations imposed pursuant to this First Amendment; and (3) this First Amendment constitutes a legal, valid and binding obligation of the Village enforceable in accordance with its terms.

B. By Tenant. Tenant hereby represents and warrants that: (1) the persons executing this First Amendment on its behalf have been properly authorized to do so by the Tenant; (2) it has full power and authority to execute and deliver this First Amendment and to perform all of its obligations imposed pursuant to this First Amendment; and (3) this First Amendment constitutes a legal, valid and binding obligation of the Tenant enforceable in accordance with its terms.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Parties have hereunto set their hands on the date first above written.

ATTEST:

Rebecca Hume
Rebecca Hume, Village Clerk

VILLAGE OF ARLINGTON HEIGHTS

By: Thomas W. Hayes

Its: Village President

ATTEST:

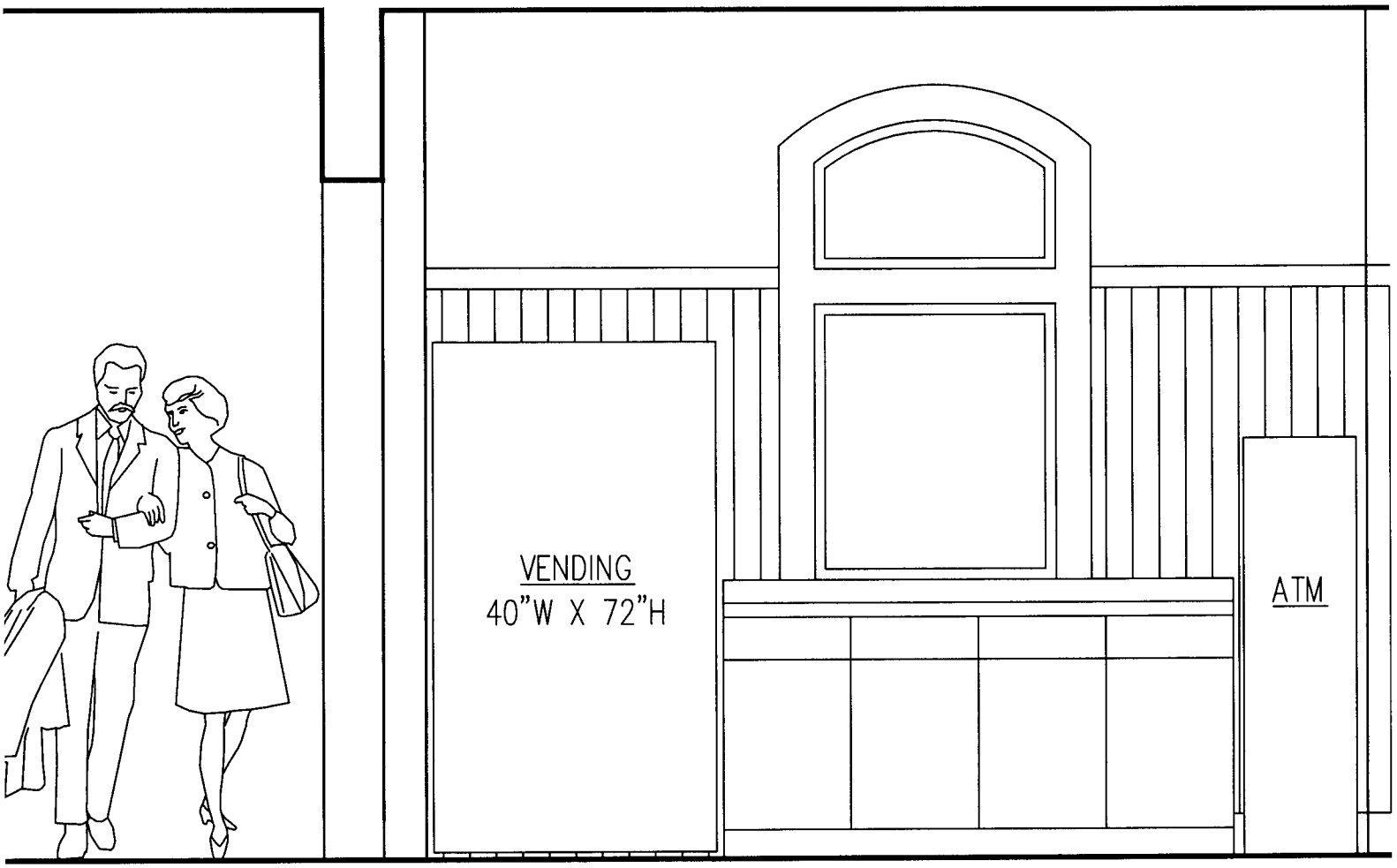
By: Kendra L. Maher

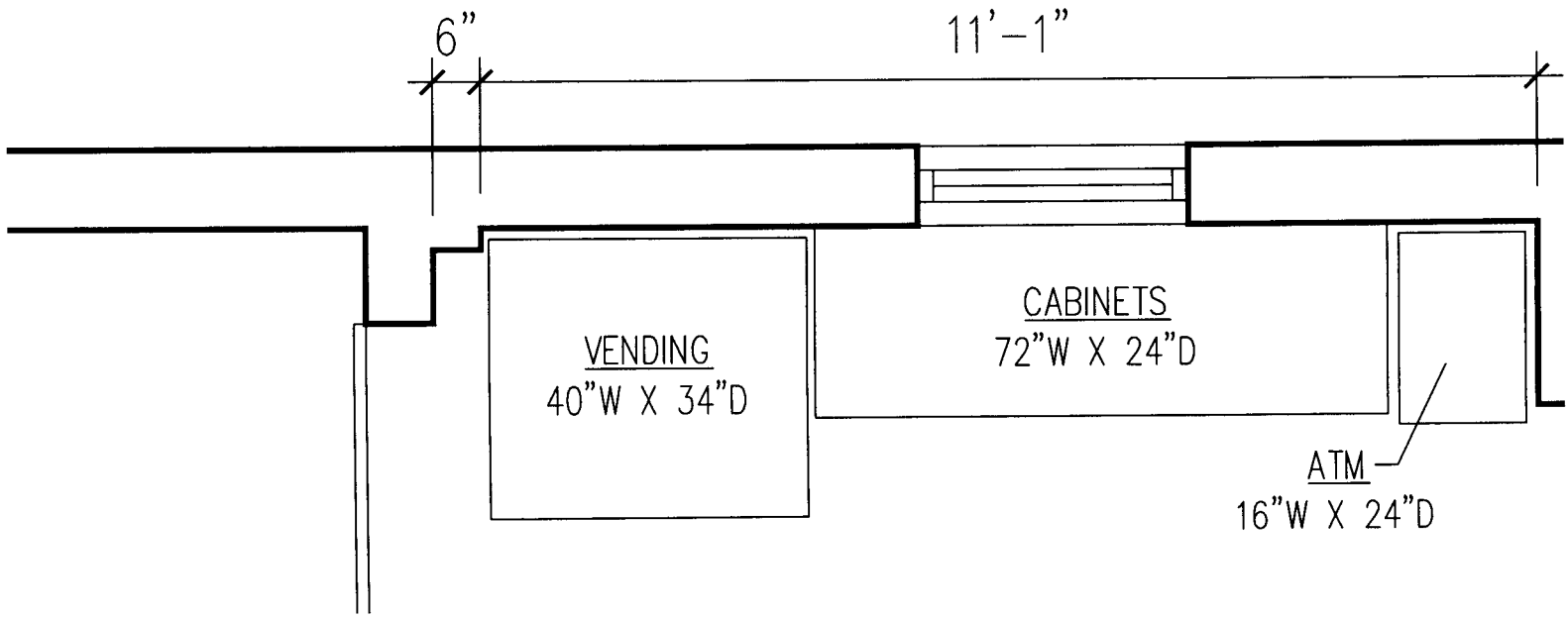
Its: Admin. Assist.

SHREE NEELKANTH, INC.

By: Dilip J. Patel

Its: owner


VENDING
40"W X 72"H
ATM


6"
11'-1"
VENDING
40"W X 34"D
CABINETS
72"W X 24"D
ATM
16"W X 24"D

AN ORDINANCE APPROVING A LEASE AGREEMENT WITH THE SHREE NEELKANTH, INC.

WHEREAS, the Village is the owner of the property commonly known as the Downtown Train Station in the Village (*"Property"*); and

WHEREAS, the Village desires to enter into an agreement with Shree Neelkanth Inc. (*"Tenant"*) for the lease by the Village of the Property to the Tenant, for the operation by the Tenant of a convenience store and coffee shop (*"Lease Agreement"*); and

WHEREAS, the Village President and Board of Trustees have determined that entering into the Lease Agreement with the Tenant will serve and be in the best interest of the Village;

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

SECTION ONE: The foregoing recitals are hereby incorporated into this Ordinance as findings of the President and Board of Trustees.

SECTION TWO: The Lease Agreement by and between the Village and the Tenant is hereby authorized in substantially the form attached to this Ordinance as Exhibit A, and in a final form to be approved by the Village Manager.

SECTION THREE: The Village Manager is hereby authorized and directed to execute and attest, on behalf of the Village, the Lease Agreement upon receipt by the Village of at least one original copy of the Lease Agreement executed by Shree Neelkanth, Inc.; provided, however, that if the executed copy of the Lease Agreement is not received by the Village Clerk within 60 days after the effective date of this Ordinance, then this authority to execute and attest will, at the option of the Village Council, be null and void.

SECTION FOUR: The Village Board of Trustees hereby declares that the approval of the Lease Agreement and the adoption of this Ordinance are made pursuant to the home rule authority and powers of the Village.

SECTION FIVE: The Village Clerk is hereby directed to publish this Ordinance in pamphlet form pursuant to the Statutes of the State of Illinois.

SECTION SIX: This Ordinance will be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

AYES: BALDINO, SCALETTA, TINAGLIA, CANTY, ROSENBERG, LABEDZ, SCHWINGBECK, PADOVANI, HAYES
NAYS: NONE

PASSED AND APPROVED this 21st day of December, 2020.

Thomas W. Hayes
Village President

ATTEST:

Rebecca Hume
Village Clerk

2020-046
A2020-082

LEASE AGREEMENT

between

VILLAGE OF ARLINGTON HEIGHTS

as Landlord

and

Shree Neelkanth, INC
as Tenant

A2020-082
2020-046

LEASE AGREEMENT

The Landlord and Tenant set forth in the Lease Schedule enter into this Lease Agreement (the "Lease") as of _____. In consideration of and subject to the terms, provisions and covenants contained in the Lease, Landlord hereby leases to Tenant and Tenant hereby leases from Landlord the Premises for the Lease Term. The Lease Schedule terms whenever used in this Lease shall have the same meanings as set forth in the Lease Schedule.

LEASE SCHEDULE

A. ***BUILDING***:	Downtown Train Station
B. ***PREMISES***:	350 square feet (southeast area of the station), plus the storage area adjacent to the tenant space
C. ***TENANT AND NOTICE ADDRESS***:	Shree Neelkanth, INC 45 W. Northwest Highway Arlington Heights, IL 60004
D. ***RENT PAYMENT ADDRESS***:	Cashier, Finance Department, Village of Arlington Heights, 33 S. Arlington Heights Road, Arlington Heights, IL 60005
E. ***LANDLORD AND NOTICE ADDRESS***:	Village Manager, Village of Arlington Heights, 33 S. Arlington Heights Road, Arlington Heights, IL 60005
F. ***LEASE DATE***:	
G. ***COMMENCEMENT DATE***:	January 1, 2021
H. ***TERMINATION DATE***:	December 31, 2025
I. ***LEASE TERM***:	Five years, with one option to renew for another five years
J. ***SECURITY DEPOSIT***:	Waived – current tenant
K. ***PERMITTED USE***	The Premises will be used and occupied only for the purpose of selling and displaying for sale items normally sold at Gateway Newsstands and items normally sold at coffee shops.
L. ***MONTHLY BASE RENT***	Upon reopening, first 4 months $0. Next 20 months $300.00. Remaining 3 years $450.00. If the option to extend for a second 5 year term is exercised then rent shall be increased by 5%.
M. ***LATE FEE***	10%, after 20 days
N. ***STANDARD OPERATING HOURS***	January 1, 2021 to March 1, 2021 flexible hours Monday through Friday Between 6:00 a.m. and 11:00 a.m. March 2, 2021 to end of lease regular hours Monday through Friday – 5:00 a.m. until 2:30 p.m.

O. *PARKING*	One dedicated parking space in the public lot at Northwest Highway and Evergreen
P. *LEASE ATTACHMENT: Appendix A*	Floor Plan

DEFINITIONS

For purposes of this Lease the following terms shall mean as set forth:

COMMON AREAS: All areas of the Real Property made available by Landlord for the general common use or benefit of the public, as such areas currently exist and as they may be changed from time to time.

DECORATION: Tenant Alterations not requiring any type of governmental permit and not involving any of the structural elements of the Building, or any of the Building's systems, including, without limitation, its electrical, mechanical, plumbing and security and life/safety systems.

ENVIRONMENTAL LAWS: Any Law governing the use, storage, disposal or generation of any Hazardous Material, including without limitation, the Comprehensive Environmental Response Compensation and Liability Act of 1980, as amended and the Resource Conservation and Recovery Act of 1976, and those found in the Illinois Compiled Statues as published from time to time, as amended.

FORCE MAJEURE: Any accident, casualty, act of God, war or civil commotion, strike or labor troubles, government-mandated closure of businesses and/or buildings or any cause whatsoever beyond the reasonable control of Landlord.

HAZARDOUS MATERIAL: Such substances, material and wastes regulated under Federal, or Illinois State Environmental Law; or classified as hazardous or toxic under said Environmental Law; and explosives and firearms, radioactive material, asbestos, and polychlorinated biphenyls.

INDEMNITEES: Landlord and their respective directors, officers, agents and employees.

LAND: The parcel of real estate on which the Building is located.

LAWS: All laws, ordinances, rules, regulations, other requirements, orders, rulings or decisions adopted or made by any governmental body, agency, department or judicial authority having jurisdiction over the Property, the Premises or Tenant's activities at the Premises and any covenants, conditions or restrictions of record which affect the Property.

LEASE MONTH: Each calendar month beginning on the first day of the first calendar month following the Commencement Date (unless the Commencement Date is the first day of a calendar month in which case beginning on the Commencement Date), and each subsequent month, or shorter, period until the Expiration Date.

OPERATING EXPENSES: All costs, expenses and disbursements of any kind and nature incurred by Landlord or its beneficiaries, principals or agents in connection with the ownership, leasing, management, operation, maintenance, replacement and repair of the Property. Operating Expenses shall not include, (i) costs of alterations of the premises of tenants of the Building, (ii) costs of capital improvements to the Building (except for the amortized portion of capital improvements installed for the purpose of reducing or controlling Operating Expenses or complying with applicable Laws or insurance requirements), (iii) depreciation charges, (iv) interest and principal payments on loans (except loans for capital improvements included in Operating Expenses as

provided above), (v) ground rental payments, (vi) real estate brokerage and leasing commissions, (vii) advertising and marketing expenses for procurement of tenants, (viii) costs of Landlord reimbursed by insurance proceeds, (ix) expenses incurred in negotiating or enforcing leases of other tenants in the Building, (x) Landlord's or Landlord's property manager's corporate general overhead or corporate general administrative expenses, and (xi) Taxes. Landlord may, in a reasonable manner, allocate insurance premiums for so-called "blanket" insurance policies that insure other properties as well as the Building and said allocated amount shall be deemed to be an Operating Cost. If any Operating Expense, though paid in one year, relates to more than one calendar year, Landlord may at Landlord's option allocate such expense proportionately. If the Building is not fully leased and occupied for any portion of a calendar year, Landlord may adjust that portion of the Operating Expenses that vary with occupancy, such as janitorial costs, to the amount that Landlord reasonably determines would have been incurred had the Building been fully leased and occupied for the entire year, but in no event shall Landlord be entitled to recover from the tenants of the Building, as a result of such adjustment, more than 100% of its actual Operating Expenses.

PROPERTY: The Building, the Land, any other improvements located on the Land, including, without limitation, any parking and the personal property, fixtures, machinery, equipment, systems and apparatus located in or used in conjunction with any of the foregoing.

REAL PROPERTY: The Property excluding any personal property.

RENT: Collectively, Monthly Base Rent Monthly Storage Space Rent, Additional Rent and all other charges, payments, late fees or other amounts required to be paid by Tenant under this Lease. Tenant's obligation to pay Rent is an independent covenant of this Lease.

TAXES: All federal, state and local governmental taxes, assessments and charges of every kind or nature, whether general, special, ordinary or extraordinary, which Landlord or its beneficiaries, principals or agents shall pay or become obligated to pay in connection with the ownership, leasing, management, control or operation of the Property, which shall also include any rental, franchise or similar taxes levied in lieu of or in addition to general real or personal property taxes. For purposes of this Lease, Taxes for any calendar year shall be t axes assessed or that become a lien during such year, whether or not such taxes are billed and payable in a subsequent calendar year.

TENANT ALTERATIONS: Any Landlord approved alterations, improvements, additions, installations or construction in or to the Premises or any Real Property systems serving the Premises made by Tenant or at Tenant's request; and any supplementary air-conditioning systems installed by Landlord or by Tenant.

TENANT PARTY: Tenant, its employees, servants, agents, suppliers, contractors, invitees or customers.

1. ***BASE RENT.*** Tenant shall pay Landlord at the Rent Payment Address or at such address designated by Landlord, the Monthly Base Rent in equal consecutive monthly installments, each without abatement, deduction or offset, in advance without prior demand on the first day of every calendar month during the Lease Term. If the Lease Term commences on any day other than the first day of the month or terminates on any day other than the last day of the month, then the Monthly Base Rent shall be prorated and calculated on a 30 day calendar month. Tenant shall pay the first full monthly installment of unabated Monthly Base Rent as of the date the Premises reopen.

ADDITIONAL CHARGES. The parties recognize that the Property is currently exempt from real estate taxes. Should the Landlord receive a real estate tax bill for the Property, Tenant shall be responsible for paying its pro rata share of the property taxes.

2. *LATE FEES.* Rent is due on the first day of each month. Landlord may, in addition to Default Rate interest charges, charge a Late Fee on any delinquent Rent payment not received by the 21st day of each month, (including but not limited to delinquent Late Fees and Default Rate interest charges), as liquidated damages for the cost and inconvenience incurred as a result of Tenant's failure. In no event shall the charges permitted under this Section or elsewhere in the Lease, to the extent classified as interest, exceed the maximum lawful interest rate. Unpaid Rent shall be subject to a Late Fee equal to ten percent of the Monthly Base Rent payment and shall bear interest at the lesser of (i) the Default Rate, or (ii) the maximum rate permitted by law, from the date due until paid. The obligation to make such payment shall survive the expiration or earlier termination of the Lease Term. The payment of a Late Fee will not constitute a waiver by Landlord of any Default by Tenant under the Lease.

3. *SERVICES.*

a) **Landlord Services**. Landlord shall cause the common areas of the Building to be maintained on a daily, as-needed basis, including mopping, sweeping, and trash collection in and around the Building.

b) **Tenant Services**. Tenant shall be responsible for opening the station no later than 5:00 a.m. Monday through Friday. Tenant shall be responsible for maintenance of the Premises. Tenant shall also be responsible for the separately metered utilities – electricity, water, and gas.

c) **Telecommunications Services**. Prior to installation Tenant shall obtain Landlord's written approval for all telecommunications service (including but not limited to voice, video, data and any other telecommunications services provided over wire, fiber optic, microwave, wireless and any other transmission systems) and computer network connections, including the location of all wires and the installation contractors. Landlord reserves the right to designate and control the entities providing telecommunication and computer network installation, services, repair and maintenance in the Building and to restrict and control access to telephone cabinets and wiring risers. Tenant shall pay all telecommunication and computer network installation, access, maintenance and removal costs for the Premises. Upon the Termination Date, Tenant shall at Landlord's option remove all telecommunication and computer network cables and related wiring in the Premises.

d) **Restoration of Services**. Landlord shall use reasonable diligence to restore any interrupted Landlord provided service. Landlord may from time to time, at Landlord's sole option, change any company providing services to the Building or the Premises. Any failure, delay or change in quantity or character of any service shall not relieve Tenant from performing any obligation under the Lease nor create any claim against Landlord for rent abatement, constructive eviction or damages. Tenant agrees that the Indemnitees shall not be liable to Tenant, or any of Tenant's employees, agents, customers or invitees or anyone claiming through Tenant, for any damages, expenses, claims or causes of action because of any interruption, diminution, delay or discontinuance at any time for any reason of any service provided to the Premises or the Building.

4. *USE OF PREMISES.* The Tenant will use the Premises only for the purpose of selling and displaying for sale items normally sold at Newsstands and items normally sold at coffee shops. The Landlord will not operate or permit to be operated within the Premises any other newsstand selling or displaying for

sale items deemed comparable to those normally sold by the Tenant, as either a newsstand or coffee shop, bakery or sandwich shop. Tenant understands and agrees that newspaper boxes will still be located for the sale of newspapers outside the Premises. If the Landlord breaches the covenants contained in this paragraph and the breach continues for 30 days, then the Tenant will have, in addition to all other available remedies, the right to terminate this Lease after giving the Landlord 60 days written notice of termination unless the Landlord cures the breach within 30 days after receiving the notice.

a) **Possession**. Tenant shall continuously at Tenant's cost: (i) occupy and use the Premises only for a coffee shop and an newsstand, (ii) comply with all Laws with reference to condition or occupancy of the Premises, (iii) obtain all licenses necessary for any Permitted Use, and (iv) operate its business in a dignified, reputable manner in keeping with the rest of the Building. Tenant shall not occupy or use the Premises in any manner which: (A) may be dangerous to persons or property, (B) may invalidate or increase the premium cost of any policy of insurance carried on the Building or covering its operations, (C) is contrary or prohibited by the terms of this Lease or the Rules and Regulations, or, (D) would tend to create or continue a nuisance.

i. **Environmental Laws**. Tenant and Landlord shall each comply with all Environmental Laws concerning the proper storage, handling and disposal of any Hazardous Material with respect to the Property. Tenant shall not generate, store, handle or dispose of any Hazardous Material in, on, or about the Property without the prior written consent of Landlord. Tenant shall immediately deliver to Landlord a copy of any notice of investigation or violation of any Environmental Law arising from Tenant's activities at the Property. If Landlord reasonably believes that a violation of Environmental Law exists due to Tenant's activities at the Property, Landlord may conduct at Tenant's expense such tests and studies as Landlord deems desirable. Landlord's inspection and testing rights are for Landlord's own protection only, and Landlord shall not be deemed to have assumed any responsibility to Tenant or any other party for compliance with Environmental Law. Tenant shall indemnify, defend, protect and hold harmless the Indemnitees from any and all loss, claim, expense, liability and cost (including attorneys' fees) arising out of or in any way related to the presence of any Hazardous Material introduced to the Premises or the Property during the Lease Term by a Tenant Party. If said Hazardous Material is deemed to exist due to the Landlord's actions, Landlord shall indemnify, defend, protect and hold harmless the Indemnitees from any and all loss, claim, expense, liability and cost (including attorneys' fees) arising out of or in any way related to the presence of any Hazardous Material introduced to the Premises or the Property If any action or proceeding is brought against the Indemnitees by reason of any such claim, Tenant upon notice from Landlord, will defend the claim at Tenant's expense with counsel reasonably satisfactory to Landlord. This indemnification is given in addition to the indemnification in Section 9, and will survive the expiration or termination of this Lease. Any indemnification, exculpation or waiver provision under this Section shall not exculpate or indemnify Landlord against its own negligence. Landlord hereby represents and warrants that as of the date of this Lease it has no knowledge of the presence of any Hazardous Material in, on or about the Premises or Property, nor of any existing violation of any Environmental Law applicable to the Premises or Property.

ii. ADA. Landlord and Tenant acknowledge that the Americans with Disabilities Act of 1990 (42 U.S.C §12101 et seq.) and related regulations and guidelines, as amended (collectively the "ADA") establish requirements for business operations and accessibility that may apply to the Premises and the Property. The parties agree that:
(i) Landlord shall be responsible for ADA Title III compliance in the Common Areas, except as provided below,

(ii)Landlord has delivered and Tenant shall be responsible for ADA Title III compliance in the Premises, including any leasehold improvements or other work to be performed in the Premises in connection with this Lease. Tenant shall be solely responsible for requirements under Title I of the ADA relating to Tenant's employees. Tenant shall not be required to make any modification to the Building structure, systems or site except and to the extent required because of Tenant's use of the Premises for other than customary business office operations.

iii. Quiet Enjoyment. Landlord warrants that Landlord has the right to lease the Premises to Tenant and that the individuals executing this Lease are fully authorized to and legally capable of executing this Lease on behalf of Landlord. Landlord covenants that so long as Tenant is in compliance with the covenants and conditions set forth in this Lease, Tenant shall have the right to quiet enjoyment of the Premises without hindrance or interference from Landlord or those claiming through Landlord.

5. ***CONDITION OF PREMISES.*** Tenant's taking possession shall be conclusive evidence against Tenant that the Premises were in good order and satisfactory condition when Tenant took possession. No promise of Landlord to alter, remodel or improve the Premises or the Building and no representation respecting the condition of the Premises or the Building have been made by Landlord to Tenant, except as contained herein.

a) **Landlord's Maintenance.** Except as otherwise set forth in this Lease, Landlord shall maintain the foundation, roof, exterior walls, structural elements, electrical, plumbing, HVAC, mechanical, fire and life safety systems and the Common Areas of the Building. Landlord shall not be responsible for (i) the maintenance or repair of any floor or wall coverings within the tenant space; or (ii) the cost of performing any maintenance or repair to the Premises or the Building caused by the negligence of a Tenant Party, which shall be paid by Tenant. Any issue concerning alleged 'Rent Abatement' for time the tenant space is unusable would be controlled by Lease term Section 8(d) entitled "Rent Abatement", found on page 10 of the Lease.

b) **Tenant's Maintenance.** Tenant, at its expense, shall maintain the tenant space (including but not limited to all fixtures, plumbing and sewage facilities located within the tenant space) and all Tenant Additions in good order, condition and repair and in accordance with all applicable Laws. Tenant shall not permit waste and shall promptly and adequately repair all damages. All repairs or maintenance shall be completed with new materials of similar quality to the original. All repair, Decoration or maintenance work shall be performed only by properly licensed and insured contractors approved by and under the supervision of Landlord, and whose work will not cause or threaten to cause labor disharmony or interfere with Landlord or other tenants in the Building. Any contractor approved by Landlord shall not be allowed to commence any work without first providing a certificate of insurance sufficient to Landlord. If Tenant fails to perform any obligation set forth in this Section, Landlord may, in its sole discretion, upon 24 hours prior notice to Tenant (except without notice in the case of emergencies), perform the same at Tenant's cost. Tenant will make no Building system or structural element repairs or replacements. Tenant will not, without the prior written consent of Landlord install any window or door lettering of any type on or about the Premises.

c) **Tenant Alterations.** Tenant shall not make any Tenant Alterations to the Premises without Landlord's prior written consent. Subject to all other requirements of this paragraph, Tenant may undertake Decoration work without Landlord's prior written consent. Prior to commencement of the Tenant Alterations, Decoration work or delivery of any materials to the Premises, Tenant shall furnish Landlord with acceptable plans and specifications, names, addresses and certificates of insurance from

all contractors and suppliers, copies of contracts, necessary permits, evidence satisfactory to Landlord of Tenant's ability to pay for the completion of the Tenant Alterations and Decoration work and such other documentation as Landlord may reasonably require. All Tenant Alterations and Decorations shall be installed and maintained in accordance with all Laws and insurance regulations and in a good, workmanlike manner by union contractors using only new, high-grade materials. Tenant agrees to defend and hold Landlord harmless from any and all liabilities of every kind and description connected in any way with the Tenant Alterations and Decoration work. Tenant shall pay the cost of all Tenant Alterations and Decorations. Upon completion of any Tenant Alterations or Decorations, Tenant shall furnish Landlord with contractors' affidavits, final lien waivers and receipted bills covering all labor and materials. Landlord may, at Landlord's option, supervise construction of the Tenant Alterations and Decorations. Neither Landlord's supervision nor any approvals given by Landlord shall constitute any warranty or representation by Landlord to Tenant of the adequacy of the design or materials for Tenant's intended use or of compliance with any Law, or impose any liability upon Landlord in connection with the performance of the Tenant Alterations or Decorations. All Tenant Alterations shall at Landlord's option either be (i) removed at the end of the Lease Term (and Tenant shall repair all damage caused by the removal), or (ii) become Landlord's property and remain upon the Premises at the termination of this Lease without compensation to Tenant. If upon Landlord's request, Tenant does not remove the Tenant Alterations, Landlord may remove the same and Tenant shall reimburse Landlord upon demand, including Landlord's expenses and attorneys' fees.

d) **Liens**. Tenant will not permit any mechanics liens to be placed on the Premises or Building for any work performed, materials furnished, or obligation incurred at the request of Tenant. If a lien is filed, Tenant will, within ten days' notice from Landlord, (i) cause the release of the lien of record or (ii) contest the lien and deliver to Landlord a bond in form, content, amount, and issued by surety, satisfactory to Landlord, indemnifying and holding harmless the Indemnitees against all costs and liabilities resulting from the lien and any attempted foreclosure of the lien. If Tenant fails to timely take either action, Landlord, in addition to any other rights and remedies under the Lease may without investigating its validity pay the lien and Tenant shall, reimburse Landlord upon demand, including Landlord's expenses and attorneys' fees.

e) **Landlord Access**. Landlord shall have the right at reasonable times and upon reasonable notice to enter the Premises without being deemed guilty of an eviction or disturbance of Tenant's use or possession and without being liable in any manner to Tenant: (i) to ascertain the condition of the Premises; (ii) to determine whether Tenant is diligently fulfilling its responsibilities under this Lease; (iii) to clean and to make such repairs as may be required or permitted to be made by Landlord under the Lease; or (iv) to do any other act or thing which Landlord deems reasonable to preserve the Premises and the Building. In the event of an emergency or with respect to the provision of janitorial services the notice and timing provisions shall not apply. Tenant shall permit Landlord to erect, use and maintain pipes, ducts, wiring and conduits in and through the Premises, so long as Tenant's use, layout or design of the Premises is not materially affected or altered.

6. ***ASSIGNMENT AND SUBLETTING.*** Tenant shall not, without the prior written consent of Landlord (i) assign, transfer or encumber this Lease or any estate or interest herein, whether directly or by operation of law, (ii) permit any other entity to become Tenant hereunder by merger, consolidation, or other reorganization, (iii) if Tenant is an entity other than a corporation whose stock is publicly traded, permit the transfer of an ownership interest in Tenant so as to result in a change in the current control of Tenant, (iv) sublet any portion of the Premises, (v) grant any license, concession, or other right of occupancy of any portion of the Premises, or (vi) permit the use of the Premises by any parties other

than Tenant (any of the events listed in (i) through (vi) being a "Transfer"). If Tenant requests Landlord's consent to a Transfer, then Tenant shall provide Landlord at least 15 days prior to the proposed Transfer date with a written description of all terms and conditions of the proposed Transfer, copies of the proposed documentation, and the following information about the proposed transferee: name and address; reasonably satisfactory information about its business and business history; its proposed use of the Premises; banking, financial, and other credit information; and general references sufficient to enable Landlord to determine the proposed transferee's creditworthiness and character. Landlord shall not unreasonably withhold its consent to any assignment or subletting of the Premises, provided Tenant is not in default under the Lease and the proposed transferee (A) is creditworthy, (B) has a good reputation in the business community, (C) does not engage in business similar to those of other tenants in the Building where a restrictive covenant on use may exist therein, (D) does not seek a change in the Permitted Use of the Premises, (E) would not materially increase the estimated pedestrian and vehicular traffic, (F) would not diminish the value and reputation of the Building, and (G) is not another occupant of the Building or person or entity with whom Landlord is negotiating to lease space in the Building (H) has obtained or agrees to obtain proper business licensure from any governmental body requiring such licensure prior to taking possession. In addition, if Tenant has any options to extend the term of the Lease or to add other space to the Premises, such options shall not be available to any transferee (except an affiliate), directly or indirectly without Landlord's prior express written consent, which may be withheld in Landlord's sole discretion. Concurrently with Tenant's notice of any request for consent to a Transfer Tenant shall pay to Landlord a fee of $500.00 to defray Landlord's expenses in reviewing such request. If Landlord consents to a proposed Transfer, then the proposed transferee shall deliver to Landlord a written agreement whereby it expressly assumes Tenant's obligations hereunder. No Transfer shall release Tenant from its obligations under this Lease, but rather Tenant and its transferee shall be jointly and severally liable. Landlord's consent to any Transfer shall not waive Landlord's rights as to any subsequent Transfers. If a Tenant Default occurs while the Premises or any part thereof are subject to a Transfer, then Landlord, in addition to its other remedies, may collect directly from such transferee all rents becoming due to Tenant and apply such rents against Rent. Tenant authorizes its transferees to make payments of rent directly to Landlord upon receipt of notice from Landlord to do so. Tenant shall pay for the cost of any demising walls or other improvements necessitated by a proposed subletting or assignment. In the event Landlord wrongfully withholds its consent to any proposed Transfer, Tenant's sole and exclusive remedy shall be to seek specific performance. Tenant shall submit for Landlord's prior approval, which approval shall not be unreasonably withheld, any advertising that Tenant or its agents intend to use with respect to any proposed sublet space.

a) **Assumption and Attornment:** If Tenant shall Transfer the Lease or Premises as permitted, the transferee shall expressly assume all of the obligations of Tenant in a written instrument satisfactory to Landlord and furnished to Landlord not later than 30 days prior to the effective date of the Transfer. If Tenant shall sublease the Premises as permitted, Tenant shall, at Landlord's option, within 15 days following any request by Landlord, obtain and furnish to Landlord the written agreement of such subtenant to the effect that the subtenant will attorn to Landlord and will pay all sub-rent directly to Landlord.

b) **Affiliates**. Tenant shall have the right, with the prior written consent of Landlord, to transfer, assign, sublease or grant occupancy rights to the Premises to a corporation or other business entity (i) which is currently owned or controlled by, owns or controls, or is under common ownership or control with Tenant, (ii) to which substantially all the assets of Tenant are transferred or (iii) into which Tenant may be merged or consolidated (an "Affiliate"), but (i) no later than ten days after the effective date of the

assignment or sublease, the assignee or sublessee shall execute documents satisfactory to Landlord to evidence such subtenant or assignee's assumption of the obligations and liabilities of Tenant under this Lease, except in the case of any assignment which occurs by operation of law (and without a written assignment) as a consequence of merger, consolidation or non-bankruptcy reorganization; (ii) within ten days after the effective date of such assignment or sublease, give notice to Landlord which notice shall include the full name and address of the assignee or subtenant, and a copy of all agreements executed between Tenant and the assignee or subtenant with respect to the Premises; and (iii) within 15 days after Landlord's request, such documents or information which Landlord reasonably requests for the purpose of substantiating whether or not the assignment or sublease is to an Affiliate. No Transfer shall release Tenant from its obligations under this Lease, but rather Tenant and its Affiliate transferee shall be jointly and severally liable. Sections 8a and b shall not apply to a Transfer to an Affiliate. As used herein, the term "control" shall mean, in the case of a corporation or other entity, ownership or voting control, directly or indirectly, of at least 50% percent of all of the general or other partnership, membership (or similar) interests therein and the power to determine the actions of such entity.

7. INSURANCE.

a) Tenant shall provide comprehensive or commercial general liability insurance, including contractual liability, on an occurrence basis, in an amount not less than $1,000,000 combined single limit per occurrence, covering Tenant as a named insured and the Village and its officers and employees as additional insured. Insurance against fire, sprinkler leakage and vandalism and the extended coverage perils for the full replacement cost of all additions, improvements and alterations to the Train Station(s) owned or made by the Tenant, if any, and of all furniture, trade fixtures, restaurant equipment, merchandise and all other items of Tenant's property on the premises with loss or damage payable to the Village and Tenant as their interest may appear.

b) **Landlord's Insurance**. Landlord agrees to purchase and keep in full force and effect during the Lease Term, insurance under policies issued by insurers of recognized responsibility, qualified to do business in the State of Illinois on the Building in amounts reasonably consistent with market practice, against fire and such other risks as may be included in standard forms of all risk coverage insurance reasonably available from time to time. Neither Landlord's obligation to carry such insurance nor the carrying of such insurance shall be deemed to be an indemnity by Landlord with respect to any claim, liability, loss, cost or expense due, in whole or in part, to Tenant's negligent acts or omissions or willful misconduct.

c) **Indemnity**. Tenant will indemnify, defend and hold the Indemnitees harmless from any and all demands, claims, causes of action, fines, penalties, damages (including without limitation consequential damages) losses, liabilities, judgments and expenses (including without limitation court costs and attorneys' fees), arising in any areas controlled by Tenant or arising from the negligence or willful misconduct of any Tenant Party or the breach by Tenant of any of its obligations hereunder. If any action or proceeding is brought against the Indemnitees by reason of any such claim, Tenant upon notice from Landlord, will defend the claim at Tenant's expense with counsel reasonably satisfactory to Landlord.

8. FIRE AND CASUALTY DAMAGE.

a) Substantial Untenantability. If any fire or other casualty (whether insured or uninsured) renders all or a substantial portion of the Premises or the Building untenantable, Landlord shall, with reasonable promptness notify Tenant of the estimated time required to Substantially Complete the repair ("Landlord's

Notice"). If Landlord's estimated time to Substantially Complete the repair exceeds 365 days from the issuance of all necessary permits, then Landlord, or Tenant if all or a substantial portion of the Premises is rendered untenantable, shall have the right to terminate this Lease as of the casualty date upon written notice to the other within 20 days after delivery of Landlord's Notice. Tenant shall not have the right to terminate this Lease pursuant to this Section if any damage or destruction was caused by the act or neglect of Tenant, its agent or employees. Unless this Lease is terminated as provided in the preceding subparagraph, Landlord shall proceed with reasonable promptness to repair and restore the Premises to its condition as existed prior to such casualty. Landlord shall have no liability to Tenant, and Tenant shall not be entitled to terminate this Lease if the repairs are not in fact completed within the time period estimated by Landlord so long as Landlord shall proceed with reasonable diligence to complete such repairs.

b) **Insubstantial Untenantability**. If the Premises or the Building is damaged by a casualty but neither is rendered substantially untenantable or if the Premises or the Building is rendered substantially untenantable and Landlord estimates that the time to Substantially Complete the repair will not exceed the longer period of either 365 days from the date of occurrence, or 180 days from the issuance of all necessary permits, then Landlord shall proceed to repair and restore the Building or the Premises other than Tenant Additions, with reasonable promptness, unless Landlord makes a good faith determination that restoring the Premises would be uneconomical, then Landlord may terminate this Lease by giving written notice to Tenant within 30 days after the casualty.

c) **Insurance Proceeds**. Tenant acknowledges that Landlord shall be entitled to the full proceeds of any insurance coverage, whether carried by Landlord or Tenant, for damages to the Premises, except for those proceeds of Tenant's insurance for personal property and equipment removable by Tenant at the Termination Date. Landlord shall have no duty to repair or restore any portion of any Tenant Additions or to expend for any repair or restoration of the Premises or Building amounts in excess of insurance proceeds paid to Landlord and available for repair or restoration.

d) **Rent Abatement**. Except for the negligence or willful act of Tenant or its agents, employees or contractors, if all or any part of the Premises are rendered untenantable by fire or other casualty and this Lease is not terminated, Monthly Base Rent and Additional Rent shall abate for the untenantable part of the Premises on a per diem basis from the date of the casualty until Landlord has Substantially Completed its required repair work in the Premises, provided, that as a result of such casualty, Tenant cannot during such period legally occupy the untenantable portion of the Premises. The rent abatement provided for in this paragraph shall be Tenant's sole remedy against Landlord for such untenantability.

9. ***EVENTS OF DEFAULT.*** Each of the following events shall constitute a "Default" by Tenant under the Lease: (i) Tenant fails to pay any installment or other payment of Rent, including Additional Rent, and Tenant fails to cure such default within five days after written notice to Tenant, (ii) Tenant fails to observe or perform any of the other covenants, conditions or provisions of this Lease or the Work Letter and fails to cure such default within 15 days after written notice to Tenant (unless the default involves a hazardous condition, which shall be cured forthwith, or unless the failure to perform is a Default for which this Lease specifies there is no cure or grace period), (iii) the interest of Tenant in this Lease is levied upon under execution or other legal process, (iv) a petition is filed by or against Tenant to declare Tenant bankrupt or seeking a plan of reorganization under any Chapter of the Bankruptcy Code, as amended or replaced, or to delay payment of, reduce or modify Tenant's debts, which in the case of an involuntary action is not discharged within 30 days, (v) Tenant is declared insolvent by law or any assignment of Tenant's property is made for the benefit of creditors, (vi) a

receiver is appointed for Tenant or Tenant's property, and is not discharged within 30 days, (vii) any action taken by or against Tenant to reorganize or modify Tenant's capital structure in a materially adverse way which in the case of an involuntary action is not discharged within 30 days, (viii) upon the dissolution of Tenant, (ix) upon the third occurrence within any 12 month period that Tenant fails to pay Rent when due or breaches a particular covenant of this Lease (which shall be a non-curable Default whether or not such Rent is thereafter paid within any stated cure or grace period), (x) Tenant fails to vacate the Premises immediately upon termination of the Lease or upon termination of Tenant's right to possession, or (xi) Tenant Defaults under any other lease with Landlord for any other premises in the Building. The written notice specifically set forth in this paragraph shall satisfy any notice required by a statute or law enacted now or later and Tenant hereby waives any notice required by statute or law, to the extent permitted under that statute or law.

10. NO WAIVER. Landlord's failure to insist upon strict performance of any covenant, condition, provision, rule or regulation in this Lease or to exercise a right shall not be a waiver of any right or remedy and shall not be a waiver of a subsequent breach or default. A waiver by Landlord for one tenant shall not constitute a waiver for another tenant. Landlord's acceptance of Rent following a Default shall not waive Landlord's rights regarding such Default. Landlord's acceptance of any partial payment of Rent shall not waive Landlord's rights with regard to the remaining portion of the Rent due, regardless of any endorsement or statement on any instrument delivered in payment of Rent or any writing delivered in connection therewith. Landlord's acceptance of a partial payment of Rent shall not constitute an accord and satisfaction of the full amount of Rent due.

11. LANDLORD'S REMEDIES.

a) **Remedies**. Upon any Tenant Default, Landlord may, in addition to all other rights and remedies afforded to Landlord under the Lease or by law or equity, take any of the following actions which shall be distinct and cumulative: (i) terminate this Lease by giving Tenant notice in which event, the Lease Term shall end and all of Tenant's rights and interests shall expire on the date stated in such notice; (ii) terminate Tenant's right of possession of the Premises without terminating this Lease by giving notice to Tenant that Tenant's right of possession shall end on the date specified in such notice; or (iii) enforce the provisions of this Lease and protect the rights of the Landlord by a suit or suits in equity or at law for the specific performance of any covenant or agreement contained herein, or for the enforcement of any other appropriate legal or equitable remedy, including recovery of all monies due or to become due from Tenant for the balance of the Lease Term.

b) **Termination of the Lease**. In the event Landlord terminates the Lease, Landlord shall be entitled to recover as damages for loss of the bargain and not as a penalty all Rent and other amounts accrued under the Lease to the date of termination, including Late Fees and Default Rate interest charges, (i) to the extent not recovered by Landlord pursuant to section 14(b)(iii), all unamortized tenant improvement, rent concession, and leasing commission costs incurred by Landlord, (ii) all Landlord's expenses of reletting, including without limitation, repairs, alterations, improvements, rent concessions, additions, decorations, legal fees and brokerage commissions (collectively, the "Reletting Expenses"), multiplied by that fraction the numerator of which is the number of Lease Months remaining in the Lease Term at the time of Lease termination and the denominator of which is the total number of Lease Months in the Lease Term, and (iii) all Rent to be paid by Tenant for the balance of the Lease Term as if the Lease had not been terminated, discounted at the discount rate of the Federal Reserve Bank of Chicago, at the time of the termination, less the amount of rental loss Tenant proves Landlord could have reasonably mitigated. Landlord's efforts to mitigate will not be deemed unreasonable if by way of example and not

limitation (A) Landlord rents other vacant space in the building before the Premises, (B) rejects a proposed tenant who is already a tenant in the Building, (C) a proposed tenant is not commercially acceptable, or (D) Landlord relets the Premises for less than the stated Rent.

c) **Termination of Possession**. If Landlord terminates Tenant's possession without terminating the Lease, Tenant shall pay to Landlord (i) all Rent and other amounts accrued under the Lease to the date of termination of possession, including Late Fees and Default Rate interest charges, (ii) to the extent not recovered by Landlord pursuant to section 14(c)(iv), all unamortized tenant improvement, rent concession, and leasing commission costs incurred by Landlord, (iii) the Reletting Expenses, multiplied by that fraction the numerator of which is the number of Lease Months remaining in the Lease Term at the time of possession termination and the denominator of which is the total number of Lease Months in the Lease Term, and (iv) all Rent to be paid by Tenant for the balance of the Lease Term subsequent to the date of judgment, discounted at the discount rate of the Federal Reserve Bank of Chicago, at the time of the judgment, less the amount of rental loss Tenant proves Landlord could have reasonably mitigated. Landlord may, but shall not be obligated to (except as may be required by law), relet the Premises, or any part thereof for the account of Tenant, for such rent and term and upon such terms and conditions as are reasonably acceptable to Landlord. For purposes of such reletting, Landlord is authorized to decorate, repair, alter and improve the Premises to the extent reasonably necessary or desirable. If the Premises are (A) not relet, or (B) relet and the consideration realized after payment of all Landlord's Reletting Expenses, is insufficient to satisfy the payment when due of Rent reserved under this Lease for any monthly period, then Tenant shall pay Landlord upon demand any such deficiency monthly. If such consideration is greater than the amount necessary to pay the full amount of the Rent, the full amount of such excess shall be retained by Landlord and shall in no event be payable to Tenant. Tenant agrees that Landlord may file suit to recover any sums due to Landlord hereunder from time to time and that such suit or recovery of any amount due Landlord hereunder shall not be any defense to any subsequent action brought for any amount not theretofore reduced to judgment in favor of Landlord.

d) **Landlord's Entry**. In the event of a Tenant Default, Landlord may, at Landlord's option, with order of court enter into the Premises, remove Tenant's property, fixtures, furnishings, signs and other evidences of tenancy, and take and hold such property; provided, however, that such entry and possession shall not terminate this Lease or release Tenant, in whole or in part, from Tenant's obligation to pay the Rent for the full Lease Term or from any other obligation of Tenant under this Lease. Any and all property removed from the Premises by Landlord pursuant to the authority of the Lease or law, may be handled, removed or stored by Landlord at the risk and cost of Tenant, and Landlord shall not be responsible for its preservation or safekeeping in the absence of gross negligence or willful misconduct. Tenant shall pay Landlord, upon demand, any and all expenses incurred by Landlord in the removal and storage of such property. Any such property of Tenant not redeemed by Tenant within 30 days after the Termination Date, shall be conclusively presumed to have been conveyed by Tenant to Landlord under this Lease as a bill of sale without further payment or credit by Landlord to Tenant.

e) **Landlord's Lien**. In addition to any statutory lien for rent in Landlord's favor, Tenant grants to Landlord a continuing security interest for all Rents and other sums of money becoming due hereunder from Tenant, upon all goods, wares, equipment, fixtures, furniture, inventory and other personal property of Tenant situated on the Premises (and all proceeds of any insurance that may accrue to Tenant by reason of the destruction or damage of that property), and such property shall not be removed without the consent of Landlord until all arrearage in Rent then due to Landlord hereunder

shall first have been paid and discharged any statutory lien for Rent is not hereby waived, the express contractual lien herein granted being in addition and supplementary thereto.

f) **Waiver of Trial by Jury.** In the interest of obtaining a speedier and less costly hearing of any dispute, Landlord and Tenant each hereby expressly waives trial by jury in any action, proceeding or counterclaim brought by either party against the other and any right to a trial by jury under any law, statute, regulation, rule or public policy in connection with any matter whatsoever arising out of or relating in any way to this Lease.

g) **Jurisdiction.** To the full extent permitted by law, Landlord and Tenant agree that the Lease shall be construed in accordance with the laws of the State of Illinois, without regard to its conflict of laws principles and the federal and state courts of Illinois in the forum of Landlord's choice.

h) **Bankruptcy**. The following provisions shall apply in the event of the bankruptcy or insolvency of Tenant.

i. Lease Assumption. In connection with any proceeding under the Bankruptcy Code where Tenant as debtor-in-possession or Tenant's trustee (the "Electing Party") elects to assume this Lease, such election shall be made within 30 days of the bankruptcy filing without any extension of the election period and may only be made upon compliance with the provisions of (1) and (2) below, which conditions Landlord and Tenant acknowledge to be commercially reasonable.

1. Any election to assume this Lease under the Bankruptcy Code must provide for the Electing Party to cure or provide to Landlord adequate assurance that it will cure all monetary defaults under this Lease within 15 days from the date of assumption and it will cure all non-monetary defaults under this Lease within 30 days from the date of assumption.

2. If the Electing Party has assumed this Lease or elects to assign Tenant's interest under this Lease to any other person, such interest may be assigned only if the intended assignee has provided adequate assurance of future performance, of all of the obligations imposed on Tenant under this Lease. For the purposes hereof, "adequate assurance of future performance" means that each of the following conditions has been satisfied: (a) The assignee has submitted a current financial statement, certified by its chief financial officer, which shows a net worth and working capital in amounts sufficient to assure the future performance by the assignee of Tenant's obligations under this Lease; and (b) Landlord has obtained consents or waivers from any third parties which may be required under a lease, mortgage, or other agreement by which Landlord is bound, to enable Landlord to permit such assignment.

3. Landlord's acceptance of rent or any other payment from any trustee, receiver, assignee, or other entity will not waive, the requirement of Landlord's consent, Landlord's right to terminate this Lease for any transfer of Tenant's interest under this Lease without such consent, or Landlord's claim for any amount of Rent due from Tenant.

ii. Lease Rejection. In the event the Electing Party elects to reject this Lease then Landlord shall immediately be entitled to possession of the Premises without further court order or obligation to Tenant or the trustee.

12. ***SURRENDER OF PREMISES.*** Upon the Termination Date, Tenant shall surrender and vacate the Premises immediately and deliver possession to Landlord in a clean, good and tenantable condition, ordinary wear and tear, casualty, fire and damage caused by Landlord excepted. Tenant shall deliver to Landlord all keys to the Premises. Tenant shall remove from the Premises all personal property, Tenant's trade fixtures, all cables and, where Landlord requires, all wiring installed above the ceiling for Tenant's use, and all equipment, cables and wiring for any computer network or telecommunication or security systems. Tenant shall also, subject to Section 7(c) remove such Tenant Additions as required by Landlord. Tenant immediately shall repair all damage resulting from removal of any of Tenant's property, furnishings or Tenant Additions and shall close all floor, ceiling and roof openings. If any of the Tenant Additions involved the lowering of ceilings, raising of floors or the installation of specialized wall or floor coverings or lights, then Tenant shall also be obligated to return such surfaces to their condition prior to the commencement of this Lease. In the event Tenant shall fail to remove those items described above they shall be conclusively presumed abandoned by Tenant and Landlord may, (but shall not be obligated to), at Tenant's expense, remove any of such property and store, sell or otherwise deal with such property as provided in Section 14(d), including the waiver and indemnity obligations provided in that Section. Tenant shall reimburse Landlord for all costs and expenses incurred by Landlord in removing any of Tenant Additions and in restoring the Premises to the condition required by this Lease at the Termination Date.

13. ***HOLDING OVER.*** Tenant shall pay Landlord the greater of (i) 150% of the monthly Rent payable for the month immediately preceding the holding over (including increases for Additional Rent which Landlord may reasonably estimate) or, (ii) 150% of the monthly fair market rental value of the Premises as reasonably determined by Landlord for each month or partial month that Tenant retains possession of any portion of the Premises after the Termination Date. Tenant shall also pay all damages sustained by Landlord by reason of such retention of possession, including but not limited to consequential damages. The provisions of this Section shall not constitute a waiver by Landlord of any re-entry rights of Landlord and Tenant's continued occupancy of the Premises shall be as a tenancy in sufferance.

14. ***RULES AND REGULATIONS.*** Tenant agrees for itself and for its subtenants, employees, agents, and invitees to comply with any attached rules and regulations and with all reasonable modifications and additions that Landlord may make from time to time provided that any such rules and regulations do not materially conflict with the terms and provisions of this Lease. In the event of such conflict, the terms and provisions of the Lease shall control. Nothing in this Lease shall impose upon Landlord any duty or obligation to enforce the rules and regulations as set forth or as hereafter adopted, or the terms, covenants or conditions of any other lease as against any other tenant, and Landlord shall not be liable to the Tenant for violation of the rules and regulations by any other tenant, its servants, employees, agents, visitors or licensees. Landlord shall use reasonable efforts to enforce the rules and regulations of the Building in a uniform and non-discriminatory manner. Tenant shall pay to Landlord all damages caused by Tenant's failure to comply with the provisions of this Section and shall also pay to Landlord as Additional Rent an amount equal to any increase in insurance premiums caused by such failure to comply.

15. ***LANDLORD RESERVED RIGHTS.*** Landlord reserves the following rights exercisable without notice to Tenant and without liability to Tenant for damage or injury to persons, property or business and without being deemed an eviction or disturbance of Tenant's use or possession of the Premises or giving rise to any claim for offset or abatement of Rent: (i) to change the Building's name or street address upon 30 days' prior written notice to Tenant, (ii) to install, affix and maintain all signs on the exterior and interior of the Building, (iii) to designate and approve prior to installation, all types of signs, window shades, blinds, drapes, awnings or other similar items, and all internal lighting that may be visible from

the exterior of the Premises, (iv) upon reasonable notice to Tenant, to display the Premises to prospective purchasers at reasonable hours at any time during the Lease Term and to prospective tenants at reasonable hours during the last 12 months of the Lease Term or during any period of time when a Default has occurred and is continuing, (v) to grant to any party the exclusive right to conduct any business or render any service in or to the Building, provided such exclusive right shall not operate to prohibit Tenant from using the Premises for the purpose permitted hereunder, (vi) to change the arrangement and/or location of entrances or passageways, doors and doorways, corridors, elevators, stairs, washrooms or public portions of the Building, and to close entrances, doors, corridors, elevators or other facilities, provided that such action shall not materially and adversely interfere with Tenant's access to the Premises or the Building, (vii) to constantly have pass keys to the Premises, (viii) to close the Building after Standard Operating Hours except that Tenant and its employees shall be entitled to admission at all times, under such regulations as Landlord prescribes for security purposes, and (ix) to make alterations, contractions, expansions or additions to the Building or Property provided, that no such changes shall materially alter the size of the Premises (However, the Rentable Area of the Building and Tenant's Proportionate Share may be equitably adjusted to reflect the change in circumstance) or deny reasonable ingress to and egress from the Premises. By executing this Lease, Tenant consents to a change in Tenant's Proportionate Share caused by any alteration, expansion or addition to the Building.

16. RELOCATION. Landlord may, at Landlord's expense, relocate Tenant within the Building to space, which is comparable in size, utility and condition to the Premises. If Landlord relocates Tenant, Landlord shall reimburse Tenant for Tenant's reasonable out-of-pocket expenses for moving Tenant's furniture, equipment, and supplies from the Premises to the relocation space and for reprinting Tenant's stationery of the same quality and quantity as Tenant's stationery supply on hand immediately before Landlord's notice to Tenant of the exercise of this relocation right. Upon such relocation, the relocation space shall be deemed to be the Premises and the terms of the Lease shall remain in full force and shall apply to the relocation space.

17. **NOTICES.** All notices and other communications given pursuant to this Lease shall be in writing and addressed to the parties at the address specified in the Lease Schedule and (i) mailed by first class, United States Mail, postage prepaid, certified, with return receipt requested, (ii) hand delivered to the intended addressee, (iii) sent prepaid via a nationally recognized overnight delivery service, or (iv) sent by facsimile transmission, followed by a confirmatory letter. All notices shall be deemed served: (A) three days after deposit in the United States Mail, (B) the date of facsimile transmission or actual service, or (C) one business day after deposit with a nationally recognized overnight delivery service, as the case may be. The parties may change their addresses by giving notice to the other.

18. MISCELLANEOUS.

a) **Option**. This Lease shall not become effective as a lease or otherwise until executed and delivered by both Landlord and Tenant. The submission of the Lease to Tenant does not constitute a reservation of or option for the Premises. The submission of a Tenant signed Lease to Landlord shall constitute an irrevocable offer on the part of Tenant in effect for 30 days to lease the Premises on the terms and conditions herein contained.

b) **Tenant Authority**. Tenant represents and warrants to Landlord that it has full authority and power to enter into and perform its obligations under this Lease, that the person executing this Lease has full power to do so, and that no third party consent or authorization is necessary.

c) **Prohibited Persons and Transactions**. Tenant represents and warrants to Landlord that (i) neither Tenant (nor any person or entity that directly owns a 10% or greater equity interest in Tenant), nor its officers, directors, members or employees is a person or entity with whom U.S. persons or entities are restricted from doing business under regulations of the Office of Foreign Asset Control ("OFAC") of the Department of the Treasury (including those named on OFAC's Specially Designated and Blocked Persons List) or under Executive Order 13224 (the "Executive Order") signed on September 24, 2001, and entitled "Blocking Property and Prohibiting Transactions with Persons Who Commit, Threaten to Commit, or Support Terrorism"), or other governmental action (ii) that Tenant's activities do not violate the International Money Laundering Abatement and Financial Anti-Terrorism Act of 2001 or the regulations or orders promulgated thereunder (as amended from time to time, the "Money Laundering Act"), and (iii) throughout the Term of this Lease, Tenant shall comply with the Executive Order and with the Money Laundering Act. In addition, Tenant shall provide Landlord with a certificate or other evidence reasonably acceptable to Landlord of Tenant's continuing compliance with this paragraph. Tenant shall indemnify and hold the Indemnitees harmless from any and all losses, costs, claims and liabilities (including without limitation court costs and attorneys' fees), arising from Tenant's breach of this paragraph. If any action or proceeding is brought against an Indemnitee by reason of any such claim, Tenant upon notice from Landlord will defend the claim at Tenant's expense with counsel reasonably satisfactory to Landlord. This indemnification will survive the expiration or termination of this Lease.

d) **Entire Agreement**. This Lease and the attached Exhibits and Riders contain the entire agreement between Landlord and Tenant concerning the Premises. There are no other agreements, either oral or written, and no other representations or statements, either oral or written, on which Tenant has relied. This Lease shall not be modified, except by written instrument signed by Landlord and Tenant. This Lease is for the sole benefit of Landlord and Tenant, and no third party shall be deemed a third party beneficiary.

e) **Landlord's Obligations on Sale of the Building**. The sale or transfer of the Building shall relieve Landlord of all Lease obligations accruing or to be performed after the sale or transfer date, provided the buyer or transferee specifically assumes Landlord's obligations.

f) **Binding Effect**. This Lease binds and inures to the benefit of Landlord and Tenant and their respective representatives, successors and permitted assigns.

g) **Captions**. Section headings shall not limit or construe the contents of the sections.

h) **Severability**. The illegality, invalidity, or unenforceability of any provision of this Lease under present or future Laws, shall not affect the remainder of this Lease. In lieu of such provision, a clause as similar as possible while still legal, valid and enforceable shall be substituted.

i) **No Merger**. The leasehold estate shall not merge with the fee estate for any part of the Premises if the same entity holds directly or indirectly any interest in this Lease and any interest in the fee estate.

j) **Abandonment**. If Tenant vacates the Premises but otherwise complies with all terms, covenants and conditions of this Lease, Landlord may (i) enter into the Premises to show the space to prospective tenants, (ii) reduce the services provided to Tenant to such levels as Landlord reasonably determines adequate for an unoccupied premises, and (iii) during the last six (6) months of the Lease Term, prepare the Premises for occupancy by another tenant upon the end of the Lease Term. Tenant expressly

acknowledges that absent written notice from Tenant, none of the foregoing acts or any other act of Landlord shall constitute a termination of Tenant's right to possession or an acceptance of Tenant's surrender of the Premises, and the Lease shall continue in effect.

k) **Landlord's Right to Perform Tenant's Duties.** If Tenant fails to timely perform any necessary maintenance to the tenant space under this Lease, Landlord shall have the right (but not the obligation), to perform such maintenance on behalf and at the expense of Tenant without prior notice to Tenant. All expenses incurred by Landlord in performing such maintenance shall be Additional Rent due and payable upon demand by Landlord with a 15% surcharge to defray Landlord's supervision and overhead expenses. Tenant releases Landlord from any liability, loss or damage to Tenant arising from Landlord's performance of tenant space maintenance pursuant to this paragraph. Landlord's entry into the Premises pursuant to this paragraph shall not constitute an eviction.

l) **Landlord's Title.** Nothing in this Lease shall empower Tenant to do any act that may encumber the title of Landlord, which shall at all times remain paramount to the title of Tenant. This Lease does not grant any rights to light or air over the Property.

m) **Consent.** Whenever Landlord or Tenant's consent is required hereunder, unless specifically provided otherwise, such consent shall not be unreasonably withheld, conditioned or delayed.

n) **Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, but all of which, when taken together, shall constitute but one and the same instrument.

IN WITNESS WHEREOF, this Lease has been executed as of the date set forth in Lease Schedule.

LANDLORD:

VILLAGE OF ARLINGTON HEIGHTS

By: Thomas W. Hayes

Name: THOMAS W. HAYES

Title: Village President

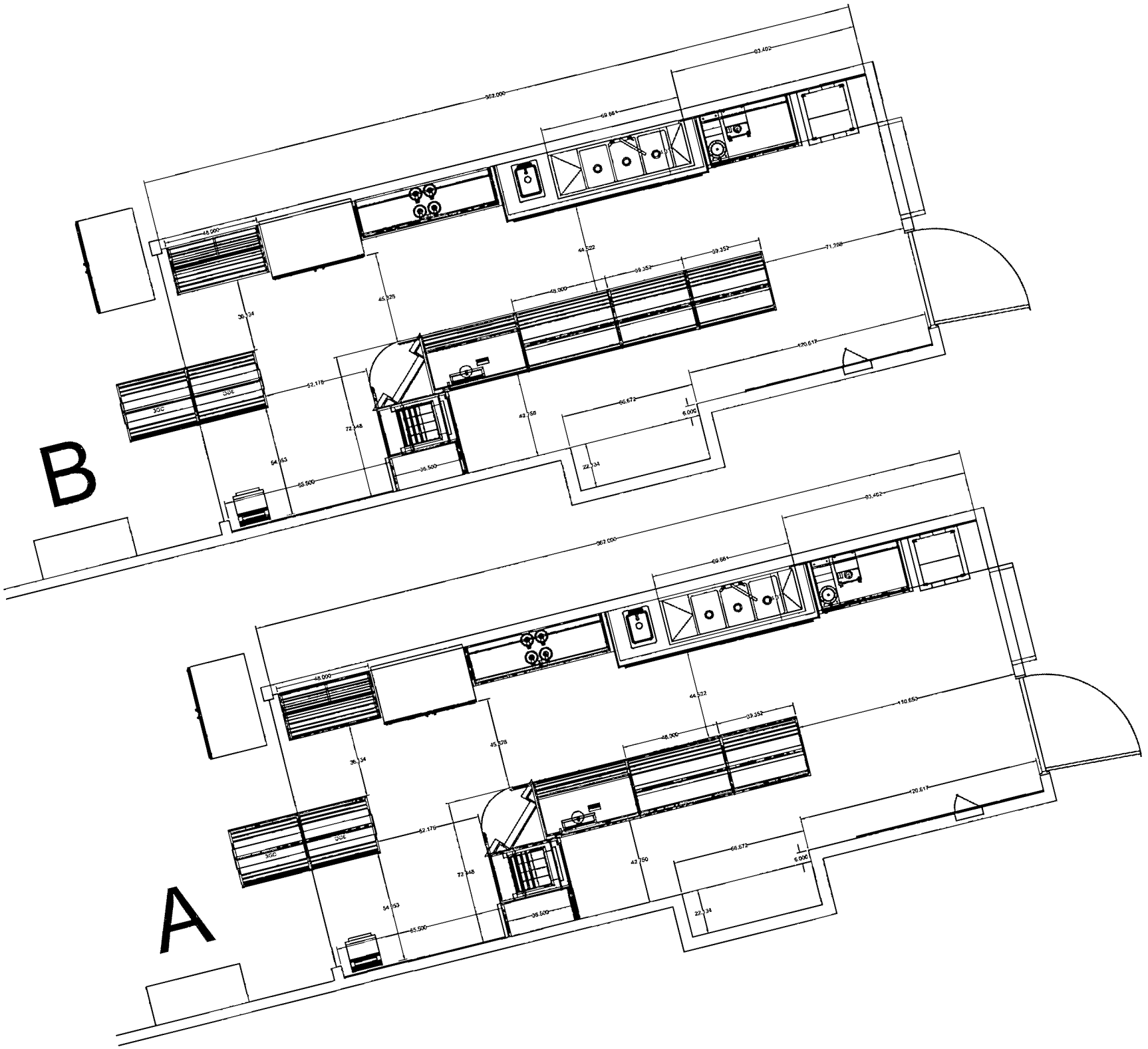
TENANT:

SHREE NEELKANTH INC

By: Dilip J. Patel

Name: DILIP J. PATEL

Title: OWNER


B
A
362.000
69.661
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42.750
66.672
6.000
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Village Board
5/6/2024

Item: Ordinance Communication Staff Budget Amendment

Department: ISD

The attached Ordinance amends the budget to reflect the creation of a new full-time Communications and Events Specialist position.

There has been a dramatic increase in attendance and Staff support required at Special Events since the pandemic as Staff has reprogrammed its concert series and presented new events. In addition, communication demands have increased due to the large number of high-profile projects the Village is now facing, and will continue to face in the foreseeable future.

Due to these factors, this position is necessary to maintain existing service levels for both special events management and communications. Without the new position, both special events management and the Village's communication efforts would fall below existing levels of service.

With a focus on Village-sponsored events, concerts, and community gatherings, the Communications and Events Specialist will provide on-site support during events, design marketing materials, and assist with securing event sponsors and vendors. They will develop and maintain relationships with community stakeholders, including local businesses, partner organizations and residents with an effort to enhance event participation and community engagement. This position will also perform duties to support the communications and outreach efforts of the Village, including creating original content aligned with the Village's strategic goals and helping to promote department initiatives.

Arlington Heights has a very engaging community and dynamic communication environment and there are increasing demands related to special events coordination and we believe additional resources in this area are required in order to keep our efforts at sustainable levels.
The attached Ordinance will make funds available for this position in the General Fund Integrated Services Department Budget and in the Arts, Entertainment & Events Fund through fund balance.

Recommendation:

It is recommended that the Village Board approve the attached Ordinance amending the annual budget.

ATTACHMENTS:

Description	Type
Ordinance Communications Specialist Budget Amendments	Agreement

AN ORDINANCE AMENDING THE ANNUAL BUDGET OF THE VILLAGE OF ARLINGTON HEIGHTS, COUNTY OF COOK, STATE OF ILLINOIS, FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2024 AND ENDING DECEMBER 31, 2024

WHEREAS, by Ordinance 2023-81, the President and Board of Trustees of the Village of Arlington Heights, Illinois adopted the Annual Budget of the Village of Arlington Heights for the fiscal year beginning January 1, 2024, and ending December 31, 2024; and

WHEREAS, the President and Board of Trustees has determined that it will serve and be in the best interest of the Village to adopt an Ordinance amending the Annual Budget;

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

SECTION ONE: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Ordinance as the findings of the President and Board of Trustees.

SECTION TWO: ADOPTION OF AMENDMENTS. The Annual Budget shall be, and it is hereby, amended as follows:

Account Being Amended	Original Budget	Amendment Incr. / (Decr.)	Revised Budget
101-0201-510010-	819,000	33,600	852,600
101-0201-519050-	123,400	33,700	157,100
101-0201-519100-	95,400	7,700	103,100
101-0201-519110-	42,300	4,200	46,500
101-0201-519120-	12,100	1,000	13,100
515-0201-510010-	0	33,600	33,600

SECTION THREE: PUBLICATION. The Village Clerk is hereby directed to publish this Ordinance in pamphlet form pursuant to the Statutes of the State of Illinois.

SECTION FOUR: EFFECTIVE DATE. This Ordinance will be in full force and effect from and after its passage, approval, and publication in the manner as provided by law.

AYES:

NAYS:

PASSED AND APPROVED THIS May 6th, 2024.

_____
Village President

ATTEST:

_____
Village Clerk

Village Board
5/6/2024

Item: Budget Amendment - Police Supervision

Department: Police

Pursuant to recent retirements and resignations, the Police Department examined opportunities for enhanced efficiencies in the overall organizational structure of the Department. Significant attention and consideration for evolving workloads and minimum supervisory staffing during the review resulted in the identification of an opportunity for a moderate organizational restructuring within the Police Department.

The proposed organizational restructuring, centered on a change from three (3) to two (2) Departmental Divisions, allows the opportunity to allocate additional supervisory and management-level resources to operational units. In addition to a more effective workload balance, a significant reduction in overtime expenditures for minimum supervisory staffing is expected. A budget amendment, in the amount of $41,800.00, for FY24 Police Department General Fund Account Number 101-3001-511640 - Police Supervision is necessary to accommodate the proposed changes.

Recommendation
Village staff recommends the Village Board approve an Ordinance amending Account 101-3001-511640 of the Annual FY24 Budget of the Village of Arlington Heights in the amount of $41,800.00.

ATTACHMENTS:

Description	Type
Ordinance - Budget Amendment Police	Ordinance

AN ORDINANCE AMENDING THE ANNUAL BUDGET OF THE VILLAGE OF ARLINGTON HEIGHTS, COUNTY OF COOK, STATE OF ILLINOIS, FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2024 AND ENDING DECEMBER 31, 2024

WHEREAS, by Ordinance 2023-81, the President and Board of Trustees of the Village of Arlington Heights, Illinois adopted the Annual Budget of the Village of Arlington Heights for the fiscal year beginning January 1, 2024, and ending December 31, 2024; and

WHEREAS, the President and Board of Trustees has determined that it will serve and be in the best interest of the Village to adopt an Ordinance amending the Annual Budget;

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

SECTION ONE: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Ordinance as the findings of the President and Board of Trustees.

SECTION TWO: ADOPTION OF AMENDMENTS. The Annual Budget shall be, and it is hereby, amended as follows:

Account Being Amended	Original Budget	Amendment Incr. / (Decr.)	Revised Budget
101-3001-511640-	$2,194,600	$41,800	$2,236,400

SECTION THREE: PUBLICATION. The Village Clerk is hereby directed to publish this Ordinance in pamphlet form pursuant to the Statutes of the State of Illinois.

SECTION FOUR: EFFECTIVE DATE. This Ordinance will be in full force and effect from and after its passage, approval, and publication in the manner as provided by law.

AYES:

NAYS:

PASSED AND APPROVED THIS May 6th, 2024.

_____
Village President

ATTEST:

_____
Village Clerk

Village Board
5/6/2024

Item: Budget Amendment - Police Crisis Counselor

Department: Police

In October 2021, the Police Department was awarded a competitive grant in the amount of $250,000.00 from the US Department of Justice (DOJ) Office of Community Oriented Policing Services (COPS). The grant supported law enforcement initiatives to implement comprehensive and innovative crisis intervention teams and services. In partnership with Ascension Center for Mental Health, the Crisis Co-Responder Team (CCRT) Program was developed by staff and ultimately implemented in March of 2022.

In the two years the program has been operational, the one (1) full-time Crisis Co-Responder provided in-person mental health intervention services on approximately 300 initial calls for service and conducted over 600 follow-up contacts with individuals seeking mental health assistance. Evaluation of the program exceedingly demonstrated a substantiated caseload, positive impact on Police response to calls for service involving a mental health crisis, and a long-term commitment to the overall well-being of the community and residents.

With current fund awards anticipated to be expended by late-summer of 2024, the Police Department submitted a comprehensive re-application in the amount of $399,000 under the same grant solicitation. Unfortunately, prioritization of funding was directed towards new programs with insufficient funds remaining for continuation of currently awarded and established programs. As such, grant funding of the Crisis Co-Responder will expire in the coming months.

Based on the overarching success and demonstrated support of Crisis Co-Responder Team Program services, the Police Department is recommending transitioning the staff position to a full-time employee of the Village in June of 2024. Remaining grant funding will be utilized to supplement fiscal obligations of the position with an anticipated $42,800.00 necessary for the remainder of FY2024. Additional funding opportunities will continue to be explored, including the use of allocations provided by opioid settlement funds for response to co-occurring substance misuse and mental health issues.

Recommendation

Village staff recommends the Village Board approve an Ordinance amending the Annual FY24 Budget of the Village of Arlington Heights in the total amount of $42,800.00 to be allocated among appropriate salary and benefit accounts (101-3001-510010, 101-3001-519050, 101-3001-519100, 101-3001-519110, and 101-3001-519120).

ATTACHMENTS:

Description	Type
Ordinance - Budget Amendment Police	Ordinance

AN ORDINANCE AMENDING THE ANNUAL BUDGET OF THE VILLAGE OF ARLINGTON HEIGHTS, COUNTY OF COOK, STATE OF ILLINOIS, FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2024 AND ENDING DECEMBER 31, 2024

WHEREAS, by Ordinance 2023-81, the President and Board of Trustees of the Village of Arlington Heights, Illinois adopted the Annual Budget of the Village of Arlington Heights for the fiscal year beginning January 1, 2024, and ending December 31, 2024; and

WHEREAS, the President and Board of Trustees has determined that it will serve and be in the best interest of the Village to adopt an Ordinance amending the Annual Budget;

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

SECTION ONE: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Ordinance as the findings of the President and Board of Trustees.

SECTION TWO: ADOPTION OF AMENDMENTS. The Annual Budget shall be, and it is hereby, amended as follows:

Account Being Amended	Original Budget	Amendment Incr. / (Decr.)	Revised Budget
101-3001-510010-	$2,099,800	$26,700	$2,126,500
101-3001-519050-	$3,397,800	$10,900	$3,408,700
101-3001-519100-	$249,400	$3,100	$252,500
101-3001-519110-	$146,800	$1,700	$148,500
101-3001-519120-	$248,300	$400	$248,700

SECTION THREE: PUBLICATION. The Village Clerk is hereby directed to publish this Ordinance in pamphlet form pursuant to the Statutes of the State of Illinois.

SECTION FOUR: EFFECTIVE DATE. This Ordinance will be in full force and effect from and after its passage, approval, and publication in the manner as provided by law.

AYES:

NAYS:

PASSED AND APPROVED THIS May 6th, 2024.

_____
Village President

ATTEST:

Village Clerk

Village Board
5/6/2024

Item: Ordinance-Increase Ambulance Billing Rate

Department: Fire Department

The Ground Emergency Medical Transportation (GEMT) Program is a federally funded initiative that provides supplemental funding to publicly operated ambulance service providers registered with Medicaid. The program allows municipalities an opportunity to collect an additional Medicaid reimbursement for ambulance services, above and beyond what the State currently reimburses for Medicaid claims for emergency transportation. The GEMT supplemental payment methodology allows public providers to receive additional compensation above the current fee schedule rates, if their cost to provide the services exceeds the standard reimbursement amount.

The standard reimbursement for ambulance transports for those covered by Medicaid is significantly less than actual costs experienced by the Village. Under the Illinois Health & Family Services (HFS) Department's Transportation Fee Schedule, the standard reimbursement for ambulance transport of persons covered by Medicaid is approximately $250 per transport. Participation in the GEMT Program offers a revenue sharing opportunity with HFS which has helped to cover the funding gap between the reimbursement amount and the actual cost to provide services. For the last 3 years, the Fire Department has submitted an annual cost report to the State, identifying our cost per transport based on actual expenses incurred. Pursuant to the terms of the Illinois GEMT Program Intergovernmental Agreement ("IGA"), the Village is entitled to keep 50% of these federal funds and disburse the remaining 50% of the funds to the State of Illinois.

As an increasing number of Illinois municipalities have become participants in the GEMT Program, the Centers for Medicaid and Medicare Services (CMMS) and Illinois Health and Family Services have begun to look more closely at submitted cost reports. Though much attention so far has been given to outlier reports, HFS has indicated that their next focus may be significant variations between local billing rates and GEMT rates, as federal guidelines stipulate that Medicaid cannot be charged more than private insurance. Therefore, it is suggested that GEMT rates, which the Village has indicated are based upon actual costs of service, and published (ordinance) ambulance service billing rates be equal and

that steps to ensure the uniformity of billing rates should be taken as soon as possible. Agencies will have some flexibility on this during 2024 but should make changes to adopt a standard uniform rate based on the cost report for 2025.

Currently, the Fire Department, through our 3rd party billing company, bills a flat fee of $1,500.00 for providing emergency medical transportation to the hospital. This fee is billed to the patient's private insurance, Medicare, Medicaid, or, when no medical insurance is available, the patient themselves. The Village does not balance bill Arlington Heights residents. This billing rate was last updated in 2018. Based on our most recently submitted cost report, for expenses realized in 2022, our actual cost per transport, as approved by HFS, is $2,458.64 (BLS) and $2,304.98 (ALS).

Recommendation

At this time, the Fire Department is recommending that the Village Board consider an Ordinance establishing ambulance service fees at a rate commensurate with the Village's actual costs of providing such ambulance services, as determined annually by HFS through the GEMT process. Applying this calculation to all emergency medical transportation service patient bills would satisfy the rate alignment requirement and allow the Village to recover costs closer to the actual cost of services rendered. We also recommend that the Ordinance be revised to allow for the automatic update of the ambulance billing rate based on the GEMT rate approved annually by HFS.

ATTACHMENTS:

Description	**Type**
Ordinance-Amend Ambulance Billing Fees	Ordinance

AN ORDINANCE AMENDING SECTION 7-1105 OF
THE MUNICIPAL CODE OF THE VILLAGE OF ARLINGTON HEIGHTS
REGARDING AMBULANCE TRANSPORTATION AND
EMERGENCY MEDICAL SERVICE FEES

WHEREAS, the Village of Arlington Heights is a home rule municipal corporation in accordance with Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

WHEREAS, the Village has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs; and

WHEREAS, pursuant to Section 7-1105 of Article XI of Chapter 7 of the Municipal Code of Arlington Heights, Illinois, 1995, as amended (*"Village Code"*), the Village charges fees for ambulance transportation and emergency medical services provided by the Village; and

WHEREAS, the President and Board of Trustees desire to amend Section 7-1105 of the Village Code to update the Village's ambulance transportation and emergency medical service fees; and

WHEREAS, the President and Board of Trustees have determined that it will serve and be in the best interests of the Village and its residents to amend Section 7-1105 of the Village Code pursuant to this Ordinance;

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

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

SECTION 2. AMBULANCE FEES. Section 7-1105, titled "Public Safety, Morals and Welfare," of the Village Code is hereby amended to add a new Article XVI, which new Article reads as follows:

"Section 7-1105 Ambulance Fees. **Each person who receives ambulance transportation and emergency medical services from the Village will be charged a user fee in an amount equal to the amount listed in the most recent Ground Emergency Medical Transport (GEMT) program report reflecting the actual cost incurred for transport of residents and nonresidents, as appropriate,** ~~For all transports by ambulance on or after January 1, 2018, each person who is transported by ambulance shall be charged $1,500~~ plus a mileage fee equal to the distance traveled to transport the patient to the hospital of $12 per mile. **Specifically, but without limitation, all Advanced Life Support (ALS1 and ALS2) calls will be charged at the GEMT-approved rate for ALS service, and all Basic Life Support (BLS) calls will be charged at the GEMT-approved rate for BLS service.**

a. When the patient being transported by the Village is a Village resident, such person shall not be billed for the remaining charges which may exist once final payment has been received from all insurance providers of the resident. A Village resident is any person whose permanent residence is within the Village's corporate limits.

b. When the patient being transported by the Village is a non-resident, such person shall be billed for the remaining charges which may exist once final payment has been received from all insurance providers of the non-resident. Unpaid balances

shall be assigned to a debt-collection agency of the Village's choice. A non-resident is any person whose permanent address of residence is outside the Village's corporate limits.

The Village Manager may, in cases of hardship, waive the payment of the ambulance fee. This provision shall not be construed to hold the Village or any of its officers, agents or employees responsible for any damages to persons or property by reason of the provision of paramedic service or ambulance service as provided herein."

SECTION 3. SEVERABILITY. If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance are to remain in full force and effect, and are to be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

SECTION 4. PUBLICATION. The Village Clerk is hereby directed to publish this Ordinance in pamphlet form pursuant to the Statutes of the State of Illinois

SECTION 5. EFFECTIVE DATE. This Ordinance will be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

AYES:

NAYS:

PASSED AND APPROVED THIS ___ day of _____, 2024.

_____
Village President

ATTEST:

_____
Village Clerk

Village Board
5/6/2024

Item: Bond Waiver - ABC/25 Foundation

Department: Building & Life Safety

Background

ABC/25 Foundation is requesting a waiver of the bond requirement for their raffle taking place during the Fun Fair they are hosting at South Middle School on June 1, 2024. Tickets will be sold the day of the event from 10:00am to 1:00pm, with the winner being announced at 1:00pm.

Value of prizes: $100.00

Recommendation

It is recommended that the Village Board grant a waiver of the bond requirement requested by ABC/25 Foundation.

ATTACHMENTS:

Description	Type
Ltr. ABS/25 Foundation	Correspondence

ABC/25 Foundation
125 Wing St.
Suite 285
Arlington Heights, IL 60004

Dear VAH Licensing Committee,

I am writing this in reference to permit number TMPE-000738-2024 for a Raffle License submitted by Angie Thanopoulos on behalf of the ABC/25 Foundation. We will be hosting a raffle as part of our Fun Fair on June 1, 2024. As we are a non-profit organization, we would be grateful if you could waive off his license fee.

Hoping to receive a positive response from your end.

Thank you,

Angie Thanopoulos
abc25president@gmail.com
847-212-7205

Village Board
5/6/2024

Item: Bond Waiver - St Edna Church

Department: Building & Life Safety

Background

St Edna Church is requesting a waiver of the bond requirement for their upcoming raffle taking place during their bingo event on May 10, 2024. Tickets will be sold the night of the event from 5:30pm to 9:00pm, with the winner being determined at 9:00pm.

Value of prizes: Not to exceed $200.00

Recommendation

It is recommended that the Village Board grant a waiver of the bond requirement as requested by St Edna Church.

ATTACHMENTS:

Description	Type
Ltr St Edna Church	Correspondence

St. Edna Church
2525 N. Arlington Heights Road
Arlington Heights, IL 60004-2598
(847) 398-3362 Fax (847) 394-5226

April 16, 2024

Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60004

To the Village Board of Arlington Heights

St. Edna Parish will hold a raffle in conjunction with our Bingo Event on May 10, 2024.

As a church and not-for-profit organization, we request a Raffle Bond Waiver for the above date.

We appreciate your consideration.

Sincerely,

Rev. Darrio Boscutti
Pastor

Village Board
5/6/2024

Item: 2201 N. Chestnut Ave Townhomes - 2201 N. Chestnut Ave & 315 W. Rand Rd. - PC#23-011

Department: Planning & Community Development Department

Requested Action

1. Preliminary Plat of Subdivision to subdivide the property into two lots.

2. Rezoning of Lot 2 lot from the R-1 District to the R-6 District and Lot 1 from the R-1 District to the B-2 District.

3. Amendment to the Comprehensive Plan to classify Lot 1 as Commercial and Lot 2 as Moderate Density Multi-Family.

4. Special Use Permit to allow Minor Auto Repair on Lot 1.

Variations Required from Chapter 28 of the Municipal Code:

1. Section 5.1-6.4a.1, to allow a 19.9' front yard setback (west) for Lot 2 where code requires a minimum setback of 25'.

2. Section 5.1-6.4a.2, to allow a 17' side yard setback (north/northeast) for Lot 2 where code requires a minimum setback of 21.3'.

3. Section 5.1-11.3a., to allow a 6.8' front yard setback (west) for Lot 1 where code requires a minimum setback of 25'.

4. Section 5.1-11.3b, to allow a 20' side yard setback (southwest) for Lot 1 where code requires a minimum setback of 21.3'.

5. Section 10.2-8, to allow the following: a 22' wide drive aisle where code requires a 24' wide minimum width, a 17' wide drive aisle for 60° angled parking stalls where code requires a 18' wide minimum width, and a 19' deep 60° angled parking stall depth where code requires a 20' minimum depth.

6. Section 6.12-1.3, to waive the requirement to provide a traffic and parking

study.

7. Section 6.15-1.2b, to waive the requirement for certain landscape islands on Lot 1.

Recommendation

A public hearing was held by the Plan Commission on April 24, 2024 where Commissioner Cherwin moved and Commissioner Jensen seconded:

A motion to recommend to the Village Board of Trustees, approval of PC#23-011, a Preliminary Plat of Subdivision to subdivide the property into two lots; a Rezoning of Lot 2 from the R-1 District to the R-6 District, and Lot 1 from the R-1 District to the B-2 District; an Amendment to the Comprehensive Plan to classify Lot 1 as Commercial and Lot 2 as Moderate Density Multi-Family; a Special Use Permit to allow Minor Auto Repair on Lot 1; and the following Variations from Chapter 28 of the Municipal Code:

1. Section 5.1-6.4a.1, to allow a 19.9' front yard setback (west) for Lot 2 where code requires a minimum setback of 25'.

2. Section 5.1-6.4a.2, to allow a 17' side yard setback (north/northeast) for Lot 2 where code requires a minimum setback of 21.3'.

3. Section 5.1-11.3a., to allow a 6.8' front yard setback (west) for Lot 1 where code requires a minimum setback of 25'.

4. Section 5.1-11.3b, to allow a 20' side yard setback (southwest) for Lot 1 where code requires a minimum setback of 21.3'.

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6. Section 6.12-1.3, to waive the requirement to provide a traffic and parking study.

7. Section 6.15-1.2b, to waive the requirement for certain landscape islands on Lot 1.

This recommendation is subject to the following conditions:

1. Final Plat of Subdivision approval shall be required.

2. The owner of Lot 1 shall abide by the following usage conditions:
a. Should any noise or odor issues arise, which shall be at the discretion of the Village, the petitioner shall be required to work with the Village to address any such issues to the satisfaction of the Village.
b. Inoperable motor vehicle storage shall be prohibited, and no automobiles shall be

stored on Lot 1 beyond the time reasonable to complete repairs, which shall be to the discretion of the Village.
c. Exterior work on vehicles, as well as outdoor storage of parts or equipment (tires, oil drums, pallets, car parts, etc.) shall be prohibited.

3. Upon the request of the Village, the petitioner shall implement a reciprocal cross access agreement with the property to the southeast (229 W. Rand Road). Said easement shall grant access through Lot 1 to the property to the southeast, which would only be required if/when the billboard on Lot 1 is removed or Lot 1 is redeveloped, whichever shall come first.

4. The Landscape and Tree Preservation Plan shall be revised to show removal of the 11 trees proposed for preservation within the Chestnut Avenue right-of-way. Parkway trees shall be added within the parkway per Code requirements.

5. As part of Final Plat of Subdivision review, details on the proposed retaining walls (height, materials, color) shall be provided for Village review and approval.

6. As part of Final Plat of Subdivision review, the petitioner must address common maintenance of the shared utility elements between the two lots, to the satisfaction of the Village.

7. An Onsite Utility Maintenance Agreement must be executed prior to building permit issuance.

8. A public sidewalk easement shall be added to the Final Plat of Subdivision to address the portion of public sidewalk that encroaches onto the subject property at the northern corner of the site.

9. Linkage fees in compliance with Article XVII (Inclusionary Housing Ordinance) of Chapter 7 of Village Code, shall be required at time of building permit issuance.

10.A fee in lieu of any stormwater detention required but not provided, shall be required as part of building permit issuance in the amount of $1 per cubic foot of volume required but not provided.

11. IDOT approval shall be required for the proposed modification within the Rand Road right-of-way.

12. The Applicant must comply with all of the requirements set forth in the October 10, 2023 motion of the Village's Design Commission concerning approval of the design for the townhome building.

13. The Applicant must provide all required impact fees in accordance with the requirements of Chapter 29 of the Village Code.

14. The Applicant must comply with all Federal, State, and Village codes, regulations, and policies.

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

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
PC Minutes 4/24/24 - DRAFT	Minutes
Aerial	Exhibits
DC Minutes - 10/10/23	Minutes
DC Staff Report - 10/10/23	Minutes
Project Narrative	Correspondence
Written Justification for Variations	Correspondence
Plat of Survey	Exhibits
Architectural Plans	Exhibits
Engineering Plans	Exhibits
Landscape & Tree Preservation Plans	Exhibits
Photometric Plan	Exhibits
Preliminary Plat of Subdivision	Exhibits
Preliminary Stormwater Report	Exhibits
Department Comments - Round 1	Exhibits
Department Comments - Round 1 Petitioner Response	Exhibits
Department Comments - Round 2	Exhibits
Department Comments - Round 2 Petitioner Response	Exhibits
Department Comments - Round 3	Exhibits
Department Comments - Round 3 Petitioner Response	Exhibits

VILLAGE OF ARLINGTON HEIGHTS

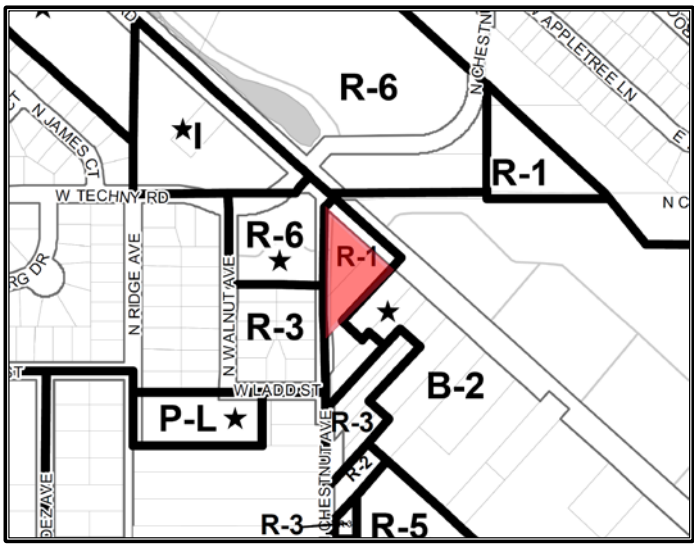
STAFF DEVELOPMENT COMMITTEE REPORT

Project Number: *PC 23-011*
Project Title: *2201 N. Chestnut Townhomes*
Location: *2201 N. Chestnut Ave., 315 W. Rand Rd.*
PINs: *03-18-401-020, 03-18-401-021*

To: *Plan Commission*
Prepared By: *Sam Hubbard, Development Planner*
Meeting Date: *April 24, 2024*
Date Prepared: *April 19, 2024*

Petitioner: *Plummer Capital, LLC Series A*
Address: *702 Thompson's Way*
Inverness, IL 60067

Existing Zoning: *R-1: One-Family Dwelling District*
Comprehensive Plan: *Single-Family Detached, Commercial*



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-6: Multiple-Family Dwelling District; B-2: General Business District	Multi-family Residential (Crescent Place), Nostimo Restaurant	Commercial, Moderate Density Multi-Family
South	R-1: One-Family Dwelling District	Single-Family Home	Single-Family Detached
East	B-2: General Business District	Auto Repair (Car-X)	Single-Family Detached
West	R-3: One-Family Dwelling District; R-6: Multiple-Family Dwelling District	Detention Basin, Multi-Family Residential (Chestnut Place Condo's)	Moderate Density Multi-Family; Single-Family Detached

Requested Action:

1. Preliminary Plat of Subdivision to subdivide the property into two lots.
2. Rezoning of Lot 2 lot from the R-1 District to the R-6 District and Lot 1 from the R-1 District to the B-2 District.
3. Amendment to the Comprehensive Plan to classify Lot 1 as Commercial and Lot 2 as Moderate Density Multi-Family
4. Special Use Permit to allow Minor Auto Repair on Lot 1.

Variations Required from Chapter 28 of the Municipal Code:

1. Section 5.1-6.4a.1, to allow a 19.9' front yard setback (west) for Lot 2 where code requires a minimum setback of 25'.
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6. Section 6.12-1.3, to waive the requirement to provide a traffic and parking study.
7. Section 6.15-1.2b, to waive the requirement for certain landscape islands on Lot 1.

Project Background:

The subject property is a triangular shaped lot that consists of two land parcels currently zoned R-1, One Family Dwelling District and have a combined area of approximately 61,531 square feet (1.41 acres). The site is bounded by Chestnut Avenue to the west and Rand Road to the northeast. On the Rand Road frontage there is an existing automobile repair facility (Arlington Performance Center), which includes five service bays and has full access to Rand Road via three curb cuts. The repair facility also has full access to Chestnut Avenue on the western side of the site. At the rear of the subject property and fronting on Chestnut Avenue there is a single-family home. Access to the single-family home comes from a full access driveway connection to Chestnut Avenue. Both parcels are owned by the petitioner, Chris Plummer, who is the operator of the Arlington Performance Center auto repair facility.

The petitioner is proposing demolition of the single-family home and replacement with a five-unit townhome development, along with subdivision of the site to reconfigure the parcels so that the existing automobile repair facility is on its own lot (Lot 1) and the townhome development is located on its own separate lot (Lot 2). A new drive aisle and small number of additional parking spaces are proposed along the rear of the repair facility, which would connect the western and eastern sides of the Arlington Performance Center (APC) property. Additionally, the existing pavement and parking areas on the APC property, which are currently unstriped and used as an open parking/vehicle storage area, would be restriped and circulation through the site would be revised with various one-way and two-way directionality. The parkway abutting APC is currently paved with asphalt and the petitioner has proposed reducing the curb cuts along Rand Road from three to two, as well as restoring the asphalt parkway to greenspace. A total of 43 parking stalls would be located on the APC site (38 exterior stalls and 5 interior "bay" stalls).

Lot 2 would include a three-story townhome building including five three-bedroom units. Access to the townhome lot would come from a single curb cut along Chestnut Avenue connecting to a driveway that wraps around the southern side of the townhomes and provides access to the two-car rear loaded garages for each unit. A total of five guest parking stalls would be located at the rear of the townhome lot. Chestnut Avenue, which is currently substandard without the proper width and lacking curb/gutter and sidewalk, would be fully improved to Village standards. In addition, 15,333 square feet of land would be dedicated as right-of-way for Chestnut Avenue. Upon dedication, the subject property would reduce from 61,531 square feet to 46,198 square feet and the Chestnut Avenue right-of-way would comply with the code required 66' width.

Zoning and Comprehensive Plan

The subject property was annexed into the Village in 1981 as part of a larger annexation that occurred along Rand Road. Upon annexation, the property was automatically placed into the R-1, One Family Dwelling District as required by code. Per the petitioner, the site was already developed and used as an auto repair facility and single-family home at the time of annexation. In order to achieve the necessary zoning for the proposed redevelopment, the petitioner has requested rezoning of the APC lot (Lot 1) from the R-1 District to the B-2, General Business District, and the townhome lot (Lot 2) from the R-1 District to the R-6, Multiple-family Dwelling District.

The Arlington Performance Center performs general maintenance repairs, suspension repairs, steering repairs, engine diagnostics, and emission repairs, all of which are classified as "Minor Auto Repair" per the Zoning Code. Minor automobile repair uses are required to obtain a Special Use Permit in the B-2 District and since the auto repair use was established prior to annexation into the Village, the petitioner is requesting special use approval as part of this zoning entitlement process.

A Special Use Permit shall only be issued when it conforms to the three approval criteria as outlined below:

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

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

The petitioner has provided a written response outlining how they believe the APC use conforms to the criteria shown above. The Staff Development Committee (SDC) believes that the necessary criteria for approval have been met and notes that the auto repair facility has been in existence on the property for multiple decades, which illustrates that the use provides a necessary public convenience at this location. However, given the introduction of multi-family uses within 40' of the repair facility, certain limitations on usage are necessary to ensure that the APC site will not be detrimental to the health, safety, and welfare of persons residing or living in the vicinity. First, the petitioner shall be required to work with the Village to address any noise or odor issues that may be generated by the auto repair use, to the satisfaction of the Village. Additionally, inoperable motor vehicle storage on Lot 1 shall be prohibited, and no automobiles shall be stored on Lot 1 beyond the time reasonable to complete repairs, which shall be at the discretion of the Village. Finally, exterior work on vehicles shall be prohibited and outdoor storage of parts or equipment (tires, oil drums, pallets, etc.) shall also be prohibited. It should be noted that APC does not have a record of property maintenance complaints and has been a good neighbor to the surrounding property owners.

In order to reconfigure the site to accommodate the proposed townhomes, the subject property must be subdivided so that each separate use is located on its own platted lot of record. The petitioner has requested Preliminary Plat of Subdivision approval showing one lot for the APC site (Lot 1), and one lot for the townhomes (Lot 2). Final Plat of Subdivision approval shall be required at a future date.

Per the Comprehensive Plan, the Rand Road frontage is classified as Commercial and the Chestnut Avenue frontage is classified as Single-Family Detached. The proposed townhome use does not comply with the existing Comprehensive Plan designation, and the petitioner has requested an amendment to the Comprehensive Plan to reclassify the townhome lot as Moderate Density Multi-Family, as well as reclassification of any portion of the APC lot that falls within the Single-Family Detached classification as Commercial. The proposed townhomes provide a good transition and buffer between the commercial areas along Rand Road and the single-family homes to the south and west. The Staff Development Committee notes that there are existing townhomes to the west (Chestnut Place Condominiums) and a multi-family development (Crescent Place) that is wrapping up construction across Rand Road to the north. The SDC is supportive of the rezoning, Comprehensive Plan amendment, Special Use Permit and subdivision.

Impact fees are required for each unit within the townhome development and an inclusionary housing linkage fee, in compliance with the Chapter 7 of the Municipal Code, shall be required at time of building permit issuance.

Conceptual Plan Review Committee

The Conceptual Plan Review Committee met on June 28, 2023, to review conceptual plans for this project. Discussion was generally favorable with regards to the proposed multi-family use and aesthetic enhancements to the APC site. There were some concerns relative to the setback variations proposed for the townhome lot, which at that time showed a 10' front yard setback along Chestnut and 15' side yard setback to the north/northeast. Subsequent to this meeting, the petitioner revised their plans to slightly increased the size of the townhome lot and adjust the townhome building footprint and location. An approximately 20' front yard setback is now proposed, along with a 17' side yard setback.

Design Commission:

The petitioner appeared before the Design Commission on October 10, 2023, and received a unanimous recommendation of approval, subject to four recommendations for architectural modifications and one requirement to provide colored material samples for staff for review and approval. The minutes from this meeting are included in the materials transmitted to the Plan Commission.

Rand Road Corridor Beautification Plan

The subject property is part of the Rand Road Corridor Beautification Plan, which outlines certain recommended landscape improvements abutting the Arlington Performance Center lot:

- Rand Road Right-of-Way: Existing asphalt parkway and continuous curb cuts are to be replaced with consolidated curb cuts and landscaping within the parkway. Parkway trees, in compliance with Village and IDOT standards, should be planted within the parkway along the Rand Road frontage abutting the subject property.
    - ***The site plan shows elimination of one of the curb cuts along Rand Road, which will be subject to IDOT final review and approval. Additionally, the asphalt parkway will be replaced with greenspace and street trees, as recommended in the Plan.***
- Private Property Improvements: All parking areas are required to contain perimeter landscaping where they abut a public right-of-way. The Corridor Plan recommends new trees be integrated within the required perimeter landscape buffer for the APC property, which buffer currently does not exist.
    - ***The existing parking lot along Rand Road is built up to the property line and does not provide any space for perimeter landscaping. Modifying the parking lot to create space for the perimeter landscape screen would result in a significant loss of parking stalls. Given that there is insufficient space to provide the screen, the proposed landscape plan is acceptable. However, any future redevelopment of the APC lot would be required to comply with the perimeter landscape recommendation within the Plan.***
- Future Landscaped Median: The Corridor Plan recommends a landscaped median be constructed within Rand Road, to include trees, landscaping, and a gateway feature at the northwest side.
    - ***The Village is evaluating the potential for a landscaped median within Rand Road as recommended in the Plan, which if feasible and funded, is targeted for construction slightly further west from the subject property and should not impact site access.***

Stormwater & Infrastructure:

The petitioner undertaking several infrastructure improvements in order to comply with code requirements and accommodate for the proposed development. Along Chestnut Avenue, 33' of land will be dedicated as public right-of-way. The Chestnut Avenue streetscape abutting the property is currently substandard with regards to street width, lack of curb/gutter, and no sidewalk. The petitioner will extend the width of Chestnut Avenue to comply with code, construct curb and gutter, and provide a sidewalk along the entire Chestnut frontage of the property. As previously mentioned, the asphalt parkway along Rand Road will be replaced with landscaping and street trees, and one of the three curb cuts along Rand Road will be eliminated.

An underground detention vault will be constructed on the townhome lot that will serve both the APC site and the townhomes. Stormwater at the rear of the APC site will be directed to the underground vault on the townhome site, where it will slowly be released into the Village system and eventually drain into a large storm sewer main within Rand Road. As allowed by Code in certain instances, a small portion of the required onsite detention will be omitted and a fee-in-lieu of providing this volume will be due at time of building permit issuance. Given that the stormwater system would be spread across both parcels, a shared maintenance agreement must be provided as part of the Final Plat of Subdivision approval process. A homeowner's association will likely be needed to address group maintenance, and a copy of the Covenants, Conditions, and Restrictions (CCR's) should be submitted as part of the Final Plat review process, as applicable. A portion of the public sidewalk at the northern corner of the site encroaches onto private property and an easement for said encroachment must be included on the Final Plat of Subdivision.

Site:

The petitioner has proposed landscaping improvements, additional parking, and modifications to the circulation on the APC lot. The site has been well designed to address the historical non-conformities relative to landscape requirements, access, and parking. The introduction of a secondary drive aisle at the rear of the APC lot improves circulation and removal of the paved parkway will help to create a positive aesthetic that is more consistent with the remainder of the Rand Road corridor.

There is an existing billboard located at the southeast corner of the site, which is legally non-conforming. No modifications are proposed to the billboard at this time, but removal of the billboard shall be required in the future should the site undergo substantial redevelopment. Any approval of the proposed subdivision shall require, upon the request of the Village, that Lot 1 grant cross access to the property to the southeast. Said easement would only be required if/when the billboard is removed or Lot 1 is substantially redeveloped, whichever shall come first. It should be noted that when the property to the southeast was subdivided in 2020, a similar condition of approval was added to require that lot to provide cross access to the subject property when those rights are reciprocated.

Both lots conform to all height, lot coverage, and Floor Area Restrictions (FAR). However, front yard and side yard setback variations have been requested for each lot. Specifically, the following variations from Chapter 28 are required:

- **Section 5.1-6.4a.1, to allow a 19.9' front yard setback (west) for the townhomes on Lot 2 where code requires a minimum setback of 25'.**
- **Section 5.1-6.4a.2, to allow a 17' side yard setback (north/northeast) for the townhomes on Lot 2 where code requires a minimum setback of 21.3'.**
- **Section 5.1-11.3a., to allow a 6.8' front yard setback (west) for the existing APC building Lot 1 where code requires a minimum setback of 25'.**
- **Section 5.1-11.3b, to allow a 20' side yard setback (southwest) for the existing APC building on Lot 1 where code requires a minimum setback of 21.3'.**

Per Code, variations shall only be approved when they comply with the following standards for approval:

- **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
- **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
- **The proposed variation is in harmony with the spirit and intent of this Chapter.**
- **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

The Staff Development Committee is supportive of the variations and notes the following:

- The western front yard setback variation for the APC lot is created by the need for right-of-way dedication along Chestnut Avenue and there is no practical change to the setback or placement of the building in this location; the need for this variation is only triggered by the required right-of-way dedication. The requested variation will simply make the existing building legally conforming while no change to the building location would occur.
- The southern side yard setback variation for the APC building is a product of the newly proposed lot line delineating the auto repair lot from the townhome lot. This variation is for 1.3' and is the minimum necessary to allow reasonable use of the property.
- The western front yard setback variation for the townhome lot is within the essential character of the locality; the Chestnut Place townhomes immediately to the west are setback 25' from the Chestnut Avenue right-of-way and the single-family home abutting the subject property to the south is setback 25' from the Chestnut Avenue right-of-way as well. The proposed front yard setback of approximately 20' is generally compatible with the existing setbacks of the structures across the street and immediately abutting to the south.
- The required northern side yard setback variation for the townhome lot is calculated at 10% of the lot width at the required front yard setback. The subject property is shaped like a triangle with a long lot width at the front that tapers towards the rear, resulting in a large required side yard setback with a narrowing side yard to provide adequate room for the code-required setback. This is a unique configuration that is not prevalent through-out the neighborhood.

Landscaping & Photometrics:

The petitioner has submitted a photometric plan showing compliance with all Village requirements. No free-standing lights have been proposed on either lot. There are 49 trees on the townhome lot and

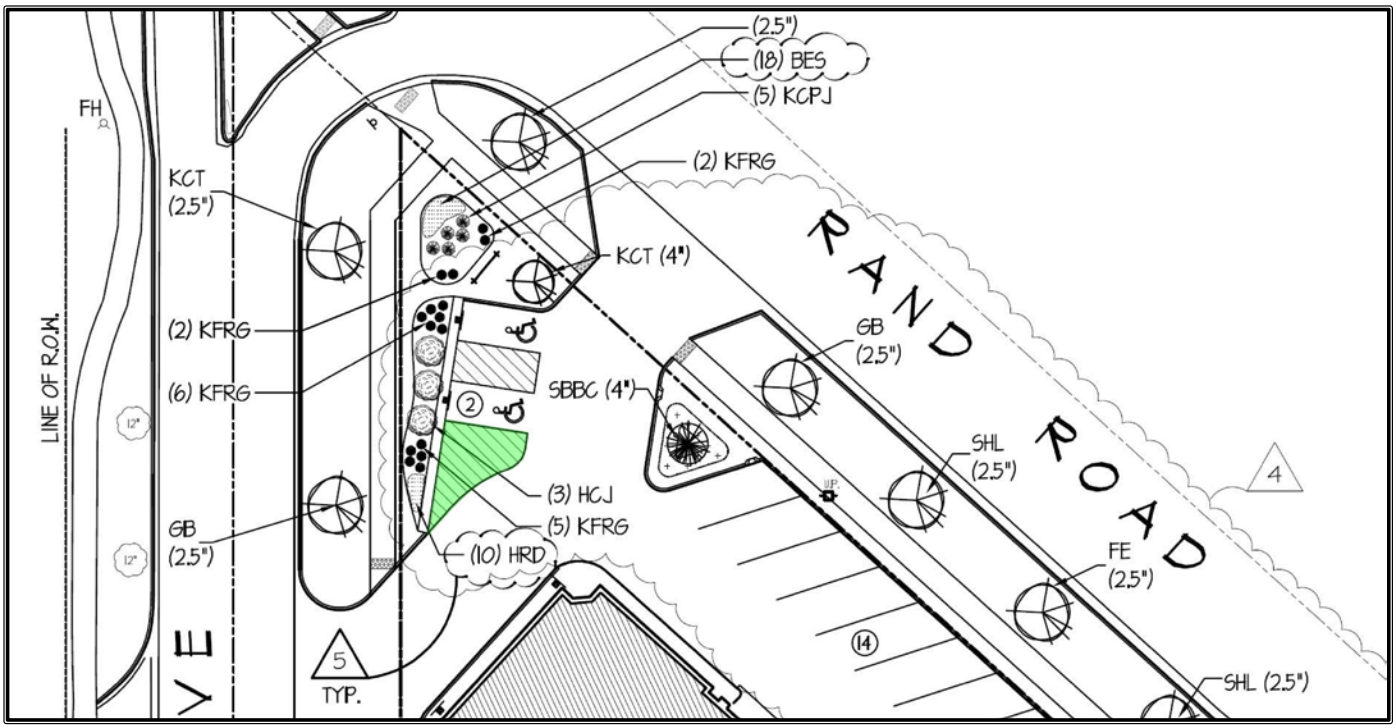
adjacent parkway, of which 16 are proposed for preservation. The petitioner has done a good job to preserve trees that are outside of the development footprint and integrate them into the site landscaping. However, the Public Works Department believes that the 11 trees proposed for preservation within the Chestnut parkway do not have a great chance of survival given the construction activities that will occur in close proximity. As such, they shall be removed and replaced with new parkway trees and a condition of approval outlining such has been included below.

The small number of additional parking stalls proposed for construction along the rear of the APC site are missing landscape islands at the ends of certain parking rows and the following variation is required:

- **Section 6.15-1.2b, to waive the requirement for certain landscape islands on Lot 1.**

The SDC is supportive of this variation given that the entire site does not currently have landscape islands and the petitioner will be implementing extensive landscape improvements that will enhance the property to be compatible with the essential character of the locality. Additionally, there is a legitimate need for an automobile repair use to maintain a sufficient number of on-site parking stalls in order to conduct business. Finally, the location of the missing landscape islands is towards the rear of the site and not highly visible.

At the northern side of the site there is an area of existing pavement that is proposed to remain as striped asphalt adjacent to a parking stall. The graphic below shows this area in green.



Code requires that the ends of all parking rows include a curbed landscape island including a shade tree. The SDC recommends this area be converted to a landscape island including a shade tree and a condition of approval requiring such has been recommended below.

Parking & Traffic:

Per code, a traffic and parking study prepared by a certified traffic engineer is required. However, the petitioner has requested the following variation:

- **Section 6.12-1.3, to waive the requirement to provide a traffic and parking study.**

The SDC is supportive of this request and notes that both the APC lot and townhome lot exceed code requirements relative to parking. With regards to traffic, the subdivision will have no impact on traffic

generation from the APC site, and traffic generation from five townhome units (net increase of 4 units when taking into consideration the existing single-family home that will be demolished) will have a negligible impact on traffic during peak times. It should be noted that the Chestnut/Rand Road intersection has restricted access and does not allow left turn ingress or egress.

The townhome lot conforms to parking requirements and provides two garage parking spaces per unit. There are also five guest parking stalls at the rear of the lot. Any additional parking on the townhome site would exceed the maximum number of parking stalls allowed by Code and would require a variation. Parking at the Arlington Performance Center has been non-complaint for many years, with parking frequently occurring on grass and within the paved parkway. The increased parking supply proposed for the APC site will help to alleviate vehicle parking on the grass, and the removal of the asphalt parkway will eliminate the ability for parking to occur within the parkway portion of the right-of-way. Analysis of eight different aerial images over the last three years show the average exterior parking demand for the APC site to be around 27 vehicles (exclusive of any interior parking within the service bays). With an exterior parking supply of 38 parking stalls, the site includes sufficient capacity to accommodate expected average demand. However, there were two aerials that showed exterior peak parking of 41 stalls and 49 stalls. The petitioner will need to carefully manage business operations to avoid placing any of the parking demand onto public streets (overnight street parking is prohibited).

Detailed parking calculations for each lot are shown below:

ADDRESS	TENANT	CODE USE	NUMBER OF UNITS	NUMBER OF EMPLOYEES	NUMBER OF BAYS	PARKING REQUIREMENT	PARKING REQUIRED
LOT 2 2201 N. Chestnut Ave	Townhomes	Multi-Family Residential	5	N/A	N/A	2 per unit	10
						Total Required	20
						Total Provided (includes exterior guest spaces)	25
						Surplus / (Deficit)	**5**
LOT 1 315 W. Rand Rd.	Arlington Performance Center	Auto Service Station	N/A	9	5	1 per employee plus 3 per service bay	24
						Total Required	29
						Total Provided (includes 5 interior service bays)	43
						Surplus / (Deficit)	**14**

RECOMMENDATION

The Staff Development Committee reviewed the petitioners request for approval of a Preliminary Plat of Subdivision to subdivide the property into two lots, Rezoning of Lot 2 lot from the R-1 District to the R-6 District and Lot 1 from the R-1 District to the B-2 District, Amendment to the Comprehensive Plan to classify Lot 1 as Commercial and Lot 2 as Moderate Density Multi-Family, Special Use Permit to allow Minor Auto Repair on Lot 1, and the following Variations from Chapter 28 of the Municipal Code:

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6. Section 6.12-1.3, to waive the requirement to provide a traffic and parking study.
7. Section 6.15-1.2b, to waive the requirement for certain landscape islands on Lot 1.

The Staff Development Committee recommends **APPROVAL** of the application subject to the following conditions:

1. Final Plat of Subdivision approval shall be required.
2. The owner of Lot 1 shall abide by the following usage conditions:
    a. Should any noise or odor issues arise, which shall be at the discretion of the Village, the petitioner shall be required to work with the Village to address any such issues to the satisfaction of the Village.
    b. Inoperable motor vehicle storage shall be prohibited, and no automobiles shall be stored on Lot 1 beyond the time reasonable to complete repairs, which shall be to the discretion of the Village.
    c. Exterior work on vehicles, as well as outdoor storage of parts or equipment (tires, oil drums, pallets, car parts, etc.) shall be prohibited.
3. Upon the request of the Village, the petitioner shall implement a reciprocal cross access agreement with the property to the southeast (229 W. Rand Road). Said easement shall grant access through Lot 1 to the property to the southeast, which would only be required if/when the billboard on Lot 1 is removed or Lot 1 is redeveloped, whichever shall come first.
4. The Landscape and Tree Preservation Plan shall be revised to show removal of the 11 trees proposed for preservation within the Chestnut Avenue right-of-way. Parkway trees shall be added within the parkway per Code requirements.
5. As part of Final Plat of Subdivision review, details on the proposed retaining walls (height, materials, color) shall be provided for Village review and approval.
6. The striped area at the southern end of the two parking stalls located at the northern corner of the site shall be converted to a curbed landscape island including a 4-inch caliper shade tree.
7. As part of Final Plat of Subdivision review, the petitioner must address common maintenance of the shared utility elements between the two lots, to the satisfaction of the Village.
8. An Onsite Utility Maintenance Agreement must be executed prior to building permit issuance.
9. A public sidewalk easement shall be added to the Final Plat of Subdivision to address the portion of public sidewalk that encroaches onto the subject property at the northern corner of the site.
10. Linkage fees in compliance with Article XVII (Inclusionary Housing Ordinance) of Chapter 7 of Village Code, shall be required at time of building permit issuance.
11. A fee in lieu of any stormwater detention required but not provided, shall be required as part of building permit issuance in the amount of $1 per cubic foot of volume required but not provided.
12. IDOT approval shall be required for the proposed modification within the Rand Road right-of-way.
13. The Applicant must comply with all of the requirements set forth in the October 10, 2023 motion of the Village's Design Commission concerning approval of the design for the townhome building.
14. The Applicant must provide all required impact fees in accordance with the requirements of Chapter 29 of the Village Code.
15. The Applicant must comply with all Federal, State, and Village codes, regulations, and policies

_____ April 19, 2024
Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

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

COMMISSION

RE: 2201 NORTH CHESTNUT AVENUE TOWNHOMES - 2201 NORTH CHESTNUT AVENUE & 315 WEST RAND ROAD - PC #23-011
PRELIMINARY PLAT OF SUBDIVISION, REZONING FROM R-1 TO R-6 FOR LOT 2 AND R-1 TO B-2 FOR LOT 1, COMPREHENSIVE PLAN AMENDMENT, SPECIAL USE PERMIT TO ALLOW MINOR AUTO REPAIR ON LOT 1 AND VARIATIONS

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights, Illinois on the 24th day of April, 2024 at the hour of 7:30 p.m.

MEMBERS PRESENT:

BRUCE GREEN, Acting Chairperson
LYNN JENSEN
JOE LORENZINI
GEORGE DROST
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Development Planner

DRAFT

ACTING CHAIRPERSON GREEN: I would like to call the Village of Arlington Heights Plan Commission to order, April 24th, 2024.

Our first agenda item is to recite the Pledge.

(Pledge of Allegiance recited.)

ACTING CHAIRPERSON GREEN: Sam, can you take attendance, please?

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Here.

MR. HUBBARD: Commissioner Ennes.

(No response.)

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes, here.

MR. HUBBARD: Commissioner Green.

ACTING CHAIRPERSON GREEN: Here.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Vice Chair Warskow.

(No response.)

MR. HUBBARD: Chair Dawson.

(No response.)

MR. HUBBARD: All right, we do have a quorum but are without a Chair this evening. I'm going to volunteer and nominate Mr. Bruce Green for Chair this evening. If we would entertain a roll call or a voice vote on that?

COMMISSIONER DROST: What is his qualification? Has he ever served as --

MR. HUBBARD: He's an architect.

COMMISSIONER DROST: He's an architect. Has he served on this Board in the capacity of Chair?

MR. HUBBARD: Yes, I believe he has.

COMMISSIONER DROST: He has, all right.

ACTING CHAIRPERSON GREEN: I accept the nomination.

MR. HUBBARD: All in favor?

(Chorus of ayes.)

ACTING CHAIRPERSON GREEN: I'm so glad.

COMMISSIONER DROST: Yes, we did want to put that in the record.

ACTING CHAIRPERSON GREEN: Yes, okay. You guys are funny.

Our first order of business is approval of minutes, the Red Flag Resolution. Is there a motion to approve?

COMMISSIONER LORENZINI: I'll make that motion.

ACTING CHAIRPERSON GREEN: Is there a second?

COMMISSIONER SIGALOS: I'll second.

ACTING CHAIRPERSON GREEN: All those in favor say aye?

(Chorus of ayes.)

DRAFT

ACTING CHAIRPERSON GREEN: All those opposed?
COMMISSIONER CHERWIN: I'll abstain; I was not here.
ACTING CHAIRPERSON GREEN: Okay, motion carries.

Our first meeting tonight is, or public hearing is 2201 North Chestnut Avenue Townhomes.

Is the Petitioner here? If you guys could, whoever is going to speak tonight, come up and I'll swear you all in.

(Witnesses sworn.)

ACTING CHAIRPERSON GREEN: You're sworn in.
MS. BRUCKBAUER: Perfect.
ACTING CHAIRPERSON GREEN: So, before we start, and you'll give us your name and spell your last name for the court reporter, Sam, have all the public notices been made on this project?
MR. HUBBARD: They have.
ACTING CHAIRPERSON GREEN: Thank you. Please proceed, Kelle.
MS. BRUCKBAUER: Hello, thank you for your consideration and your time here tonight. My name is Kelle Bruckbauer, that's B-r-u-c-k-b-a-u-e-r. I'm with Tinaglia Architects. With me tonight is Mike Anderson from Haeger Engineering, as well as Chris and Nancy Plummer, they are the owners of the property.

We have worked very hard along with Staff to create what we believe is a winning solution for sort of a strange situation, land use-wise, at the north end of town. Arlington Performance Center is an automobile repair facility that has been in existence for several decades. Mr. Plummer is our client and the owner, and he has owned the facility for I believe 24 years. Prior to that, it was an automobile repair shop for another 35, so this is not a new land use for the area.

The entire automotive repair shop has frontage along Rand Road which you can see highlighted on the screen, and then it terminates at the intersection of Chestnut Street. That's at the north end of the site. Directly behind the Arlington Performance Center is a single-family residential home that Mr. Plummer also owns as a rental property. Across the street on Chestnut is a multi-family townhouse development, and farther down the street are single-family homes.

So, first and foremost, we want to address the unusual property boundary concern, if I know how to use this. On the left-hand side of your screen is the existing property with the existing property lines. As you can see, the commercial building currently straddles the two properties which clearly run contradictory to the use and the direction of the streets. Both of these properties are currently zoned R-1, so that's the commercial property along the front, and then just to the south is the single-family home.

So, we are proposing to reconfigure the center property line so that the commercial uses would be dedicated along Rand Road, and the residential would stay along Chestnut. On the commercial property, we initially proposed no changes to the property. We wanted to leave it as it was. However, in working with Staff, we have agreed to upgrade many of the details of the commercial property including the removal of several hundred square feet of asphalt in the parkways. We provided additional landscape islands, curbing, and striping for parking. The result is a fairly dramatic decrease in asphalt, but also a decrease in the available parking for the business which you should note is, we're intending on business remaining exactly as it is for the last 60 years. So, the business operations will remain the same.

At the same time, we're going to upgrade the residential property to conform with the use across the street on Chestnut, and we're proposing a five-unit rowhome development that was approved recently by the Design Commission. The rowhomes would all have two-car rear-loaded garages and five additional exterior parking stalls in the back for guest parking.

This is what it's going to look like. We worked very closely with Staff again and the Design Commission to create what we think is a very appealing and appropriate exterior aesthetic for the neighborhood. You see traditional materials such as fiber cement siding and stone at the base.

These units will be three stories in height, and they will range from approximately 2,300 square feet for the interior units, the three units on the inside of the building, and 2,800 square feet for the end units. Each unit will have three bedrooms and 3.5 baths. Then as you can see, the front of the building, you go up half a flight of stairs to the entry to be in it. So, when you get to the lower level, you're going to go down a half a flight of stairs, maybe a little bit more to get to a two-car garage, the mechanical areas, and the lower living areas. Then you would go up from the entry a half a flight of stairs to get to your main living areas which are going to be your kitchen, your main living room, and your dining room. Then up again to the sleeping areas which would contain three bedrooms and two bathrooms per unit.

That's all I have. I'm going to hand it over to Mike so that he can go over just some civil engineering aspects of the project. Oh, here is what the rest of the elevations look like I guess. Let's go through those, there we go.

MR. ANDERSON: Thanks.

My name is Mike Anderson from Haeger Engineering, A-n-d-e-r-s-o-n. Kelle introduced the project; I just want to talk about a couple of engineering issues that the project will be addressing.

First is along Chestnut right now in the existing state, Chestnut is kind of half a road, there's curb and gutter and public sidewalk on the west side, on the southwest side, but not on the property side that we're developing. So, Chestnut will be widened to a standard Village road width, curb and gutter installed, and public sidewalk, but I'll note there are several mature trees in the parkway area that we'll talk about a little later, but we were hoping to maintain as many of those as we could. There'll certainly be construction in the area with the sidewalk and a couple of utilities punching through, but we think the mature trees in that area, at least several of them could remain.

Then as you get along the Rand frontage, as Kelle mentioned, right now the existing auto shop has about just a big long driveway. It's a big paved asphalt expanse. The Village had pushed us, as Kelle mentioned, we were hoping to just leave that as it was, the Village had pushed us to soften that up, to define to narrow driveways and to add landscaping into that parkway. We did an initial submittal to IDOT. They confirmed that the same thing was to be required on their end.

So, that's what's proposed now is instead of just a continuous asphalt from the building to the curb, you have two defined entrances at either end of the parking lot. Along the angled parking in front of the building, there will be a curb installed between the parking spaces and the sidewalk. That curb will channel drainage into islands at the end of the row of parking, and those islands will have a pile of swale in it for stormwater treatment.

Speaking of stormwater, the townhome site, that area will have an underground detention vault to provide stormwater detention that's required by the Village and by

the MWRD here. That actually is going to serve both the townhome site and part of the automotive site. The automotive site, the drainage to Rand Road, the runoff amount and volume is going to be reduced by the addition of, by the subtraction of a lot of the impervious asphalt and the addition of these bio-swales.

So, that's kind of the big picture overview of engineering, and we're here to answer any specific questions that you may have.

ACTING CHAIRPERSON GREEN: Thank you, Mike.

Anything else, Kelle?

MS. BRUCKBAUER: No, that's it for me.

ACTING CHAIRPERSON GREEN: All right, Sam, could you give us the Village report, please?

MR. HUBBARD: Certainly.

Okay, so this property, as you heard, is made up of two lots, the existing Arlington Performance Center lot, and then just behind it, that's a single-family home. These lots were never formally subdivided, but they were annexed into the Village several decades ago, and upon annexation as all properties are, they were placed into the R-1 One-Family Dwelling District as default. The automotive repair facility was already in operation at the time of annexation, so it was a legally non-conforming use upon annexation into the Village. The Comprehensive Plan designates this property as single-family detached on the rear and commercial on the front, generally I think to correspond with the dual uses on the overall site, but not exactly aligning up to where those two uses actually exist.

The formal zoning actions being requested are: a preliminary plat of subdivision to subdivide the property into two lots; a rezoning of Lot 2 which is the townhome lot from the R-1 District to the R-6 Multi-Family Zoning District; and the rezoning of Lot 1 from the R-1 District to the B-2 General Merchandise District, I'm sorry, General Business District. Additionally, to align the Comprehensive Plan with the proposed rezoning, the Lot 1 property would be reclassified into the commercial designation, and the Lot 2 townhome lot would be reclassified into the moderate density multi-family designation. Finally, all auto repair uses are required to receive a special use permit in the B-2 District and because the Arlington Performance Center was already established prior to annexation, it never received a special use permit. So, a special use permit is required at this time.

Additionally, there are six variations requested, and I will go through those this evening, but relative to height, density, lot coverage and floor area ratio regulations, the townhomes are compliant.

The Petitioner appeared in front of the Conceptual Plan Review Committee back in June of last year, and the CPRC was generally supportive of this project and certainly supportive of the aesthetic improvements that were contemplated on the Performance Center site. The biggest issue was relative to the proposed setbacks for the townhomes which require variations. At that time, those setbacks were proposed at 10 feet along Chestnut and 15 feet at the northern side of the site for a 15-foot side yard setback.

I think there were questions from the Conceptual Plan Review Committee as to whether four townhomes may be more appropriate on the site rather than the five proposed, but I would note, as a result of that meeting, the development team went to the drawing board and made some changes. They slightly increased the size of the townhome lot and they changed the shape and location of the townhome building footprint to accommodate for some of the setbacks. They increased the front yard setback from 10 feet to 20 feet along

Chestnut, and 15 feet on the north side to 17 feet. Variations are still required, but the extent of the variations have been minimized.

On October 10th of last year, they appeared before the Design Commission and did receive a unanimous recommendation of approval with one requirement added relative to some of the colors on the building exterior.

So, here's an aerial of the subject property bounded in red. As you can see and as was referenced during the Petitioner's presentation, there is a large continuous drive aisle here along Rand Road that is completely asphalt. That does extend along to the Chestnut frontage a little bit and is all asphalt in that area as well. Additionally, some of the parking spaces actually encroach off of the subject property and into the IDOT right-of-way along the Rand Road frontage.

There will be a required dedication of public right-of-way; you can see the boundaries of the subject property actually extend into the street which is not unheard of, but not necessarily common. So, the Petitioner will be required to dedicate land as right-of-way and the new property line would essentially fall here as you can see with the laser pointer, and they will be required to make several improvements within the right-of-way, which I'll touch on in just a little bit.

The subject property is part of the Rand Road Corridor Beautification Plan. You can see it highlighted in red here. There are three aspects of the plan that were pertinent to this development proposal, and the plan called for the existing asphalt parkway and the large continuous curb cut along Rand Road to be replaced with a consolidated curb cut and landscaping within the parkway, along with parkway trees to be installed in compliance with Village and IDOT standards. The Petitioner's proposal does conform to this recommendation within the plan. They are eliminating one of the three curb cuts, kind of a continuous curb cut along Rand Road, so it will be replaced with just two curb cuts. They are going to be removing the asphalt in the parkway and installing parkway trees along Rand Road. Also, they will be installing parkway trees in the parkway along Chestnut.

Another aspect of the plan references some private property improvements and recommended that the subject property contain perimeter landscaping where it abuts the public right-of-way. As I mentioned before, the parking actually encroaches off of the property and into the public right-of-way, so there is currently no space to install that landscape perimeter along Rand Road. In coordination with IDOT and Staff review, the Petitioner has removed that encroachment of the parking spaces into the right-of-way, but there is no additional space to install a landscape screen there.

So, the Staff Development Committee believes this to be acceptable because there is no overall redevelopment proposed here. In order to install that landscaping along the Rand Road frontage, they would have to likely reduce the parking on site, and that parking is crucial for an auto repair use. In order to maintain business, they need an adequate amount of parking. However, if this property is ever substantially redeveloped, it will have to comply with the Rand Road Beautification Plan recommendations for landscape screening.

Finally, the plan calls for a median, a landscape median to be constructed in the Rand Road right-of-way, which could impact site access, but the Village is evaluating the potential for this median to actually be constructed farther to the northwest in this area, and if it's feasible, we'll have to study that and determine whether that median can be proposed and fit in this area. So, the recommendation in the plan should not impact site access this property.

All right, so here you can see the site plan and plat of subdivision showing the two lots. So, the first lot, Lot 1 is going to be the auto repair use, and the second lot, Lot 2 is going to contain the townhomes. They are requesting a rezoning, Lot 1 would be in the B-2 District, Lot 2 in the R-6 District. Lot 1 would be in the commercial designation of the Comp Plan, Lot 2 within the moderate density multi-family designation. They are proposing just one lot for the townhome development. Sometimes townhome developments contain a separate lot for each individual townhome unit, that's not what's being proposed in this situation, but if that were to be proposed, then multiple variations would be required and they would have to go back through a public hearing process. Again, only preliminary plat of subdivision approval has been requested at this point, so they will have to return before the Plan Commission at a public meeting to obtain final plat of subdivision approval.

But relative to the rezoning, the Staff Development Committee believes that these townhomes are a good transition and buffer use between the commercial uses on Rand Road and some of the higher traffic there, and then the single-family neighborhoods to the south and to the southwest. The rezoning is also consistent and the land use is consistent with the Chestnut Place Townhomes just across the street on Chestnut to the west, and consistent with a recent rezoning into the R-6 District on the north side of Rand Road which happened in 2021 for a multi-family development there.

In analysis of the Arlington Performance Center relative to special use approval criteria, we believe that the approval criteria has been met. We would note that this property has existed as an auto repair use for multiple decades without a history of complaints. But that being said, introducing multi-family uses in close proximity to an auto repair use can introduce potential use incompatibilities, so we are recommending three conditions of approval to allow these two uses to exist harmoniously, and those have been outlined in the Staff report. I'm happy to get into them this evening should the Plan Commissioners want more detail.

Before I get into some of the variations, I just want to point out that there is an existing billboard on the subject property, one of very few in Arlington Heights. It's located at the southeast, I'm sorry, the east corner of the property. You'll also notice here kind of like a T or a dead-end stub of the drive aisle on the property to the southeast. This property, when it was subdivided in 2020, included a condition that stated if the Arlington Performance Center establishes reciprocal rights for access, that this property would be required to establish access rights between the two. So, because of the existing billboard location here, the Staff Development Committee felt that there was not a legitimate need at this time to facilitate this cross connection, but there is a condition of approval that should the billboard be removed or should the Arlington Performance Center site be substantially redeveloped, that they would be required to grant access rights to the property to the southeast.

Also, there are several setback variations. The first one is the front yard along Chestnut for the townhomes. It's proposed at a 20-foot setback where 25 feet are required by code. We are supportive of this variation and we feel that there is a unique configuration to this lot; the north portion is already developed and will not change, and the shape of the lot is unique. It's a unique site. The proposed setbacks are generally compatible with the townhomes across the street which are set back approximately 25 feet from the right-of-way, so 20 feet versus 25 feet is substantially similar and compatible. So, we are supportive of the front yard setback variation.

Additionally, there is a side yard setback variation. The side yard setback distance is based on the overall lot width. The requirement is 10 percent of the overall lot

width of this lot which extends from here down to here. Given the triangular shape of the lot, you know, it provides a wide front which the requirement is based off of, but then narrowing lot lines as the lot goes to the rear, which makes it difficult to conform to those setback requirements. So, we did feel that the necessary criteria for approval were met there.

There is a setback variation required for the Arlington Performance Center building. There is no change to the building location. It's really only created by the new lot line, the dedication of right-of-way occurring on Chestnut Avenue. Then there is a setback variation on the side for the building. The setbacks for a B-2 property are based on the required setbacks of the neighboring residential property which is a 21.3 feet side yard setback in this case, so that applies to the commercial property as well. Again, because, you know, the building isn't moving, it's just really a reflection of the lot line being placed here, we felt the standards for approval have been met.

There is a variation request to waive the requirement for landscape islands at the ends of all parking rows which applies to the landscape islands in the rear of the property. We are supportive of this request, and we do note that the property does not include any landscape islands currently, and the Petitioner will be implementing extensive landscape improvements that are going to enhance the property to be compatible with the essential character of the locality. Again, we recognize there is, you know, a legitimate need for an automobile repair use to maintain a sufficient number of on-site parking stalls to conduct their business, and, you know, the variations for these landscape islands are really occurring towards the rear of the site and not highly visible so we are supportive of this variation.

However, the Staff Development Committee is asking the Petitioner to take a striped area of pavement that currently exists right in this location and turn that into a landscape island as would be required by code had there been substantial changes to the pavement in this area. We believe that this will enhance the site, provide a better aesthetic. Functionally, you know, if this area is left as just striped pavement, it could turn into an additional automobile storage or area for parking. We feel that a landscape island will be better. This really is not an appropriate area to park vehicles, and code would require a landscape island in that area. So, we're asking that this be implemented as part of these improvements.

Additionally, as you heard the Petitioner mention, there are several trees in the parkway that are existing and the Petitioner is proposing to save these trees as part of the redevelopment, but the Staff Development Committee is asking these trees to be removed and replanted with brand new parkway trees along this frontage. There are several reasons why we are requesting this.

The first reason is the majority of these trees are Siberian elms which are in a declining condition, and we did not feel that they have a very good chance of survival based on all the construction activity that will occur in close proximity. So, you know, within about two or three years, we could be faced with a situation where the Village would have to come out, take down the trees and then replant parkway trees in this area, and we would like to avoid that.

Additionally, this species of tree as a Siberian elm tree are not allowed as parkway trees per code. You can't plant them in the parkway as a new parkway; the reason being is they just don't tolerate some of the, you know, roadway conditions as good as other trees. They are prone to dropping of the limbs and they're just really not desirable from a forestry standpoint. So, we are asking that they be removed and replaced with code-compliant parkway trees in this location. Generally, the Village will always seek to preserve as many trees as possible, and it would be desirable to have mature trees stay. But since the species and the

condition, we are asking that they be removed as part of this redevelopment and replaced as approved parkway trees.

I'll touch briefly on the engineering. This site plan reorients the site, north is to the right side, but it fits a little bit better on the screen here. They are proposing a lot of public improvements. Again, there's going to be the new sidewalk along Chestnut, widening of Chestnut Avenue with curb and gutter, and replacement of all asphalt parkways with green space. Then there will be an underground stormwater detention vault on the property, and that will be connected to some catch basins on the Arlington Performance Center lot and then will drain here eventually going into a fairly large storm sewer main that leads out to Rand Road.

There is a small portion of the public sidewalk that would encroach off of the subject property, I'm sorry, would encroach into the subject property requiring an easement which needs to be added to the plat. Because these sites would share a common detention facility, they will be required to establish a shared maintenance agreement which will need to be presented as part of the final plat process. Likely, a declaration of covenants, conditions and restrictions will be established to outline some of the common maintenance here, and that draft needs to be provided as part of the final plat of subdivision review process.

Finally, there's a very small portion of stormwater capacity required, but not provided on the Arlington Performance Center lot that needs to be accommodated as a fee in lieu of on-site stormwater detention. So, that's another recommended condition of approval.

Lastly, relative to traffic and parking, the Petitioner has requested a waiver of the required traffic and parking study. From a traffic standpoint, you know, a net increase of four residential units is all that's being proposed here and that should really have a negligible impact on traffic during peak times. Relative to parking, both sides conform to code requirements and we don't anticipate a parking problem. The Arlington Performance Center will have to carefully manage their on-site storage of vehicles as they, you know, had an asphalt parkway in the past to park vehicles on which they really probably shouldn't have, but it existed. But now they won't have that option, so all automobile storage has to occur on-site, and if managed properly it should not be a problem.

So, that being said, the Village is recommending approval of the application subject to the conditions as outlined in the Staff report, and I'm happy to get into those. Thank you.

ACTING CHAIRPERSON GREEN: Thank you, Sam.

Is there a motion to enter the report?

COMMISSIONER DROST: I'll make that motion to accept the report.

ACTING CHAIRPERSON GREEN: Is there a second?

COMMISSIONER SIGALOS: I'll second.

ACTING CHAIRPERSON GREEN: All those in favor say aye?

(Chorus of ayes.)

ACTING CHAIRPERSON GREEN: All those opposed?

(No response.)

ACTING CHAIRPERSON GREEN: Motion carries.

Kelle, have you seen the green sheet with the 15 conditions of approval?

MS. BRUCKBAUER: Mine is not green, but yes, I have seen it.

ACTING CHAIRPERSON GREEN: Oh, okay, yours might be blue, but

whatever it is, do you agree with all of those?

MS. BRUCKBAUER: We do agree with all of those except for item Number 4.

ACTING CHAIRPERSON GREEN: Okay.

MS. BRUCKBAUER: Which, as Sam discussed, was the removal of the 11 trees in the parkway. We would really like to try to keep as many of those as possible. They're big mature trees and they provide a nice buffer to the, you know, street. So, we're hoping that we can, at the very least, work with Staff to try to determine which ones should stay and which ones should go.

ACTING CHAIRPERSON GREEN: Okay, well, that's something we can discuss, but the rest of them you're good?

MS. BRUCKBAUER: Oh, sorry. Number 6, the striped area, I don't know, Sam, if you have that slide? Number 6, the striped area at the southern end of the two parking stalls, there has been a drastic decrease in the number of parking stalls that Mr. Plummer now has on site. He does have a couple of employees who drive motorcycles seasonally, so we were hoping to keep that for motorcycle parking.

ACTING CHAIRPERSON GREEN: Okay, something else we can discuss. Keep going.

MS. BRUCKBAUER: That's it. Everything else is good.

ACTING CHAIRPERSON GREEN: Okay, we'll talk about Number 4 and Number 6, all right.

Any questions from the Commission before I open it up to the public?

COMMISSIONER JENSEN: Yes, just a couple of quick questions.

ACTING CHAIRPERSON GREEN: Sure.

COMMISSIONER JENSEN: So, these are townhouses for sale, not rental; is that right?

MS. BRUCKBAUER: Yes, they're sale.

COMMISSIONER JENSEN: What kind of price range are you looking at?

MS. BRUCKBAUER: We don't know that yet. We haven't gotten into construction documents yet, so once we do that and we start to get bids, we'll know what kind of price point we need to look at.

COMMISSIONER JENSEN: The other question is for Sam. So, you're going to have them rededicate some of that at Chestnut and make it wider. Are you going to do anything with the south of that property? Is the Village going to do anything? Are we just going to have it wide for, you know, a block and then it's going to go back to a size that's not appropriate?

MR. HUBBARD: I think to the south it's actually generally the correct width, as you can see here at, you know, I guess there is a slight, excuse me, there is a slight taper here in the street. But, yes, I mean, this right-of-way is needed and is triggered by the subdivision process. The taper is minimal here, you know, we'd be happy --

COMMISSIONER JENSEN: It's going to be where it should be roughly, I'm inferring.

MR. HUBBARD: Yes.

COMMISSIONER JENSEN: That was my question.

COMMISSIONER CHERWIN: Sam, that's the taper of the actual roadway, not the legal right-of-way, right?

MR. HUBBARD: Right. The right-of-way, you know, to the south is already

established and dedicated.

COMMISSIONER CHERWIN: So, what they're lining up is the actual legal bound, right, not necessarily --

COMMISSIONER JENSEN: Right, I just want to make sure we weren't having them build out wider and then all of a sudden we're coming back down again to a smaller size.

MR. HUBBARD: Got it, yes.

COMMISSIONER JENSEN: That's it. That's all I've got.

COMMISSIONER LORENZINI: Yes, Sam, item 5 talks about retaining walls?

MR. HUBBARD: Yes.

COMMISSIONER LORENZINI: Where?

MR. HUBBARD: The retaining wall, so there is going to be a retaining wall in this area right here. Additionally, there is going to be a retaining wall somewhere in the back here along the rear of the site.

COMMISSIONER LORENZINI: Okay, and again, 11 talks about a fee in lieu of for stormwater, but they have an underground vault.

MR. HUBBARD: Right, it's not quite sized adequately for the full capacity required, and I'm sure Mr. Anderson can get into more details, but generally, I think it's relative to just a small portion on Lot 1 side that is not tributary to this stormwater area and is going to be accommodated in the municipal system.

COMMISSIONER LORENZINI: Okay, part of the street improvements is going to be paid for by the Petitioner?

MR. HUBBARD: Correct, all of them, yes.

COMMISSIONER LORENZINI: Is that, which of the 15 items covers that or is that implicitly applied when the plans are approved?

MR. HUBBARD: Yes. Yes, all the required improvements are shown on the plans and approval will be subject to compliance with the plans submitted.

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

ACTING CHAIRPERSON GREEN: Thank you, Joe.

George, anything?

COMMISSIONER DROST: Yes, on the striped area, does that all have to be used for landscaping purposes or could it be divided into, you know, allow some motorcycles or for some automotive use rather than all or nothing?

MR. HUBBARD: I mean, without being a conforming parking stall, it really shouldn't be used for parking, but if the Plan Commission is so inclined, I'm sure we can come to some compromise in the landscape island size. Let's see. Glad you asked. Maybe something like this would be, I think the Staff Development Committee could agree to something like this. So it wouldn't be the full area of the striping but, you know, maybe you could get one motorcycle, but really, you know, unless it's a dedicated parking stall, you probably shouldn't be parking anything in it.

COMMISSIONER DROST: Yes, but I mean, this can be discussed following this meeting, you know, something that's open as well as the trees. You know, that sounds like it could be a reasonable, let's say request on the part of the Petitioner to save those trees and maybe with an agreement to replant something at a later date.

MR. HUBBARD: Yes, I'm sure we could discuss it. I had a conversation, a

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lengthy conversation with our Forestry Division today, and they were recommending them all be removed but, you know, if the Plan Commission is so inclined, they could alter that condition and ask that we revisit them.

COMMISSIONER DROST: Yes, I mean, these were the ones that were pointed out, basically to kind of think it through and see what's reasonable to accommodate it. Is Joyce Comer still in the Forestry Department?

MR. HUBBARD: No, I don't think so. I don't recognize that name.

ACTING CHAIRPERSON GREEN: John?

COMMISSIONER SIGALOS: Yes, I was at the Conceptual Plan Review Committee meeting, and at that time my concern was the five guest parking spaces at the rear of the townhomes. There's no way to really get into, the guests that were parked there, to get into the townhomes without walking all the way around the building. I see that that still is the same location, so that is a concern of mine. Also, at that time, I was concerned about the five townhomes and if it was economically possible to reduce it to maybe four townhomes and make it less dense there. I'm assuming that that's not economically feasible?

MS. BRUCKBAUER: Yes, I think the number still needs to stay at five. We did hear your concern, so after that we sort of adjusted the width and the size of the units.

COMMISSIONER SIGALOS: Right.

MS. BRUCKBAUER: And also the placement on the site, hoping that that would sort of relieve some of your concerns, but I think financially we need to stay with the five units.

COMMISSIONER SIGALOS: Okay, and again, I could see, I guess there's really no other place to put those five guest parking spaces, but I mean, it's just a concern. I don't know how well it would be lit back there.

MS. BRUCKBAUER: It's just going to be building-mounted fixtures back there.

COMMISSIONER SIGALOS: So, on either side of the garage doors would be building-mounted light fixtures which would provide some light back there, but okay, that's really all I have for now. I like what you've done with the automotive center, that site. That really has improved it quite a bit. So, thank you.

MS. BRUCKBAUER: Thank you.

ACTING CHAIRPERSON GREEN: Jay?

COMMISSIONER CHERWIN: Yes, I guess just a couple. I might have totally missed this while I was taking notes, Sam, if you said it. Why, if the Petitioner is okay with keeping those trees in Chestnut, why is it the Forestry and the Village recommending they come down? I'm sorry.

MR. HUBBARD: Their condition is not good, so our Forestry Division thinks that given the construction activities that will occur right next to them, it's very likely that they will die, you know, within the next two or three years, and now the Village is on the hook for taking them down and planting the new parkway trees. Also, the species of the trees are just not highly desirable for parkway trees. They're not great parkway trees, they're not allowed by code. You know, if you're planting a new parkway tree, it can't be a Siberian elm, they're prone to limbs dropping and so forth.

COMMISSIONER CHERWIN: Yes, I got you, all right. Then I guess going back to the ownership, we're leaving this as one lot as opposed to carving it into individual lots, we mentioned that. And this is going to be ownership, so it's going to be like, it's going to be

condo, is it the way you're going to set it up?

MS. BRUCKBAUER: Association.

COMMISSIONER CHERWIN: But like a condominium as opposed to a townhome? Because I think the assessor, if it's not set up as a condo, I think it would be kind of a pain to try to carve these things up and deal with the Assessor's Office. So, I think if you're only doing one lot, you're probably going to have to be set on doing it on a condo ownership format, that would be my thought. Then the cross easement, you guys talked about.

Yes, I mean, you know, I don't have a problem with this. I think it's a nice development. I think it's generally an improvement.

I guess one other question I have for Sam because it comes up a lot, these linkage fees, so the situation in our ordinance is we're tearing down one unit and we're losing, you know, I guess what would be potentially an affordable place to live, but we're putting in five units, but the linkage fee is based on the five units, not the one old unit that's being given up; is that right?

MR. HUBBARD: Correct.

COMMISSIONER CHERWIN: Makes sense. Not really, but, so okay. So, that's just, that's the ordinance for affordable housing today. I have a lot of questions about it generally, but it's neither here nor there. Okay, so that's all. Thank you, Mr. Chairman.

PUBLIC COMMENT:

ACTING CHAIRPERSON GREEN: I think we'll open it to the public. If anybody would like to speak on this side of the room on this petition, come forward. Give us your name and spell your last name for the court reporter, and then give us your comment.

MR. HARRIS: Randy Harris, H-a-r-r-i-s. I live at 209 West LaSalle Street in this neighborhood. I've lived in the neighborhood for over 30 years.

I'm happy to see this development going in. It's certainly a great improvement from what's there at the moment, but I do have a couple of questions, mostly engineering.

Before they'd made improvements to Rand Road, I don't know, 10 or 15 years ago, you could turn left off of south or northbound Rand Road onto Chestnut, then they put that pork chop in there and made that a right turn in and out only. I was hoping given the improvements to Chestnut being a four-way street section, they could get rid of that pork chop, but I don't see that indicated on the engineering plans. Has there been any discussion of that?

MR. HUBBARD: Typically, the way it works is you would give your public comments and the Commissioners would take notes, and then they would redirect any questions back to Staff.

MR. HARRIS: Okay, I was just, you know, it would be nice to, you know, have that be a full, you know, be able to turn left onto Chestnut for that section.

My other question for the engineering was this vault, stormwater vault. When I was looking through your engineering plans, I didn't see any kind of a section on that or anything. What is that? I mean is that made out of concrete, or what is that?

MR. ANDERSON: There's a bunch of different options. This one we're showing here is a precast concrete.

MR. HARRIS: Precast concrete?

MR. ANDERSON: Yes.

MR. HARRIS: Why is it hashed more like that? Is that --
MR. ANDERSON: It's on --
ACTING CHAIRPERSON GREEN: Underground.
MR. HARRIS: Okay, all right.
MR. ANDERSON: So, it comes in different, yes, you just kind of like line them up here, put them together.
MR. HARRIS: So, it's only probably a couple of feet deep, right?
MR. ANDERSON: It is, yes.
MR. HARRIS: Okay. All right, the last thing I had is more of a question than a comment. Again, I've lived in this neighborhood for many years. There have been a number of single-family homes built along Chestnut over the years. None of those builders were ever required to make any street improvements until Arlington Performance proposed this.

Chestnut south of this side is a mess. It's a terrible street. It has no curb and gutter, no sidewalks. It's dangerous to drive on, dangerous, you know, for pedestrians, dangerous for bicycle riders.

My question is it would be nice to see when the street starts to get widened here just to keep going and clean up all of Chestnut Street, you know, and make it up to Village standards all the way down to like LaSalle Street where I live. Who do I take that up with? You know, is it Public Works? Is that the Village Board? Who makes decisions on those kinds of projects?

ACTING CHAIRPERSON GREEN: Well, that would be the Village Board. That's an improvement that they would have to --
MR. HUBBARD: Yes, the Village Board, I mean, you'd want to reach out to your Village Board. If it's a priority, made a priority by the Board, then the Village can allocate funding to make those improvements to the streetscape. Typically, those are done as part of a, you know, subdivision process. So, if it's just a single-family home that's being constructed on a lot that's already been subdivided and created, then it doesn't trigger the requirement for streetscape improvements, but when there's a subdivision, that's the code trigger for when these streetscape improvements are needed.

Without a subdivision, in order to make those improvements, again, it would have to be a capital improvement priority that's, you know, made by the Board and they direct Staff to, you know, find the right time and budget for it.
MR. HARRIS: So, it's a subdivision requirement, not just a single lot requirement.
MR. HUBBARD: Correct, yes.
MR. HARRIS: I was wondering how those guys got away with that, with all those houses that got built. Okay, that's all I had. Thank you.
ACTING CHAIRPERSON GREEN: Thank you.

Do you want to address the pork chop?
MR. HUBBARD: Yes. So, the pork chop is going to be an IDOT issue. That part of the right-of-way is under IDOT jurisdiction, and I'm assuming that the pork chop was put in because of their requirements. You know, once a pork chop is put in, really the only way to get full, you know, access back would probably be through a signalized intersection here and it would have to meet all sorts of warrants and thresholds for the amount of traffic to qualify for a signalized intersection. So, my guess is that the pork chop is probably going to remain as is for many years.

ACTING CHAIRPERSON GREEN: Thank you.

Anybody else on that side of the room? Ma'am? Moving to this side, anybody that would like to speak on this issue? Give us your name and spell your last name please.

MS. REILLY: I don't do public speaking. First name is Stacey, last name is Reilly. It's R-e-i-l-l-y. I live on Walnut Avenue and my backyard faces the house that Chris owns. So, I've been there 35 years, and we're very excited about this. We came to see what it looked like.

My question is, well, who owns the retention pond that's in my backyard? I mean, I've got my backyard, who owns that? Is that the Village property?

MR. HUBBARD: I believe that is Village owned, yes.

MS. REILLY: Okay, it is the worst retention pond in Arlington Heights. We take all the water. I love the water plan here, but if I was going to move into that townhome, that retention pond is going to be my front door, what I see on the front window. It's not maintained very well, and maybe it's because it was supposed to be two different lots that was talked about three years ago and it takes in all the water from Frontier Park all the way out under Chestnut to Rand Road, but depending on when they look at the home to purchase, they might not like what they see in front of them.

ACTING CHAIRPERSON GREEN: Thank you.

MS. REILLY: You're welcome.

ACTING CHAIRPERSON GREEN: You're on the record. Would anybody else on that side of the room like to make a comment?

(No response.)

ACTING CHAIRPERSON GREEN: Seeing nobody stepping up, we're going to close the public portion of this hearing and get back to discussion or a motion.

COMMISSIONER CHERWIN: Could I just ask one question? Sam, could you point out the area where Ms. Reilly is talking about? Is it directly south of those, looks like an open, like field?

MR. HUBBARD: Let's see.

COMMISSIONER CHERWIN: Are those the three lots?

MR. HUBBARD: So, yes, there's a retention area right here --

COMMISSIONER CHERWIN: That's a retention area, those are three --

MR. HUBBARD: -- and then there's another one right here.

COMMISSIONER CHERWIN: So, all three of those lots are owned by the Village?

MR. HUBBARD: I believe so. I'm not a 100 percent though, but I believe so.

COMMISSIONER CHERWIN: Yes, it looks like there's an inlet pipe or something there.

MR. HUBBARD: Yes, there is. It's right here.

COMMISSIONER CHERWIN: Okay, so the three lots south of the Ivy Lane development. That's all for the record, just to clarify what we're talking about because I wasn't sure.

COMMISSIONER LORENZINI: I've got, Bruce, I've got one.

ACTING CHAIRPERSON GREEN: Yes.

COMMISSIONER LORENZINI: I've got one little question, Sam. Item 7

talks about addressing that common maintenance agreement. So, you have the Performance Center and then you have four or five different owners. Would this be some type of agreement between all those parties? Okay, all right, thank you.

ACTING CHAIRPERSON GREEN: Any further discussion on Number 4 or Number 6, or are we going to wait for the Village to work that --

COMMISSIONER JENSEN: Well, I guess I don't really see why we would not leave 4 as is, because if it's trees that we really don't want there and they're likely to die, why not leave that condition in there and make sure we have them replaced.

ACTING CHAIRPERSON GREEN: Okay.

COMMISSIONER JENSEN: Actually, the comment that was made about Chestnut, that was part of my concern that they were only widening the upper part, but that street is a mess, and probably it's appropriate to go to the Village Board when this comes there and make those comments, and the same one about water. So, I think that would be appropriate. You might get some action.

COMMISSIONER CHERWIN: I would just add, it might be worth putting a call to the Public Works as well because they may have, you know, they've got some capital improvement plans out there. It might be within the scope of something, you know, maybe use that for context or comparison when you're talking to the Board, too, about maybe some similarly situated streets that have been identified and ours hasn't. That might help things along.

ACTING CHAIRPERSON GREEN: Okay.

COMMISSIONER DROST: Yes, on the trees, Sam, if we approve the project as it stands right now, is there opportunity to discuss that in front of the Board of Trustees when it comes up for petition to discuss that particular issue? Maybe there's some further information that can be provided at the time of that hearing.

MR. HUBBARD: Yes, as it's drafted now, they would all have to be removed, but the Village Board can certainly alter that condition at their discretion.

COMMISSIONER DROST: Right.

ACTING CHAIRPERSON GREEN: Yes, you might be able to revisit the tree inspections between now and the Board meeting. Just a thought.

COMMISSIONER DROST: Yes.

ACTING CHAIRPERSON GREEN: The striped area, what do we think?

COMMISSIONER CHERWIN: I'm fine with the accommodation for the motorcycle to the extent it can be, you know, I mean, cut down on it a little bit and see if we can accommodate it. We have, the sight line from Rand Road is going to be significantly enhanced by the landscaping that's going to be there. If what we're doing is just taking a little bit off of that area that really is just going to be visible from the building itself, I'm not concerned about it.

ACTING CHAIRPERSON GREEN: Yes, I see the landscaping proposed behind it.

COMMISSIONER CHERWIN: Yes, I'm okay with removing 6 as a requirement. Quite frankly, I'm okay with removing 4, too, and adjust it for the Board.

MR. HUBBARD: Just to clarify, you're okay with removing the condition so that it remains as striping without any partial landscape island?

ACTING CHAIRPERSON GREEN: Without something going on it.

COMMISSIONER CHERWIN: Yes, just the green area that you've highlighted, right.

MR. HUBBARD: Remove, the condition would have to be altered. If you

remove the condition, then it could remain as striping as it is proposed by the petitioner, but --

COMMISSIONER CHERWIN: Right, yes.

MR. HUBBARD: -- if the condition was altered, then it could be altered to allow for Exhibit A to be implemented instead of the full landscape island which, you know, would have taken this part as well. Does that make sense?

COMMISSIONER CHERWIN: I might have missed that. I'm sorry, Sam.

MR. HUBBARD: So, the condition as recommended by staff would require the landscape island to be constructed fully, all of the striped area would be landscape island.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: To alter the condition, you could do a partial landscape island, or to remove the condition, you would leave the striping currently as is.

COMMISSIONER CHERWIN: Okay. All right, I will --

COMMISSIONER LORENZINI: I say we should leave 4 in and Number 6, leave the striping. If I had motorcycle, I would go and park it there.

COMMISSIONER CHERWIN: Number 6 would be removed, you're saying, so then it would just be the striping would remain as is?

ACTING CHAIRPERSON GREEN: Yes, no trees. No tree in it.

COMMISSIONER LORENZINI: Right, right.

ACTING CHAIRPERSON GREEN: No landscape island. Leave the striping, but no landscape island, is that what you mean?

COMMISSIONER LORENZINI: Yes.

COMMISSIONER CHERWIN: Yes.

ACTING CHAIRPERSON GREEN: I've got two yeses down here.

COMMISSIONER DROST: Yes.

ACTING CHAIRPERSON GREEN: Three.

COMMISSIONER CHERWIN: I guess, our folks, we want 4 to essentially stay in as it is written, and then just make it --

ACTING CHAIRPERSON GREEN: Take the landscape island part out of Number 6.

COMMISSIONER CHERWIN: Number 6, but 4?

ACTING CHAIRPERSON GREEN: But 4 I think should stay in and maybe there should be some Board discussion on it.

COMMISSIONER CHERWIN: All right, I, Mr. Chair the Architect --

ACTING CHAIRPERSON GREEN: Please do.

COMMISSIONER CHERWIN: -- will move to make a motion.

A motion to recommend to the Village Board of Trustees <u>approval</u> of PC #23-011, a Preliminary Plat of Subdivision to subdivide the property into two lots; a Rezoning of Lot 2 from the R-1 District to the R-6 District, and Lot 1 from the R-1 District to the B-2 District; an Amendment to the Comprehensive Plan to classify Lot 1 as commercial and Lot 2 as moderate density multi-family; a Special Use Permit to allow minor auto repair on Lot 1; and the following Variations from Chapter 28 of the Municipal Code:

1. **Section 5.1-6.4A.1, to allow a 19.9-foot front yard setback (west) for Lot 2 where code requires a minimum setback of 25 feet.**
2. **Section 5.1-6.4A.2, to allow a 17-foot side yard setback (north/northeast) for Lot 2 where code requires a minimum setback of 21.3 feet.**

3. **Section 5.1-11.3A, to allow a 6.8-foot front yard setback (west) for Lot 1 where code requires a minimum setback of 25 feet.**
4. **Section 5.1-11.3B, to allow a 20-foot side yard setback (southwest) for Lot 1 where code requires a minimum setback of 21.3 feet.**
5. **Section 10.2-8, to allow the following: a 22-foot wide drive aisle where code requires a 24-foot wide minimum width; a 17-foot wide drive aisle for 60-degree angled parking stalls where code requires an 18-foot wide minimum width; and a 19-foot deep 60-degree angled parking stall depth where code requires a 20-foot minimum depth.**
6. **Section 6.12-1.3, to waive the requirement to provide a traffic and parking study.**
7. **Section 6.15-1.2B, to waive the requirement for certain landscape islands on Lot 1.**

This recommendation is subject to the following conditions:

1. **Final Plat of Subdivision approval shall be required.**
2. **The owner of Lot 1 shall abide by the following usage conditions:**
    a. **Should any noise or odor issues arise, which shall be at the discretion of the Village, the Petitioner shall be required to work with the Village to address any such issues to the satisfaction of the Village.**
    b. **Inoperable motor vehicle storage shall be prohibited, and no automobiles shall be stored on Lot 1 beyond the time reasonable to complete repairs, which shall be to the discretion of the Village.**
    c. **Exterior work on vehicles, as well as outdoor storage of parts or equipment (tires, oil drums, pallets, car parts, et cetera) shall be prohibited.**
3. **Upon the request of the Village, the Petitioner shall implement a reciprocal cross access agreement with the property to the southeast (229 West Rand Road). Said easement shall grant access through Lot 1 to the property to the southeast, which would only be required if/when the billboard on Lot 1 is removed or Lot 1 is redeveloped, whichever shall come first.**
4. **The landscape and tree preservation plan shall be revised to show removal of the 11 trees proposed for preservation within the Chestnut Avenue right-of-way. Parkway trees shall be added within the parkway per code requirements.**
5. **As part of Final Plat of Subdivision review, details on the proposed retaining walls (height, materials, color) shall be provided for Village review and approval.**
6. **As part of the Final Plat of Subdivision review, the Petitioner must address common maintenance of the shared utility elements between the two lots, to the satisfaction of the Village.**
7. **An on-site utility maintenance agreement must be executed prior to building permit issuance.**
8. **A public sidewalk easement shall be added to the Final Plat of Subdivision to address the portion of public sidewalk that encroaches onto the subject property at the northern corner of the site.**
9. **Linkage fees in compliance with Article XVII (Inclusionary Housing Ordinance) of Chapter 7 of Village Code, shall be required at time of building permit issuance.**
10. **A fee in lieu of any stormwater detention required, but not provided shall be required as part of building permit issuance in the amount of $1 per cubic foot of volume required, but not provided.**

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11. IDOT approval shall be required for the proposed modification within the Rand Road right-of-way.
12. The Applicant must comply with all of the requirements set forth in the October 10, 2023 motion of the Village's Design Commission concerning approval of the design for the townhome building.
13. The Applicant must provide all required impact fees in accordance with the requirements of Chapter 29 of the Village Code.
14. The Applicant must comply with all federal, state, and Village codes, regulations, and policies.

COMMISSIONER CHERWIN: We note that the striped area shall remain as presented by the Petitioner.
COMMISSIONER JENSEN: Second.
ACTING CHAIRPERSON GREEN: There's a second.
Sam?
MR. HUBBARD: Who had the second? Sorry.
ACTING CHAIRPERSON GREEN: Jensen. Commissioner Jensen.
MR. HUBBARD: All right, Commissioner Cherwin.
COMMISSIONER CHERWIN: Yes.
MR. HUBBARD: Commissioner Jensen.
COMMISSIONER JENSEN: Yes.
MR. HUBBARD: Commissioner Drost.
COMMISSIONER DROST: Aye.
MR. HUBBARD: Commissioner Lorenzini.
COMMISSIONER LORENZINI: Yes.
MR. HUBBARD: Commissioner Sigalos.
COMMISSIONER SIGALOS: Yes.
MR. HUBBARD: And Acting Chair Green.
ACTING CHAIRPERSON GREEN: Yes.
You have a unanimous yes vote on your project, and that will be passed on to the Trustees. We are recommendation only, but when do you think it will be on the agenda with the Trustees?
MR. HUBBARD: We'll have to look at that. It would be targeted for one of their meetings in May, probably the second meeting, possibly the first.
COMMISSIONER CHERWIN: Could I just add?
ACTING CHAIRPERSON GREEN: You sure can.
COMMISSIONER CHERWIN: I would just suggest maybe if the Petitioner is really adamant about this tree situation, just come up with a good case why these trees should stay. If, you know, if you haven't already, I guess just do a little more work on that and see if you can present it to the Board and see if that's a condition that can be removed.
ACTING CHAIRPERSON GREEN: And I would bring up the issues of the stormwater across the street with the Board, please. So, thank you for coming in. Great project, looking forward to it moving forward.
Is there anything else, Sam?
MR. HUBBARD: There is nothing.
ACTING CHAIRPERSON GREEN: Is there a motion to adjourn?

COMMISSIONER DROST: I'll make that motion.
COMMISSIONER LORENZINI: I'll make that motion.
ACTING CHAIRPERSON GREEN: Is there a second?
COMMISSIONER SIGALOS: I'll second.
ACTING CHAIRPERSON GREEN: All those in favor say aye.
(Chorus of ayes.)
ACTING CHAIRPERSON GREEN: All those opposed?
(No response.)
ACTING CHAIRPERSON GREEN: We're adjourned. Thank you.
(Whereupon, at 8:30 p.m., the public hearing on the above-mentioned petition was adjourned.)

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STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

I, RON LeGRAND, SR., depose and say that I am a digital court reporter doing business in the State of Illinois; that I reported verbatim the foregoing proceedings and that the foregoing is a true and correct transcript to the best of my knowledge and ability.

_____
RON LeGRAND, SR.

SUBSCRIBED AND SWORN TO
BEFORE ME THIS _____ DAY OF
_____, A.D. 2024.

_____
NOTARY PUBLIC

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APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS POLICE BUILDING
200 E. SIGWALT ST.
OCTOBER 10, 2023

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

Members Present:	Jonathan Kubow, Chair Ted Eckhardt Scott Seyer Kirsten Kingsley John Fitzgerald
Members Absent:	None
Also Present:	Robert Losselyoung, Tinaglia Architects for *Chestnut Rowhomes* Christopher Plummer, Owner of the property at *315 W. Rand Rd/2201 N. Chestnut Ave* Cathleen Deligio, Mastercraft Builders for *716 N. Dunton Ave.* John Nelson, Architect for *716 N. Dunton Ave*. Steve Hautzinger, Planning Staff

Chair Kubow acknowledged the large number of people in the audience tonight and said that anyone who wanted to speak during Public Comment, should sign in on the sign-in sheet.

ITEM 1. MULT-FAMILY REVIEW

DC#23-050 – Chestnut Rowhomes – 315 W. Rand Rd. & 2201 N. Chestnut Ave.

Rob Losselyoung, representing *Tinaglia Architects,* and Christopher Plummer, owner of the property, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is here tonight seeking approval of the architectural design for a new multi-family row home building. This project does require Plan Commission review and Village Board approval, so the Design Commission should only look at the architectural design of the building. The site is triangular and made up of two lots. The property currently has an existing automotive repair building that faces along Rand Road, and a single-family home to the rear of the property facing Chestnut, which is owned by the automotive repair facility. The petitioner is proposing to demolish the existing single-family home in order to build a new three-story, 5-unit townhome building, with the front elevation to face Chestnut.

The proposed design is a traditional style with a variety of colors and materials that add a lot of interest to the design, and there is a nice level of detailing on all sides of the building, which is always encouraged. The surrounding context in this location has little significance; there are vacant properties across the street, as well as some existing townhome buildings, and the nearest single-family home is about 110-feet away to the south. The site plan includes an outdoor dumpster for trash, and the petitioner has included a fenced enclosure to conceal that from view. Staff is recommending approval of the project as submitted.

Mr. Losselyoung said that the owner of the property initially came to them wanting to rezone the property from its current residential zoning to be more in context with the commercial properties along Rand Road and the transitional residential property from the commercial into the single-family homes. There are some townhomes across the street from the site, and a privately owned retention basin; therefore, this project fits in nicely with that transition between the commercial properties and the residential single-family homes that are down the street. They tried to create an elevation that was very neighborhood friendly, with the walk-up stairs, the porches on the front, a nice neutral palette of colors, undulating rooflines, and a variety of materials around the entire building.

The commissioners summarized their comments. Commissioner Fitzgerald said the project is nicely designed and he agreed that it looks good on all four sides. He liked the colors and he liked the interest. His only comment was about the two end units inside of the door where he suggested adding a window or some other type of architectural detail there.

Commissioner Eckhardt agreed with the comments from Commissioner Fitzgerald. He asked about the white elements shown on the rendering, and Mr. Losselyoung replied that it is Hardie siding in 'Arctic White', which is a slightly off-white color with a little grey. Commissioner Eckhardt was concerned that the Arctic White will appear much brighter in reality, and he suggested using a less bright white color.

Commissioner Kingsley said it is a nicely designed project. She was glad to see that the facade is undulated and activated so it brings down the scale of the building. She suggested also bringing down the gutter of the middle unit on the back of the building to avoid problems with water. On the rear elevation, she asked about the balconies, and Mr. Losselyoung explained that the deck portion of the balconies will be wood, with bronze aluminum railings to match those on the front of the building. Commissioner Kingsley had concerns about the level of the stair entry, which seems imposing for someone walking on the sidewalk. She suggested widening the stairs to make it more inviting because right now it did not invoke a feeling of gathering. Doing this will eliminate some of the railings on the front of the building. She further suggested adding a window next to the front doors of the units, especially the end units, which will make the porches more inviting. She asked if the trim will be smooth and Mr. Losselyoung said yes. Commissioner Kingsley was unsure about the blue color being proposed, which seems like a stark contrast to the other colors, and she suggested a lighter blue or a darker earth tone color instead. Lastly, Commissioner Kingsley commented about the frieze board that runs through the windows; if the trim does not wrap around the corner, she

would prefer that it make sense with the heads of the windows and the bottom of the windows connecting them.

Commissioner Seyer agreed with the comments from the other commissioners. This is a very nice design, and he liked the massing and the comments made about the windows are great. With respect to the colors, the material board presented looks like the colors were all photoshopped, instead of a photo of the actual materials being proposed. He was not in favor of this because it is not realistic and he wanted to see a real material palette submitted for final approval. Other than that, he liked everything about the design. Mr. Hautzinger said that photos of the actual materials is a requirement and samples of the proposed materials should have been brought to this meeting; however, Staff can follow-up with the petitioner after this meeting to confirm the actual colors being proposed and that compatibility of the colors is acceptable. He added that the 'Evening Blue' color is a very popular color, and it is quite dark.

Commissioner Kingsley asked if a context elevation is required for this project, especially showing the scale of what is across the street, which she felt would help to see the context. Mr. Hautzinger replied that typically it is only required for single-family projects, and because the nearest single-family home is over 100-feet away and there is nothing across the street, it did not seem applicable in this case. He reiterated that this project is also being reviewed by the Plan Commission, which will include a review of the building height.

Chair Kubow did not have much more to add to the comments from the other commissioners. He said the decks were well placed; however, he recommended increasing the depth to 5 or 6-feet. Also, although landscaping is not the purview of this commission because of Plan Commission review of the project, he felt that the size and scale of this project is similar to the Sigwalt 16 townhome project, which he felt did a really amazing job with landscaping. He also asked about exterior lighting for the building and Mr. Losselyoung replied that there will be sconces at the garages and at the front entry porches.

Chair Kubow asked if there was any public comment on the project and there was no response from those in the audience.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE PROPOSED NEW CHESTNUT ROWHOMES TO BE LOCATED AT *315 W. RAND ROAD & 2201 N. CHESTNUT AVENUE.* THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 9/8/23, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO MAKE THE BALCONIES 5-FEET DEEP FOR MORE USABILITY.
2. A RECOMMENDATION TO SUBMIT A LANDSCAPE PLAN TO STAFF FOR REVIEW, AS IT PERTAINS TO THE COMMENTS MADE TONIGHT ABOUT QUALITY.
3. A REQUIREMENT TO SUBMIT ACTUAL COLOR SAMPLES OF THE PROPOSED SIDING COLORS TO STAFF FOR REVIEW, INCLUDING THE NEXT SHADE DOWN TO 'ARCTIC WHITE', AND NEXT LIGHTER SHADE TO 'EVENING BLUE'.
4. A RECOMMENDATION TO WIDEN THE FRONT ENTRY STAIRS FROM 4-FEET TO 5-FEET WIDE.
5. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILTY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Mr. Hautzinger asked that the first item in the motion be changed from a requirement to a recommendation regarding the balcony depth to avoid any possible conflict with the Plan Commission's zoning review, unless the Design Commission does not like the way the balconies look at 4-feet deep. This recommendation will go to the Plan Commission. He also commented that a landscape plan is required as part of the Plan Commission review and it will be reviewed in detail by Staff and the Plan Commission.

COMMISSIONER ECKHARDT AMENDED THE MOTION, SECONDED BY COMMISSIONER SEYER, TO CHANGE ITEM 1 AS FOLLOWS:

1. A RECOMMENDATION TO INCREASE THE DEPTH OF THE BALCONIES TO 5-FEET FOR MORE USABILITY.

Commissioner Kingsley said that the 'Evening Blue' color is a lot less bright, it had a lot of richness to it, and she agreed that it is in keeping with the 'Cobblestone' color; therefore, she did not necessarily want that color to be lighter.

Commissioner Seyer asked if the motion included a recommendation to add windows at the end units at the front door, and Commissioner Eckhardt said he would add it to the motion.

COMMISSIONER ECKHARDT AMENDED THE MOTION, SECONDED BY COMMISSIONER SEYER, TO ADD ANOTHER ITEM AS FOLLOWS:

6. A RECOMMENDATION TO ADD WINDOWS ON THE END UNITS NEXT TO THE ENTRY DOORS.

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

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Chestnut Rowhomes
Project Address: 315 W Rand Road & 2201 N Chestnut Ave

Prepared By: Steve Hautzinger
Date Prepared: October 3, 2023

PETITIONER INFORMATION:

DC Number: 23-050
Petitioner Name: Kelle Bruckbauer
Petitioner Address: Tinaglia Architects
814 W. Northwest Hwy
Arlington Heights, IL 60004

Meeting Date: October 10, 2023

Requested Action(s):
Approval of the proposed architectural design for a new multi-family rowhome building.

Design Commission Responsibility for Projects Being Reviewed by Plan Commission:
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

This project requires Plan Commission review and Village Board approval for Subdivision, Rezoning, Special Use Permit, and Setback Variations. Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

"*For developments where a public hearing is necessary before the Plan Commission or Zoning Board of Appeals, the design review process should, if feasible, be completed by the time of the public hearing. Development proposals requiring rezoning, PUD or other Plan Commission approvals, shall be reviewed by the Design Commission* ***for building and signage only****."*

Summary:
The subject property is a triangular shaped lot that consists of two land parcels currently zoned R-1, One Family Dwelling District. The total area is approximately 61,527 square feet (1.41 acres). The site is bounded by Chestnut Avenue to the west and Rand Road to the northeast. On the Rand Road frontage there is an existing automobile repair facility (Arlington Performance Center). At the rear of the subject property, along the Chestnut Avenue frontage, is a single-family home that is owned by the repair shop.

The petitioner is proposing to demolish the single-family home to allow construction of a new three-story, five-unit townhome building. The existing automobile repair facility will remain. The property is proposed to be subdivided to reconfigure the parcels so that the automobile repair facility and the townhomes will be on their own separate lots.

Architectural Design:
Overall, the proposed design for the new rowhome building is nicely done. The design is a traditional style with a variety of colors and materials which adds interest to the design. The design includes an equivalent level of detailing on all sides of the building, which is always encouraged. The surrounding context has little significance to the design with vacant lots across the street, existing townhomes to the northwest, and the nearest single-family home over 110 feet away to the south.

Trash Screening:
The site plan includes one trash dumpster which is required to be screened from view. The dumpster will be located within a gated enclosure located behind the building.

RECOMMENDATION:
It is recommended that the Design Commission **approve** the proposed design for the Chestnut Rowhomes at 315 W Rand Road & 2201 N Chestnut Ave. This recommendation is based on, and subject to compliance with, the plans received 9/8/23, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. This review deals with architectural design only and should not be construed to be an approval of, or to have any other

impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.



October 3, 2023

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Michael Lysicatos, Deputy Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 23-050

T I N A G L I A

A R C H I T E C T S

August 31, 2023

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

Re: Proposed Subdivision and Townhome Development
315 W. Rand Road & 2201 N. Chestnut Avenue
Project Narrative

Arlington Performance center is an existing "Minor Auto Repair" business in Arlington Heights for the past 67 years. APC is located at 315 W. Rand Road, at the southeast corner of Rand and Chestnut. The automobile repair business is a typical one-story maintenance facility. Chris Plummer is the owner of the business and the building, as well as owning the property directly adjacent to the south on Chestnut. This residential property exists with a single-family home that is used for rental income. Currently, the property is divided into two parcels that do not conform to the existing building uses or layouts. See the existing plat of survey.

The petitioner is requesting two basic actions in order to properly classify the property with the appropriate buildings. First, re-subdiving the land so that new property lines can logically separate the business use from the residential. Second is to request approval for a new 5-unit rowhome development on the residential portion of the property.

The petitioner has worked closely with staff in order to identify and propose certain aesthetic modifications to what will become the new commercial/business portion of the property. For example, removing excessive asphalt and adding new landscaping, as well as relocating and enclosing the dumpster. No additional structure is being added to the automobile repair building. The main change for this component of the project is to rotate and redefine the property boundary, which will separate the B-2 zoning district (Lot 1) from the R-6 zoning district (Lot 2).

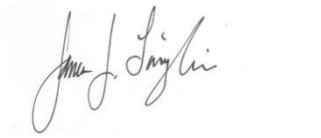
The residential portion (Lot 2) consists of (5) 3-story raised entry rowhome units in a single building. Each unit is approximately 20'wide x 45'deep (30'wide x 42' deep at the end units), for units ranging from 2,295 sq. ft. to 2,797 sq. ft. each. All units will be 3-bedroom with (2) full and (2) half baths, and will include a 2-car attached garage. (5) guest parking stalls will be provided.

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814 WEST NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, ILLINOIS 60004
VOICE 847 253 0002
DATA 847 253 3063
www.tinaglia.com

Regarding the automobile repair business operation, no change in scope or service is being requested. Typical employee staff will remain at approximately 9 employees. Hours of operation will remain as-is, which are M-F 8am - 6pm, and Saturdays 9am - noon.

We anticipate the timeline for this project to begin immediately upon approval from the Village. Site work for Lot 1 and new construction for Lot 2 would commence upon building permit approvals.

Respectfully Submitted,



James J. Tinaglia
President
Tinaglia Architects, Inc.

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TINAGLIA
ARCHITECTS

March 5, 2024

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

Re: Proposed Subdivision and Townhome Development
315 W. Rand Road & 2201 N. Chestnut Avenue
Written Justification for Special Use & Variations

Special Use Permit:

Arlington Performance Center has operated as a Minor Auto Repair business for many years, and the business model will remain exactly the same. The only major modifications to the site will be to reconfigure the properties to properly align with the proposed uses.

Variations:

For all setback variations:
The most current drawings, submitted herein, have minimized the setback variation requests, even further than what was submitted to the CPRC. We believe that these setback requests are necessary and are in harmony with the spirit of the surrounding neighborhood, and will not alter the essential character of the neighborhood and nearby properties. In fact, the proposal will definitely improve many aspects of the existing conditions for the entire property, both commercial and residential.

The entire existing property is an unusual shape, and currently subdivided and zoned inappropriately for the existing uses. As we outline in our Project Narrative, the re-subdivision request is necessary to redefine property lines in a more appropriate zoning manner. The resulting property re-subdivision/reallocation does not change the fact that the entire existing parcel is not a typical rectangular shape. The consequence of the unique character, quality and shape of the two parcels make it difficult or impossible to follow typical front, side and rear yard setback requirements. We have designed a project that is most suitable for the shape of the site and conforms comfortably with the surrounding neighborhood conditions.

Site Lighting / Photometric Plan:
Since on-site lighting for the commercial property will remain as existing, and no cut sheets are available, we request relief from the requirement to submit a photometric plan for the site.

Traffic / Parking:
We will work with staff to provide all existing parking and traffic analysis for the commercial property. The residential property will be a simple 5-unit residential project, with (2) interior stalls per unit, plus (5) guest parking stalls.

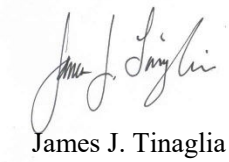
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Drive Aisle:
We are requesting to reduce the private two-way drive aisle that only (5) residential units will share. We believe that the reduction from 24' to 22' is reasonable, since it is not a public parking lot which requires 24'. This reduction, if allowed, will not result in any negative consequences and will increase the green space remaining on the parcel.

Landscape Islands:
Landscape islands along with many permeable improvements have been added to the commercial business site. The petitioner agrees to additional islands at the end of the parking rows, and we have removed the asphalt along the parkway adjacent to Rand Road as requested by the Village.

Thank you for your attention to this submittal. Feel free to contact my office with any questions.

Sincerely,



James J. Tinaglia
President
Tinaglia Architects, Inc.

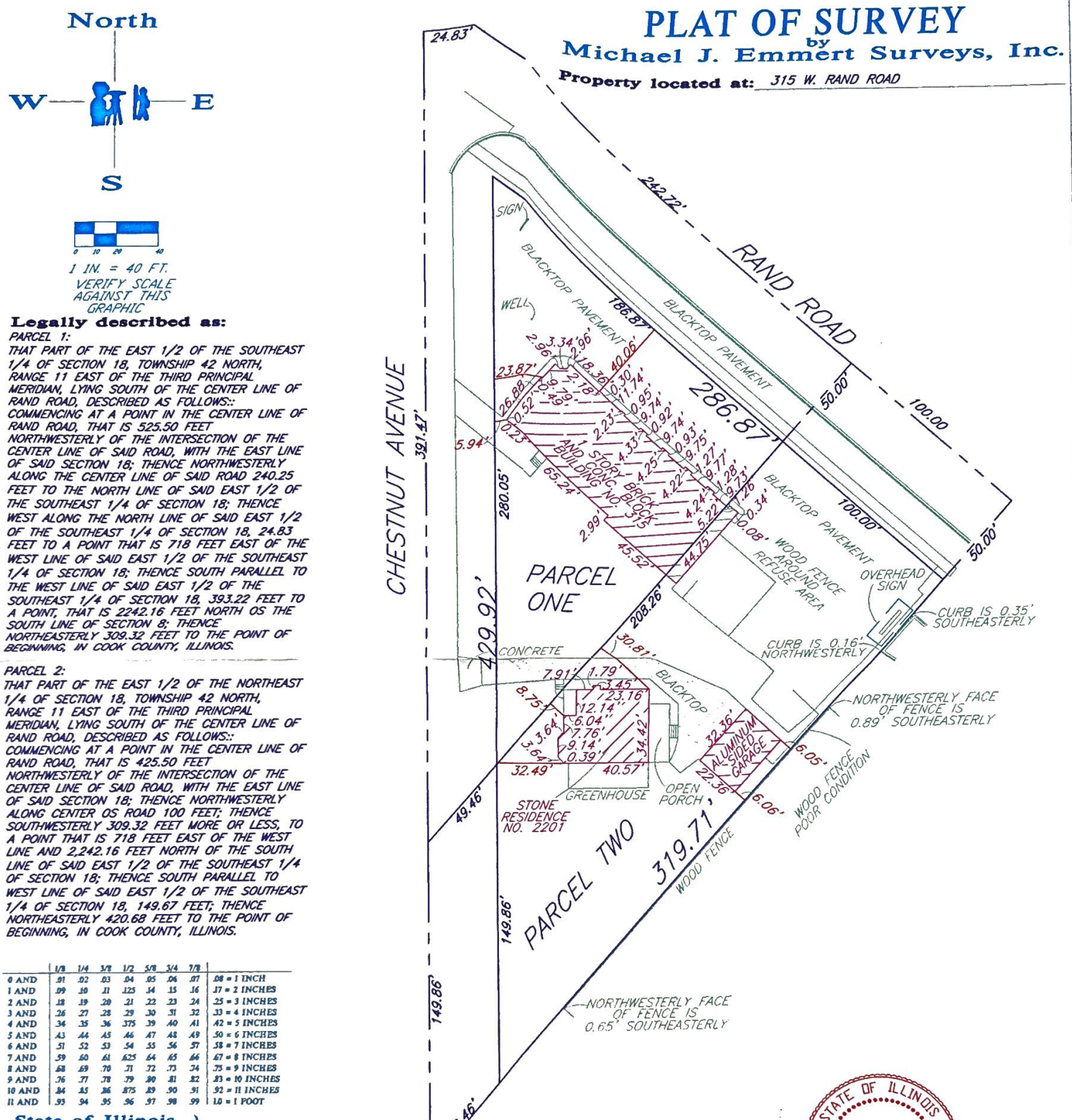
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PLAT OF SURVEY

by

Michael J. Emmert Surveys, Inc.

Property located at: 315 W. RAND ROAD



Legally described as:

PARCEL 1:
THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF RAND ROAD, DESCRIBED AS FOLLOWS:: COMMENCING AT A POINT IN THE CENTER LINE OF RAND ROAD, THAT IS 525.50 FEET NORTHWESTERLY OF THE INTERSECTION OF THE CENTER LINE OF SAID ROAD, WITH THE EAST LINE OF SAID SECTION 18; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 240.25 FEET TO THE NORTH LINE OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18; THENCE WEST ALONG THE NORTH LINE OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, 24.83 FEET TO A POINT THAT IS 718 FEET EAST OF THE WEST LINE OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, 393.22 FEET TO A POINT, THAT IS 2242.16 FEET NORTH OS THE SOUTH LINE OF SECTION 8; THENCE NORTHEASTERLY 309.32 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF RAND ROAD, DESCRIBED AS FOLLOWS:: COMMENCING AT A POINT IN THE CENTER LINE OF RAND ROAD, THAT IS 425.50 FEET NORTHWESTERLY OF THE INTERSECTION OF THE CENTER LINE OF SAID ROAD, WITH THE EAST LINE OF SAID SECTION 18; THENCE NORTHWESTERLY ALONG CENTER OS ROAD 100 FEET; THENCE SOUTHWESTERLY 309.32 FEET MORE OR LESS, TO A POINT THAT IS 718 FEET EAST OF THE WEST LINE AND 2,242.16 FEET NORTH OF THE SOUTH LINE OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18; THENCE SOUTH PARALLEL TO WEST LINE OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, 149.67 FEET; THENCE NORTHEASTERLY 420.68 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

	1/8	1/4	3/8	1/2	5/8	3/4	7/8	
0 AND	.01	.02	.03	.04	.05	.06	.07	.08 = 1 INCH
1 AND	.09	.10	.11	.125	.14	.15	.16	.17 = 2 INCHES
2 AND	.18	.19	.20	.21	.22	.23	.24	.25 = 3 INCHES
3 AND	.26	.27	.28	.29	.30	.31	.32	.33 = 4 INCHES
4 AND	.34	.35	.36	.375	.39	.40	.41	.42 = 5 INCHES
5 AND	.43	.44	.45	.46	.47	.48	.49	.50 = 6 INCHES
6 AND	.51	.52	.53	.54	.55	.56	.57	.58 = 7 INCHES
7 AND	.59	.60	.61	.625	.64	.65	.66	.67 = 8 INCHES
8 AND	.68	.69	.70	.71	.72	.73	.74	.75 = 9 INCHES
9 AND	.76	.77	.78	.79	.80	.81	.82	.83 = 10 INCHES
10 AND	.84	.85	.86	.875	.89	.90	.91	.92 = 11 INCHES
11 AND	.93	.94	.95	.96	.97	.98	.99	1.0 = 1 FOOT

State of Illinois)
County of Cook)

Michael J. Emmert Surveys, Inc., does hereby certify that we have surveyed the above described property and prepared the plat hereon drawn. The legal description shown hereon is provided by others. Refer to deed or title policy for building setbacks, easement or other restrictions which may exist. Dimensions not noted hereon shall not be assumed by scaling or otherwise. This office shall not be responsible for future construction unless all property corners are established by this office.

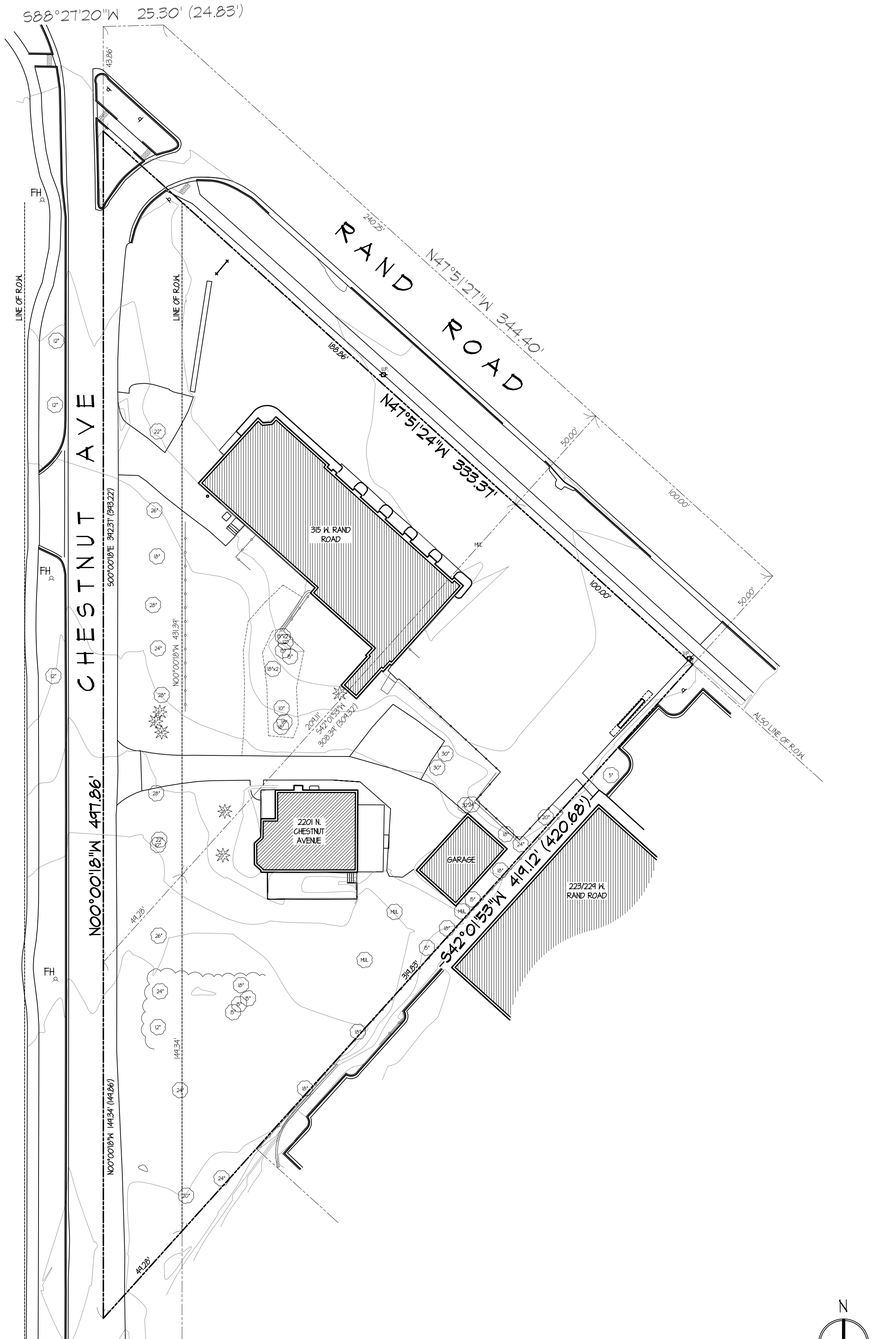
Dated this 1st day of March, 2000

By: _____ President
Professional Illinois Land Surveyor No. 2499

STATE OF ILLINOIS
MICHAEL
J. EMMERT
No. 2499
REGISTERED LAND SURVEYOR

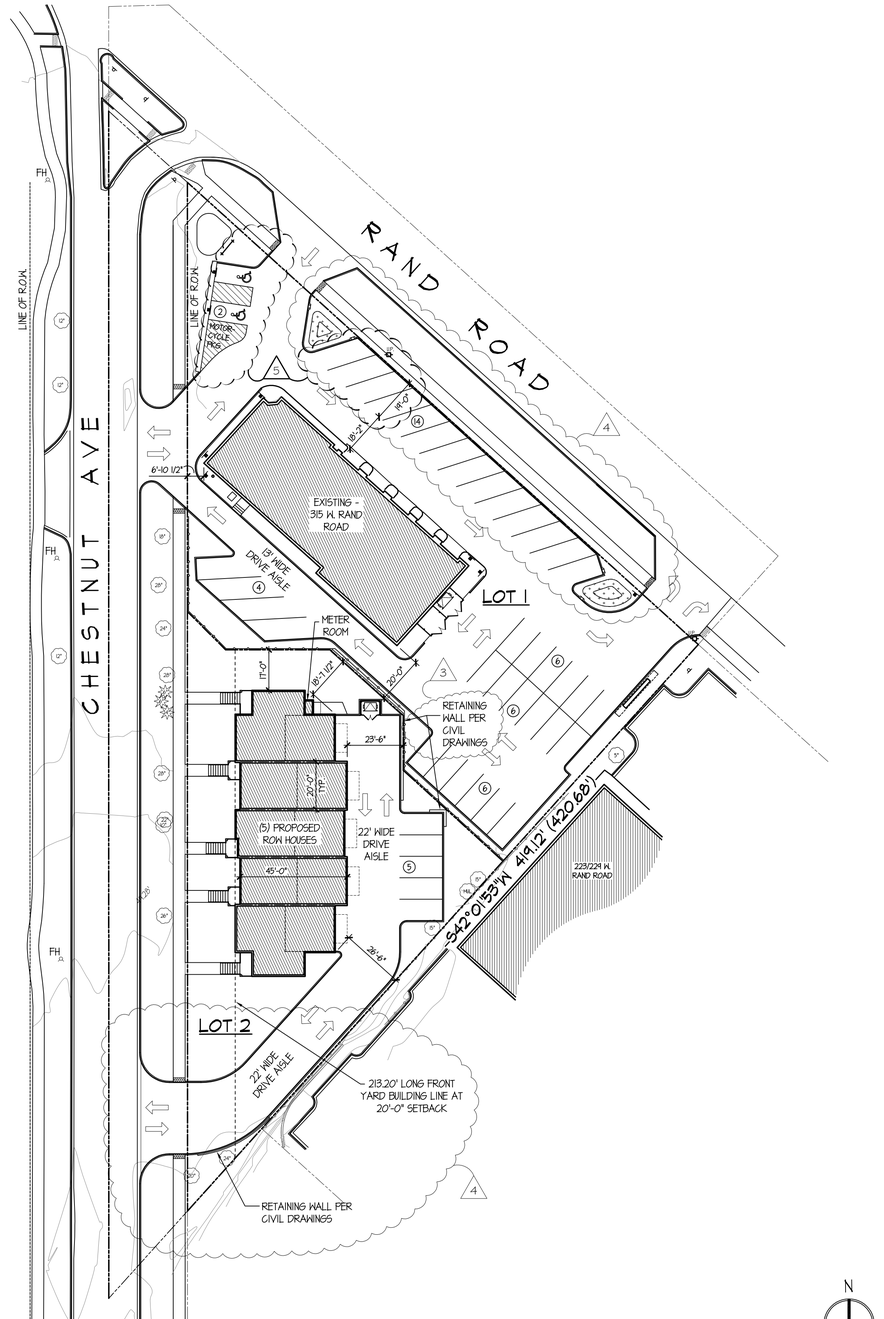
original plat is in colors

Michael J. Emmert Surveys, Inc.
115 West Palatine Road
Palatine, Illinois 60067-5103
Office 800/991-6898
Fax 991-4999



EXISTING ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'-0"



PROPOSED ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'-0"

PROJECT DATA

EXISTING CONDITIONS

EXISTING ZONING DISTRICTS:
EASTERN PARCEL = R-1 SINGLE FAMILY DWELLING DISTRICT
WESTERN PARCEL = R-1 SINGLE FAMILY DWELLING DISTRICT

EXISTING NEIGHBORING ZONING DISTRICTS:

NORTH =	R-6 MULTIPLE FAMILY DWELLING DISTRICT
EAST =	B-2 GENERAL BUSINESS DISTRICT
SOUTH =	R-1 SINGLE FAMILY DISTRICT
WEST =	R-6 MULTIPLA FAMILY DWELLING DISTRICT & R-1 SINGLE FAMILY DISTRICT

EXISTING OVERALL LOT SIZE: (BOTH PARCELS) 615,25.74 SQ. FT. = 1.41 ACRES

EXISTING PARCEL USAGE:
NORTH = AUTO REPAIR SHOP (STRADDLES BOTH PARCELS)
SOUTH = SINGLE FAMILY RESIDENCE (STRADDLES BOTH PARCELS)

PROP. LOT 1 = ARLINGTON PERFORMANCE CENTER

PROPOSED ZONING DISTRICT: P.U.D. / B-2 GENERAL BUSINESS DISTRICT

MINIMUM LOT SIZE:	REQUIRED:	PROPOSED:
	N/A	= 27,164.72 SQ. FT. = 0.64 ACRE
MAX. FLOOR AREA RATIO:	ALLOWED:	PROPOSED:
	250% = 69,911.80 SQ. FT.	4,143.41 SQ. FT. (EXISTING)
MINIMUM YARDS:	REQUIRED:	PROPOSED:
	FRONT (WEST) = 25.00' EXTERIOR SIDE (NORTHEAST) = N/A REAR (SOUTHEAST) = 20.00' INTERIOR SIDE (SOUTHWEST) = 21.32' *	FRONT (WEST) = 6.58' (EXISTING) EXTERIOR SIDE (NORTHEAST) = 40.03' (EXISTING) REAR (SOUTHEAST) = 43.54' (EXISTING) INTERIOR SIDE (SOUTHWEST) = 20.00'

* = 10% OF REQUIRED R-6 SIDE YARD OF ADJACENT PROPOSED LOT 2: 5-UNIT ROWHOME DEVELOPMENT (213.20' x 10% = 21.32')

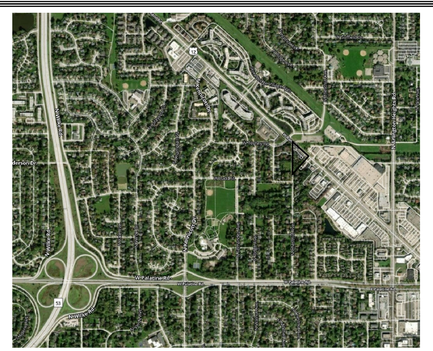
PARKING:	REQUIRED:	PROPOSED:
	ONE SPACE FOR EACH EMPLOYEE PLUS THREE SPACES FOR EACH SERVICE BAY = 21 STALLS	= 31 STALLS, INCLUDING 2 H.C. STALLS

PROP. LOT 2 = 5-UNIT ROWHOME DEVELOPMENT

PROPOSED ZONING DISTRICT: P.U.D. / R-6 MUTIPLE FAMILY DWELLING DISTRICT

MIN. SIZE ZONING DISTRICT:	REQUIRED:	PROPOSED:
	= 43,560.00 SQ. FT. = 1.00 ACRE	= 18,228.56 SQ. FT. = 0.42 ACRE
MIN. LOT SIZE / DENSITY:	REQUIRED:	PROPOSED:
	= 3,500 SQ. FT. PER 3-BEDROOM DWELLING UNIT	= 17,500.00 SQ. FT. = (5) 3-BEDROOM UNITS
MIN. LOT WIDTH @ BLDG. LINE:	REQUIRED:	PROPOSED:
	= STANDARD LOT 15,000-19,999 SQ. FT. = 90.00'	AT PROP. 20' FRONT YARD BLDG. LINE = 213.20'
MAX. FLOOR AREA RATIO:	ALLOWED:	PROPOSED:
	150% = 27,342.84 SQ. FT.	= 12,516.64 SQ. FT. = 68.98%
MINIMUM YARDS:	REQUIRED:	PROPOSED:
	FRONT (WEST) = 25.00' INTERIOR SIDE (NORTHEAST) = 21.32' INTERIOR SIDE (SOUTHEAST) = 21.32'	FRONT (WEST) = 20.00' INTERIOR SIDE (NORTHEAST) = 15.00' INTERIOR SIDE (SOUTHEAST) = 26.50'
MAX. BLDG. LOT COVERAGE:	ALLOWED:	PROPOSED:
	35% = 6,374.80 SQ. FT.	5,082.00 SQ. FT. = 27.88%
MAXIMUM BUILDING HEIGHT:	ALLOWED:	PROPOSED:
	= 50' MAXIMUM	= 34'-10 3/8"
MIN F.A. PER DWELLING:	REQUIRED:	PROPOSED:
	WITH (3) BEDROOM UNITS = 900 SQ. FT. PER DWELLING UNIT	= (5) 3 BEDROOM UNITS AT 2,215 - 2,181 SQ. FT. EACH
PARKING:	REQUIRED:	PROPOSED:
	(2) STALLS PER DWELLING UNIT = (10) SPACES	(2) INT. SPACES PER UNIT = (10) SPACES (5) ADDITIONAL GUEST PARKING

PROJECT LOCATION MAP



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TINAGLIA ARCHITECTS

CLIENT
ARLINGTON PERFORMANCE CENTER
315 W. RAND ROAD
ARLINGTON HEIGHTS, ILLINOIS 60004

PROJECT
NEW ROWHOME DEVELOPMENT
CHESTNUT AVE. & RAND ROAD
ARLINGTON HEIGHTS, ILLINOIS 60004

FILE NAME: 4166-7P DRAWN BY: RDL DATE: 5.31.23

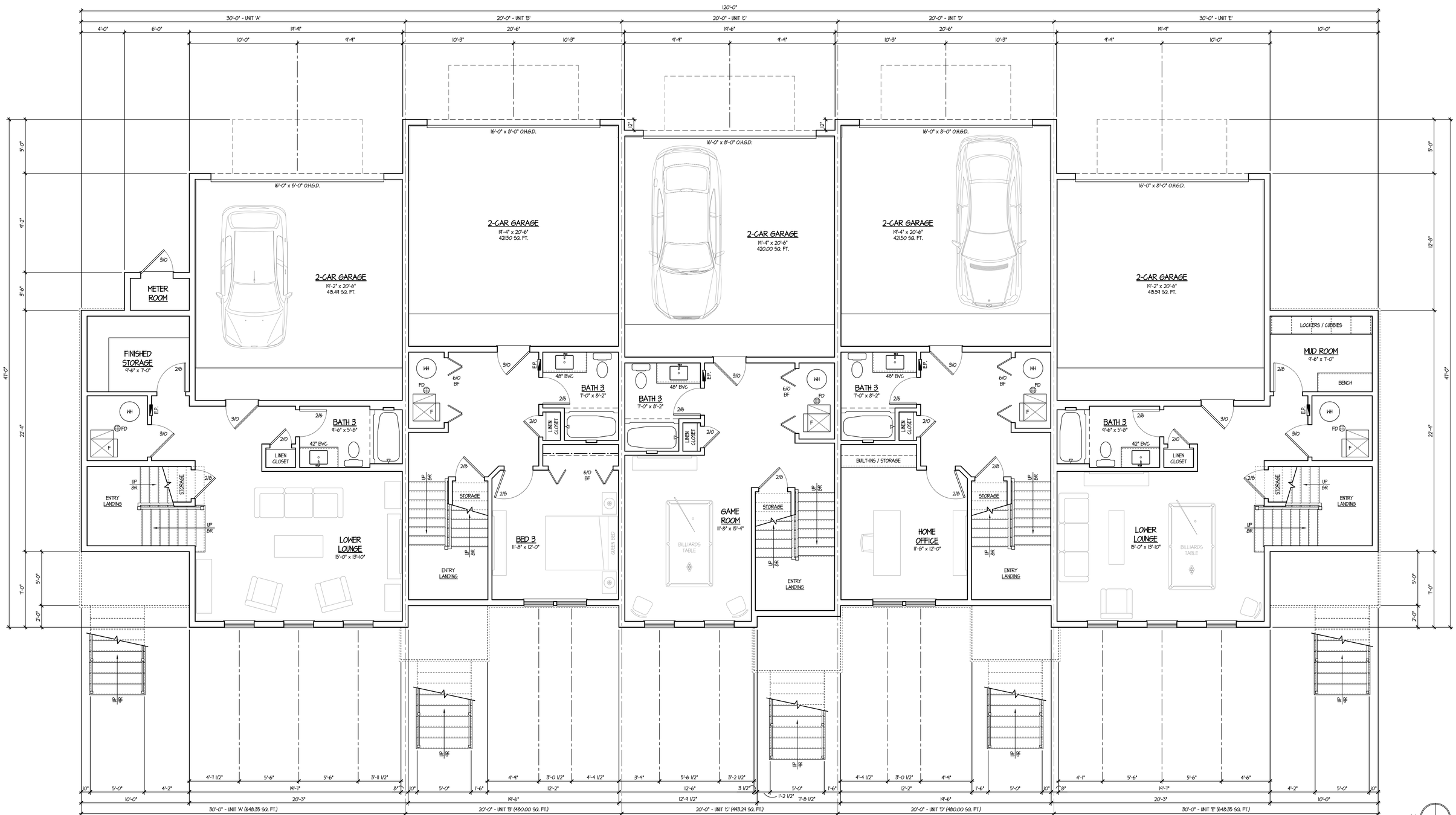
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3	PC ROUND 1 COMMENTS	1.16.24	KQB
4	PC ROUND 2 COMMENTS	3.5.24	KQB
5	PC ROUND 3 COMMENTS	4.12.24	KQB

DRAWING TITLE
ARCHITECTURAL SITE PLANS

JOB NO. 416622

SHEET NO. CS
OF 10

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



5-UNIT BUILDING LOWER LEVEL CORE PLAN

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

BUILDING FOOTPRINT AREA = 5,082 SQ. FT.

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5	PC ROUND 3 COMMENTS	4.12.24	KQB

NO.	REVISED PER	DATE	BY

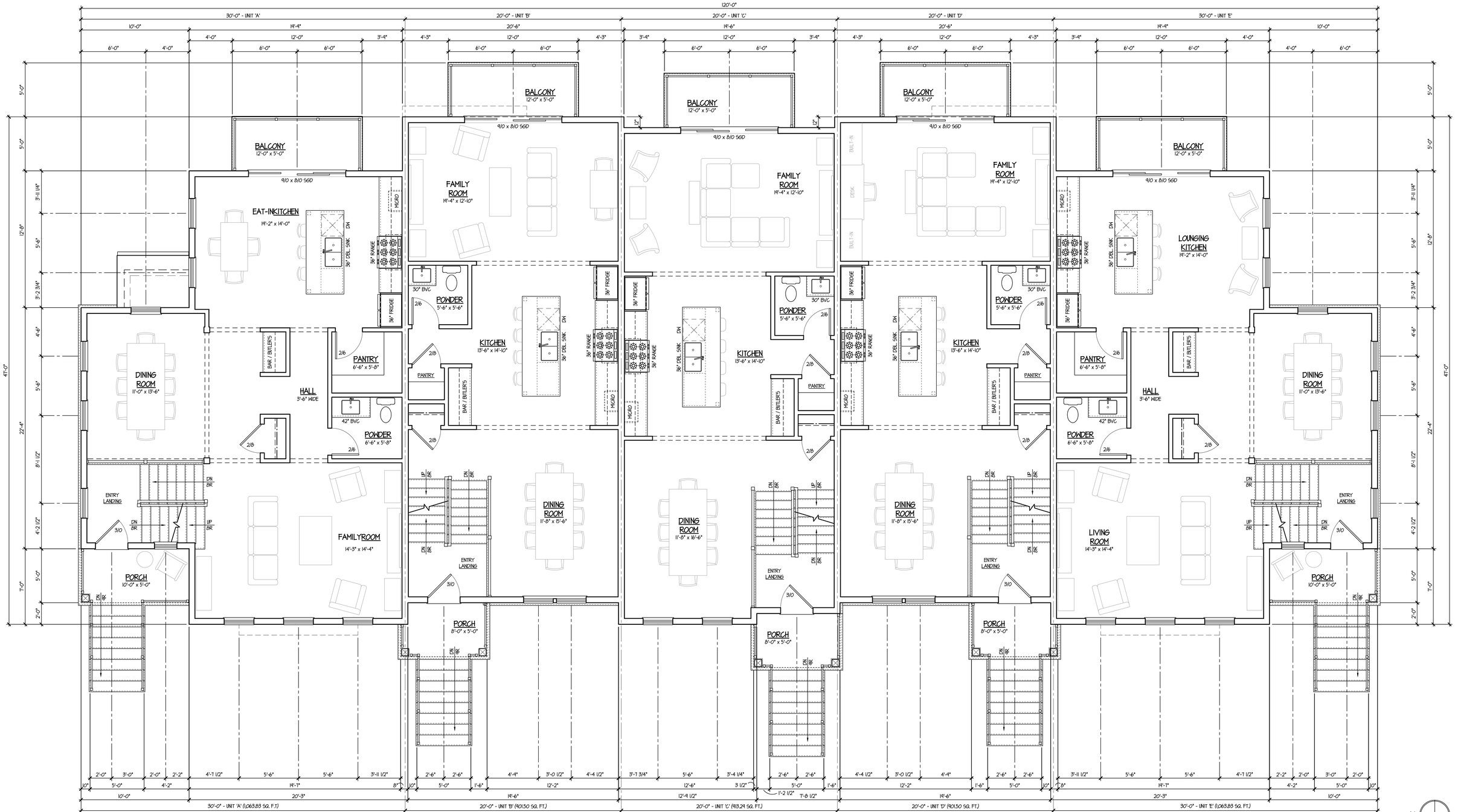
DRAWING TITLE

5-UNIT LOWER LEVEL CORE PLAN

JOB NO. 416622

SHEET NO. OF 10 1.P

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



5-UNIT BUILDING MAIN LEVEL CORE PLAN

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

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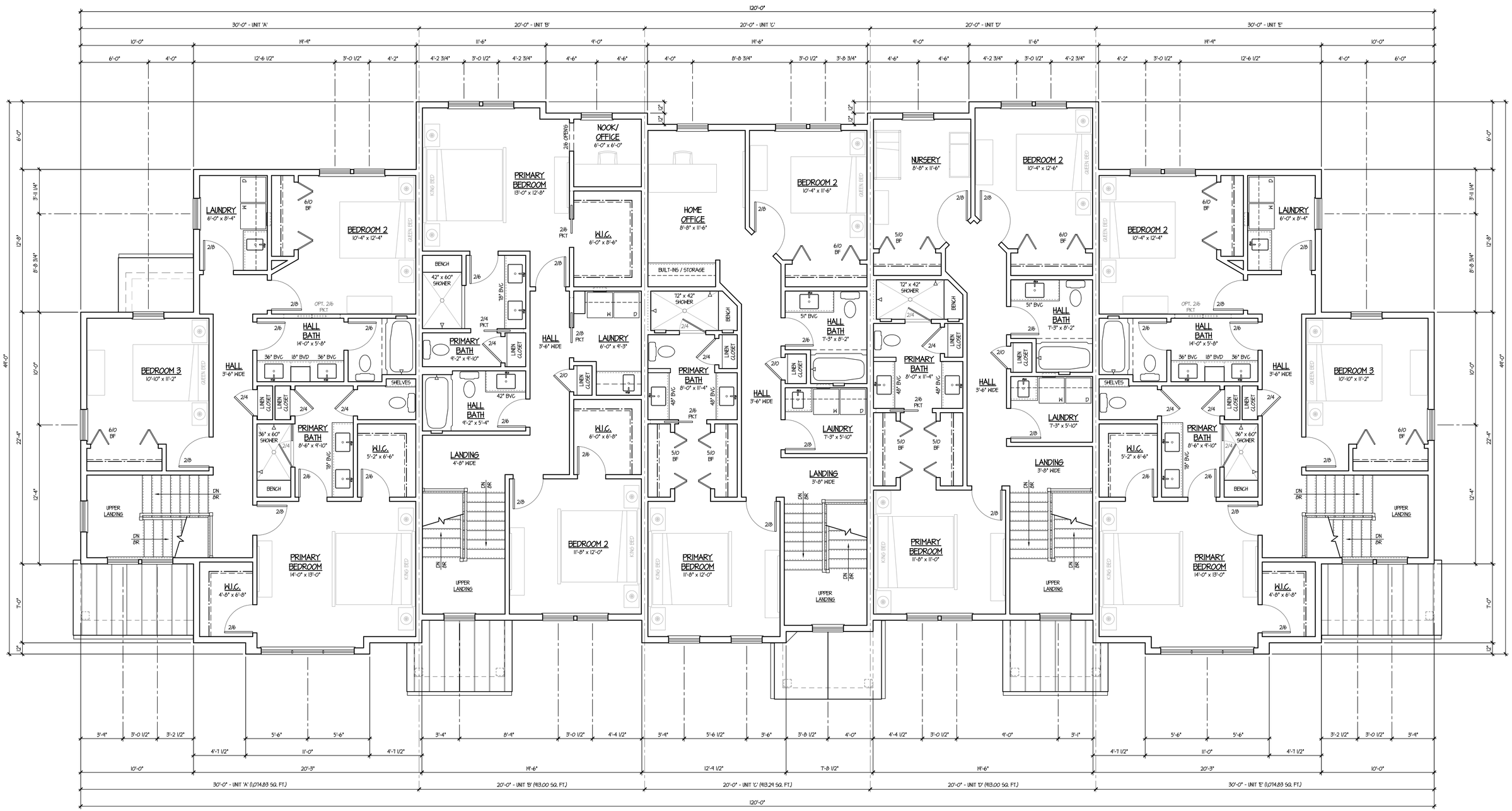
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4	PC ROUND 2 COMMENTS	3.5.24	KQB
5	PC ROUND 3 COMMENTS	4.12.24	KQB

DRAWING TITLE
5-UNIT MAIN LEVEL CORE PLAN

JOB NO. 416622

SHEET NO. 2.P
OF 10

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



5-UNIT BUILDING UPPER LEVEL CORE PLAN

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

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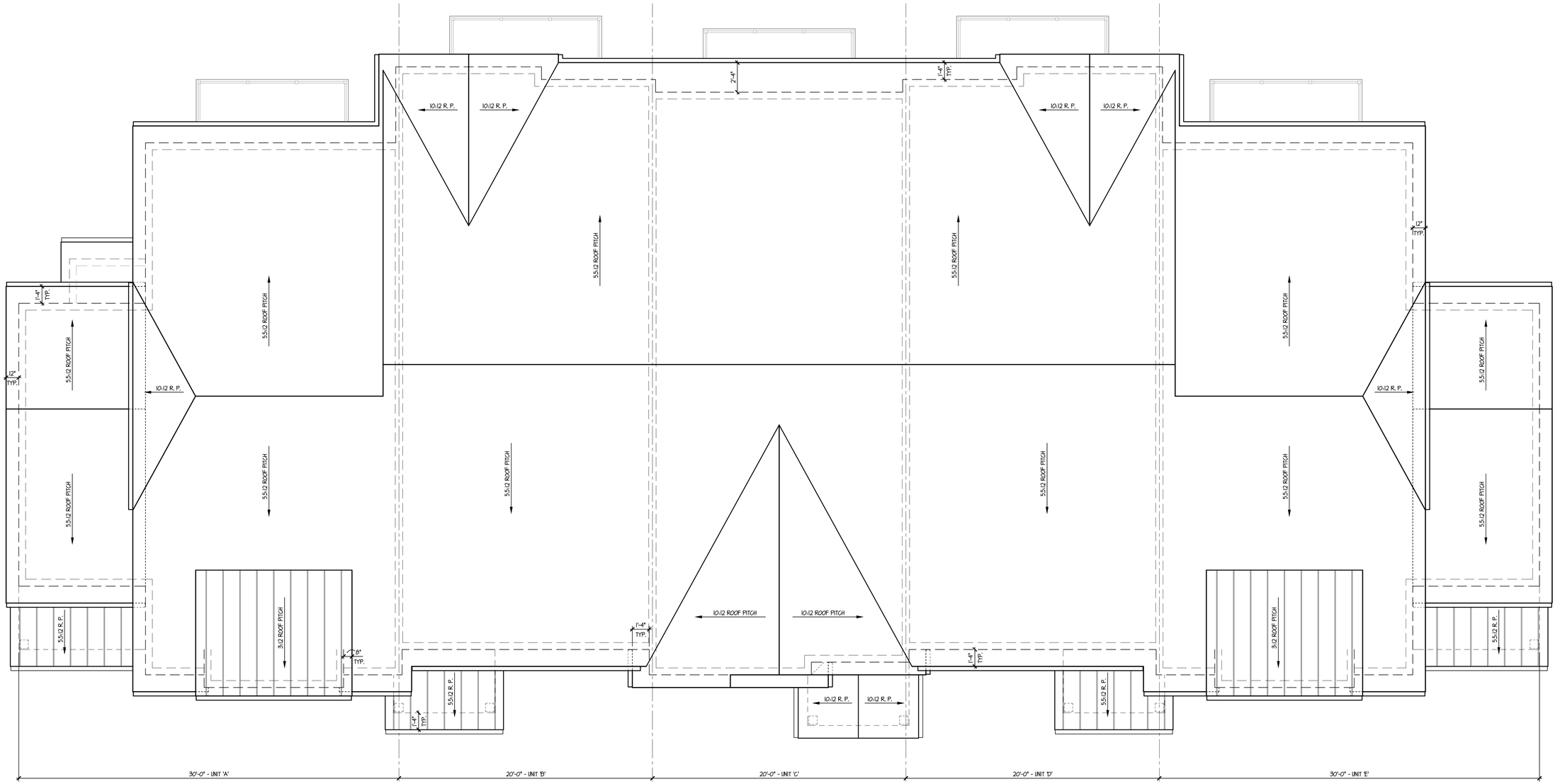
DRAWING TITLE

5-UNIT UPPER LEVEL CORE PLAN

JOB NO. 416622

SHEET NO. OF 10 3.P

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



5-UNIT BUILDING ROOF CORE PLAN

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

N

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4	PC ROUND 2 COMMENTS	3.5.24	KQB
5	PC ROUND 3 COMMENTS	4.12.24	KQB

NO.	REVISED PER	DATE	BY

DRAWING TITLE

5-UNIT ROOF CORE PLAN

JOB NO. 416622

SHEET NO. OF 10 4.P

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



5-UNIT BUILDING FRONT (WEST) ELEVATION

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

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4	PC ROUND 2 COMMENTS	3.5.24	KQB
5	PC ROUND 3 COMMENTS	4.12.24	KQB

NO.	REVISED PER	DATE	BY

DRAWING TITLE

5-UNIT FRONT ELEVATION

JOB NO. 416622

SHEET NO. 5.P
OF 10

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



5-UNIT BUILDING RIGHT SIDE (SOUTH) ELEVATION

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

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5	PC ROUND 3 COMMENTS	4.12.24	KQB

DRAWING TITLE

5-UNIT RIGHT SIDE ELEVATION

JOB NO. 416622

SHEET NO. 6.P
OF 10

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



5-UNIT BUILDING REAR (EAST) ELEVATION

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

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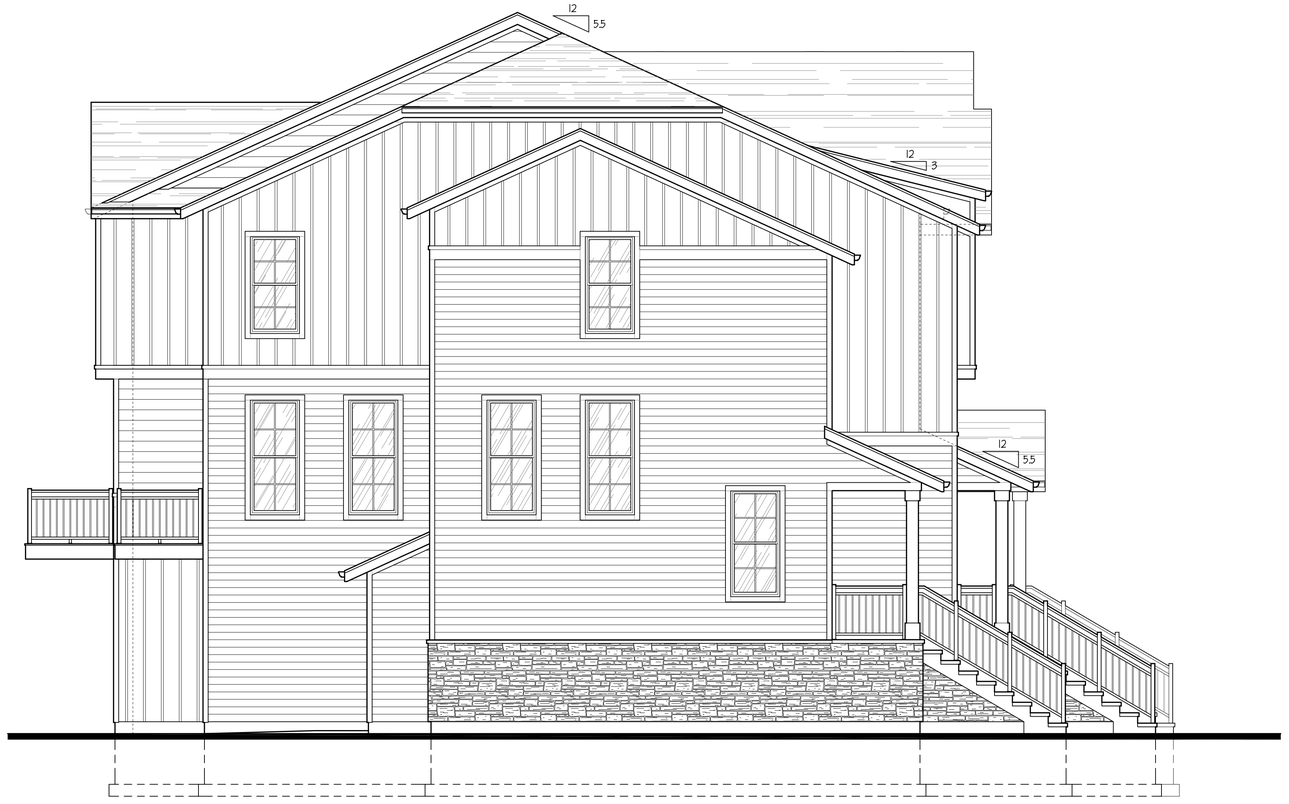
DRAWING TITLE

5-UNIT FRONT ELEVATION

JOB NO. 416622

SHEET NO. 7.P
OF 10

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



5-UNIT BUILDING LEFT SIDE (NORTH) ELEVATION

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

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5	PC ROUND 3 COMMENTS	4.12.24	KQB

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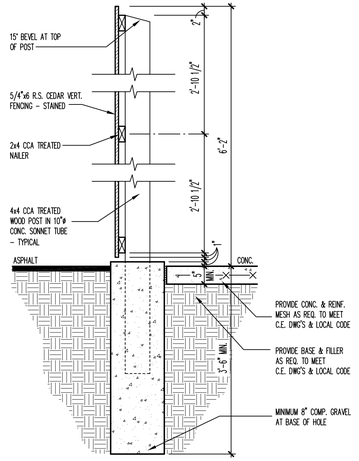
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5-UNIT LEFT SIDE ELEVATION

JOB NO. 416622

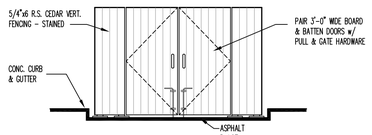
SHEET NO. 8.P
OF 10

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



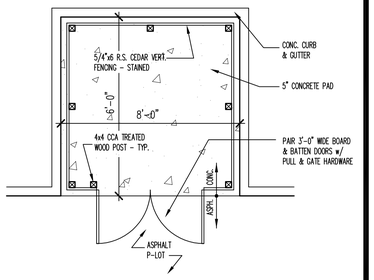
TRASH ENCLOSURE DETAIL

SCALE: 3/4" = 1'-0"



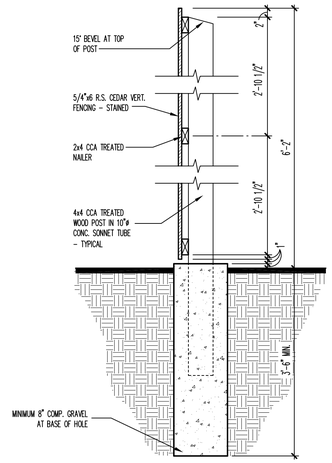
TRASH ENCL. ELEVATION

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



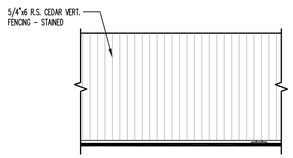
TRASH ENCLOSURE PLAN

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



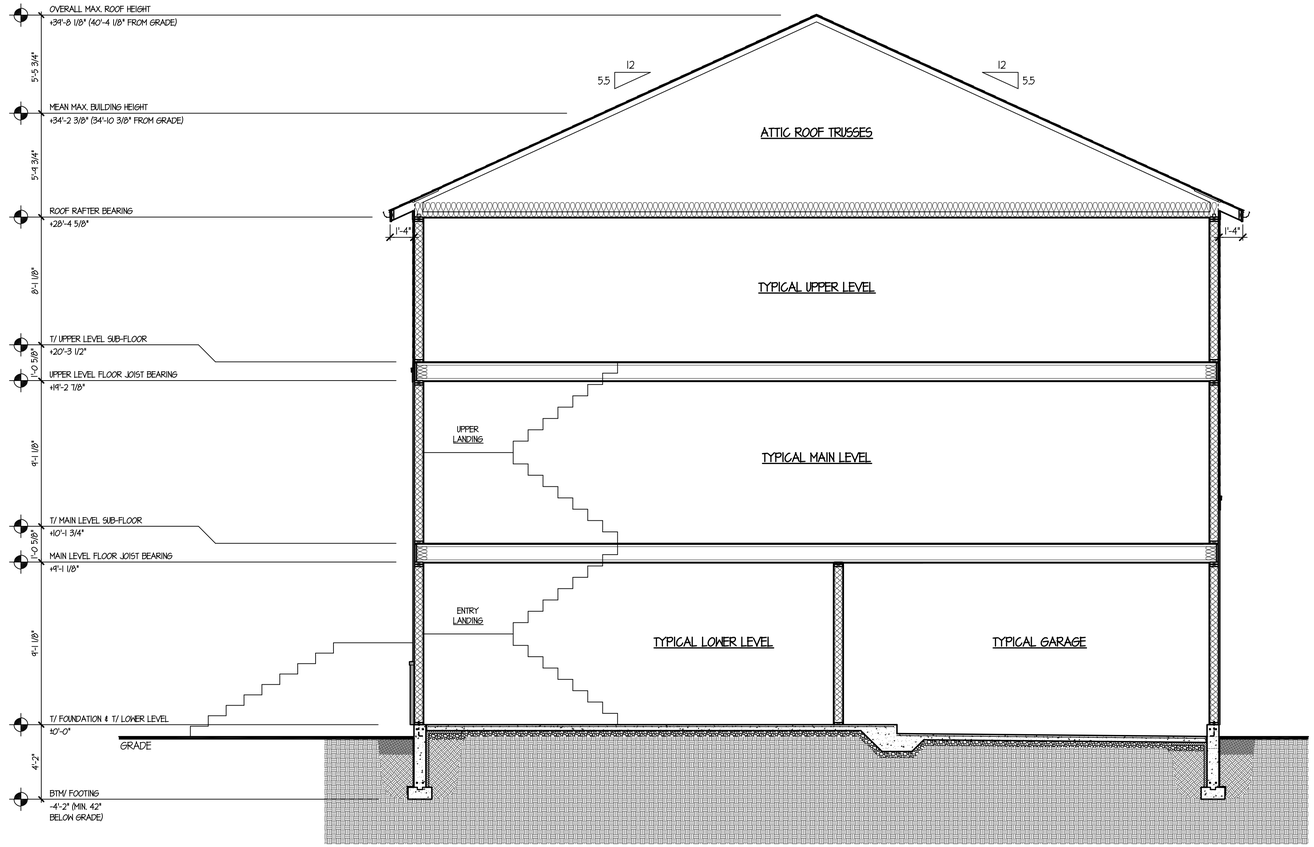
PRIVACY FENCE DETAIL

SCALE: 3/4" = 1'-0"



PRIVACY FENCE ELEVATION

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



TYPICAL BUILDING SECTION

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

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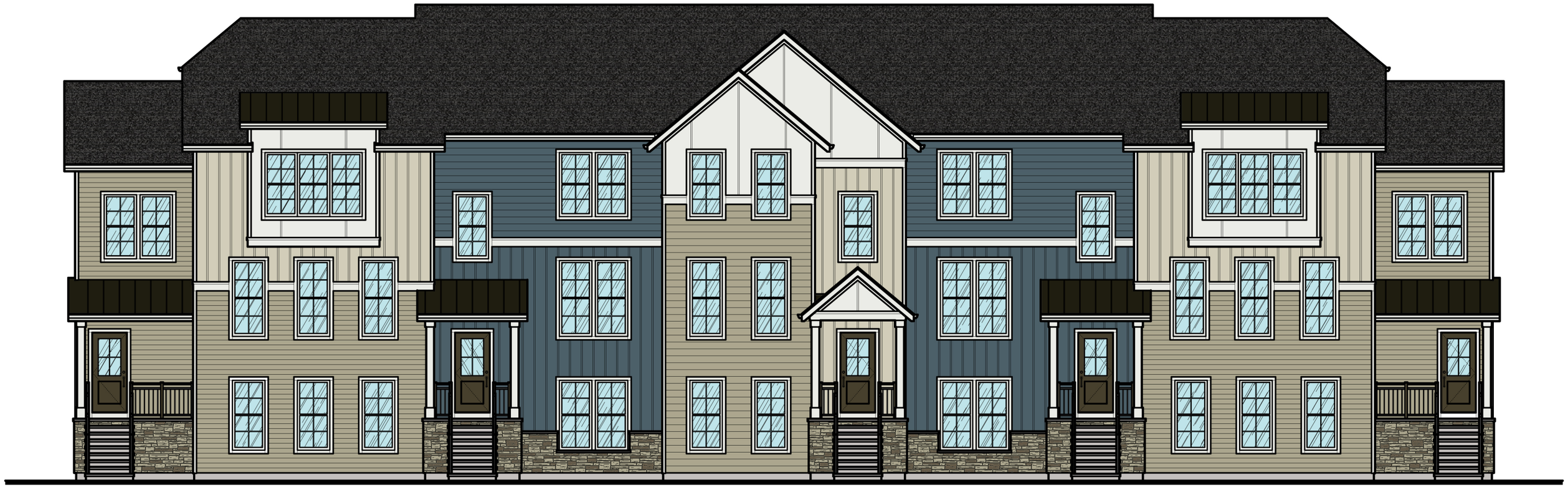
DRAWING TITLE

TYPICAL BUILDING SECTION

JOB NO. 416622

SHEET NO. OF 10 9.P

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



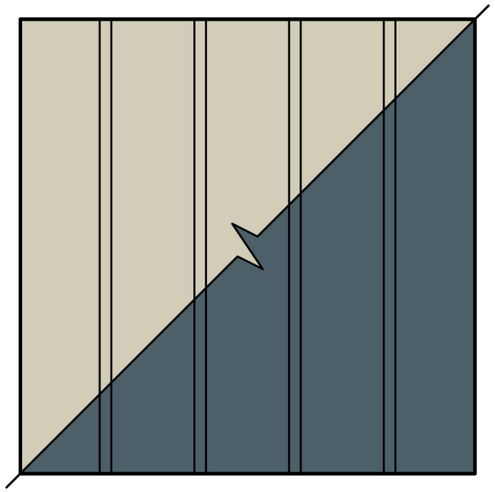
DATE: 8.25.23

CHESTNUT AVENUE ROWHOMES

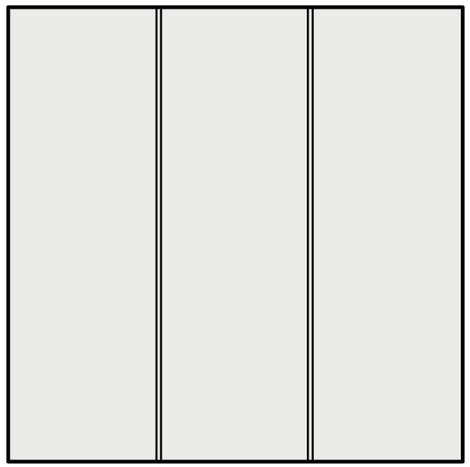
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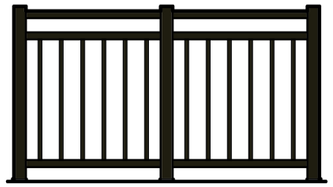
ROOF SHINGLES:
CERTAINTEED "LIFESTYLE SERIES" DESGINER ASPHALT ROOF SHINGLES
COLOR = "MOIRE BLACK"



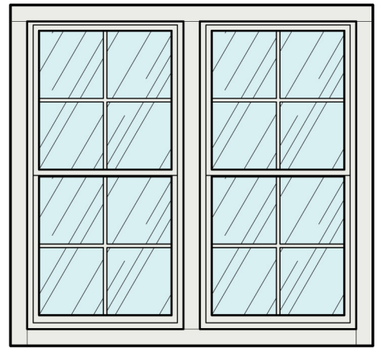
VERTICAL SIDING:
VERTICAL HARDIEPANEL BOARD AND BATTEN SIDING
COLOR = "COBBLE STONE" & "EVENING BLUE"



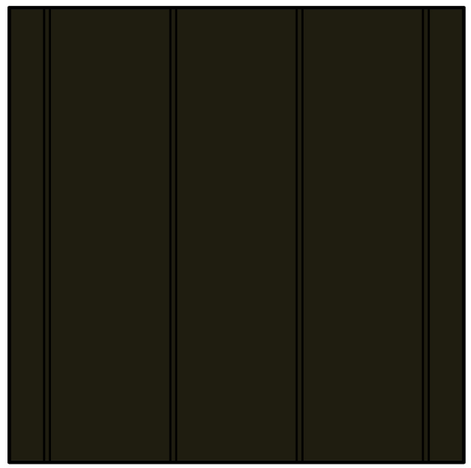
PANEL SIDING:
HARDIEPANEL SIDING WITH VERTICAL BATTENS AS SHOWN
COLOR = "ARCTIC WHITE"



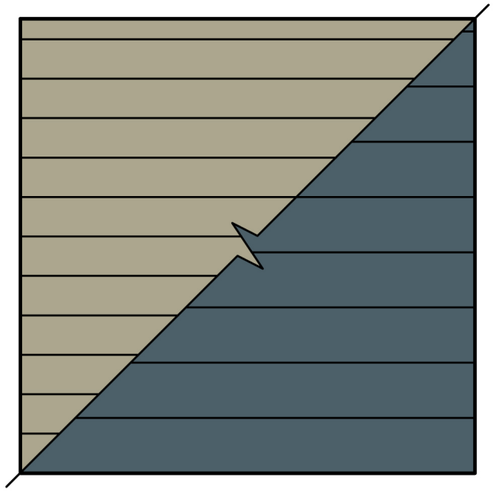
RAILINGS:
ALUMINUM GUARDRAILS & HANDRAILS
COLOR = "DARK BRONZE"



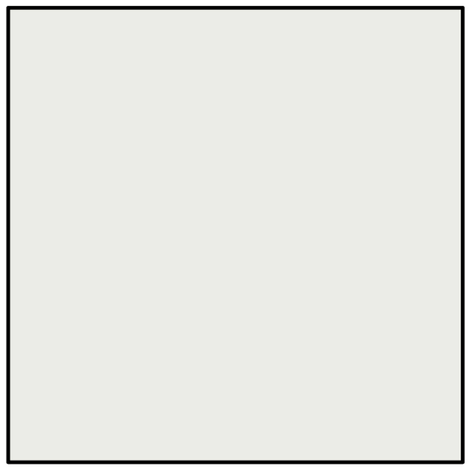
WINDOWS:
PELLA "LIFESTYLE SERIES" ALUMINUM CLAD DOUBLE HUNG
COLOR = "WHITE"



METAL ROOFING:
"SNAP-CLAD" STANDING SEAM ALUMINUM ROOFING
COLOR = "DARK BRONZE"



HORIZONTAL SIDING:
HARDIEPLANK HORIZONTAL SIDING W/ 5" & 7" EXPOSURE
COLOR = "MONTEREY TAUPE" & "EVENING BLUE"



TRIM:
5/4x_ HARDIETRIM TRIM BOARDS
COLOR = "ARCTIC WHITE"



STONE:
"VERSETTA STONE" VENEER PANELS
COLOR = "TERRA ROSA"

DATE: 8.25.23

CHESTNUT AVENUE ROWHOMES

TINAGLIA
ARCHITECTS

RAND ROAD & CHESTNUT AVENUE
PRELIMINARY ENGINEERING
SECTION 18 TOWNSHIP 42 NORTH RANGE 11 EAST
ARLINGTON HEIGHTS, ILLINOIS
COOK COUNTY

DEVELOPER / SUBDIVIDER:

Arlington Performance Center
315 W. Rand Road
Arlington Heights, IL 60004
Tel: 847-392-3505

PREPARED BY:

Haeger Engineering LLC
Illinois Prof. Design Firm #184-003152
100 E. State Parkway
Schaumburg, IL 60173
Tel: 847-394-6600
Fax: 847-394-6608
www.haegerengineering.com

VILLAGE OF ARLINGTON HEIGHTS

33 S. Arlington Heights Road
Arlington Heights, IL 60005
Tel: 847-368-5000

BENCHMARK

Site Benchmark

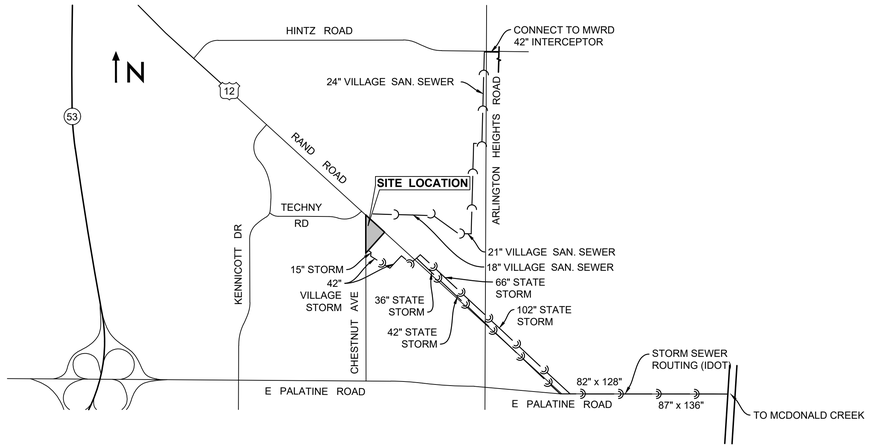
CP # 500 (see survey)
Description: Cross Notch
Elevation: 700.25 NAVD 88 (Geoid 12A)

CP # 502 (see survey)
Description: Cross Notch
Elevation: 696.14 NAVD 88 (Geoid 12A)

CP # 503 (see survey)
Description: Cross Notch
Elevation: 702.31 NAVD 88 (Geoid 12A)

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

Note:
Call 811 at least 48 hours, excluding weekends and holidays, before you dig.



LOCATION MAP
Not To Scale

INDEX TO SHEETS

NO.	DESCRIPTION
C1.0	TITLE SHEET
C2.0	GENERAL NOTES AND SPECIFICATIONS
C2.1	GENERAL NOTES AND SPECIFICATIONS
C3.0	EXISTING CONDITIONS AND DEMOLITION
C4.0	GEOMETRY AND PAVING PLAN
C5.0	GRADING PLAN
C6.0	UTILITY PLAN
C7.0	CONSTRUCTION DETAILS
EX-1	NB FIRE TRUCK ACCESS PLAN - TOWNHOME SITE
EX-2	SB FIRE TRUCK ACCESS PLAN - TOWNHOME SITE
EX-3	NB FIRE TRUCK ACCESS PLAN - APC SITE
EX-4	SB FIRE TRUCK ACCESS PLAN - APC SITE
EX-5	GARBAGE TRUCK ACCESS PLAN

DRAINAGE CERTIFICATE

To the best of our knowledge and belief, the drainage of surface waters will not be changed by the construction of the proposed development or any part thereof, or, that if drainage will be changed, reasonable provision has been made for collection and diversion of such surface waters into public areas, or drains approved for use by the Municipal Engineer, and that such surface waters are planned for in accordance with generally accepted engineering practices so as to reduce the likelihood or damage to adjoining properties.

LEGEND

Existing Symbol	Description	Proposed Symbol
	Storm Sewer Manhole	
	Catch Basin	
	Inlet	
	Flared End Section	
	Headwall	
	Area Drain	
	Sanitary Sewer Manhole	
C.O.	Clean Out	C.O.
	Storm Sewer	
	Storm Sewer Service	
	Perforated Underdrain	
	Sanitary Sewer	
	Sanitary Sewer Service	
	Combined Sewer	
FM	Force Main	FM
W	Water Main	W
	Water Main Service	
	Fire Hydrant	
	Valve Vault	
	Valve Box	
B	B-Box	B
	Well Head	
	Light Pole	
	Light Pole With Mast Arm	
	Traffic Signal	
	Traffic Signal With Mast Arm	
H	Hand Hole	H
	Fence	
	Guardrail	
	Pipe Bollard	
	Sign	
G	Gas Valve	G
G	Gas Line	G
E	Electric Line	E
OHW	Overhead Utility Line	OHW
FO	Fiber Optic Line	FO
E	Electrical Pedestal	E
E	Electric Manhole	E
	Guy Wire	
	Utility Pole	
T	Telephone Pedestal	T
T	Telephone Manhole	T
T	Telephone Line	T
CATV	Cable TV Line	CATV
C	Cable TV Pedestal	C
	Flagpole	
M	Mailbox	M
	Handicapped Parking Stall	
X	Number of Parking Stalls	X
	Curb & Gutter	
	Reverse Pitch Curb & Gutter	
	Depressed Curb	
	Retaining Wall	
C XXX.XX	Curb Elevation and	C XXX.XX
G/P XXX.XX	Gutter/Pavement Elevation	G XXX.XX
XXX.XX	Pavement Elevation	P XXX.XX
XXX.XX	Sidewalk Elevation	W XXX.XX
XXX.X +	Ground Elevation	XXX.X
T/W XXX.XX	Top of Wall Elevation	T/W XXX.XX
B/W XXX.XX	Bottom of Wall Elevation	B/W XXX.XX
Gr XXX.XX	Open Lid Frame & Grate	Gr XXX.XX
Rim XXX.XX	Closed Lid Frame & Lid	Rim XXX.XX
FG XXX.XX	Finish Grade	FG XXX.XX
GF XXX.XX	Garage Floor	GF XXX.XX
TF XXX.XX	Top of Foundation	TF XXX.XX
	Swale	
	Hardscape Flow	
	Softscape Flow	
XXX	Contour Line	XXX
	Wetland	
	Wetland Buffer	
	Normal Water Level	
	High Water Level	
	Flood Plain	
	Flood Way	
	Deciduous Tree	
	Coniferous Tree	
	Bush	
	Brushline	
B-1	Soil Boring	B-1
	Over Land Flow Route	
	Recommended Garage Hand With Driveway Slope	X.X%

ROBERT M. KMIEC
062-054034
LICENSED PROFESSIONAL ENGINEER
OF THE STATE OF ILLINOIS
EXPIRES 11-30-25

No.	Revision	Date
4	Village & IDOT Review	04-12-2024
3	Village Review	01-16-2024
2	Village Review	11-03-2023
1	Village Review	08-31-2023

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Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

TITLE SHEET

RAND ROAD & CHESTNUT AVE.
PRELIMINARY ENGINEERING PLANS
ARLINGTON HEIGHTS, ILLINOIS

Project Manager: K M L
Engineer: V D R
Date: 04-20-2023
Project No. 22253
Sheet C1.0 / C7

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Plot Date: Apr 11, 2024 - 4:31pm Plotted By: kimk
File Name: P:\2022\22253\Drawings\Preliminary\22253 - Preliminary Engineering.dwg

GENERAL NOTES

1. Definition of Terms:
   a. "Owner" shall mean the person or entity with which Haeger Engineering, LLC has been contracted with to prepare the Plans and Specifications.
   b. "Engineer" shall mean Haeger Engineering, LLC.
   c. "Contractor" shall mean the persons or entities responsible for performing and constructing the work described in the Plans, Specifications and other Construction Documents including but not limited to furnishing all labor, materials, tools, equipments, and other incidentals necessary.
   d. "Plans and Specifications" shall mean the Engineering Drawings and any Specifications prepared by Haeger Engineering, LLC, the Engineer.
   e. "Jurisdictional Agency" shall mean any local, municipal, county, township, state or federal entity of government or other entity having jurisdiction of some aspect of the project from whom approval,permit and/or review and approval was required.
2. The Specifications governing this project are as follows:
   a. All applicable Village/City and other applicable Jurisdictional Agency Ordinances, Codes,Regulations, Requirements, Policies, Specifications, Standards, etc.
   b. Roadway and Earthwork construction shall conform to the Illinois Department of Transportation (IDOT) "Standard Specifications for Road and Bridge Construction", latest edition and any subsequent "Supplemental Specifications and Recurring Special Provisions" as well as any applicable IDOT Highway Standards. Hereafter these items shall be collectively be referred to as the IDOT Standard Specifications.
   c. Water Main, Storm Sewer, and Sanitary Sewer construction shall conform to the "Standard Specifications for Water and Sewer Construction in Illinois", latest edition.
   d. Soil Erosion and Sedimentation Control shall conform to the Illinois Environmental Protection Agency (IEPA) "Illinois Urban Manual" (IUM), latest edition and "Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Control", latest edition.
   e. Traffic Control shall conform to the "Manual of Uniform Traffic Control Devices" (MUTCD), latest edition, as well as the latest edition of the "Illinois Supplement to the MUTCD", and IDOT "Quality Standard for Work Zone Traffic Control Devices", latest edition.
   f. All handicap accessibility items shall conform to the Illinois Accessibility Code (IAC), latest edition.
   g. General Notes and Specifications contained herein or elsewhere as a separate document.

   If a conflict, contradiction, or discrepancy occurs between any of the above Specifications the more stringent requirement shall apply, unless directed otherwise by the applicable Jurisdictional Agency.
3. Contract Documents:
   a. The Engineer's Plans and Specifications shall be included as part of the Contract Documents.
   b. All Contractors shall carefully examine the Plans and Specifications, and other Contract Documents prepared for the work. They shall visit the site of the work and acquaint themselves with all local conditions, codes, and requirements affecting the contract. If awarded the contract,they shall not be allowed extra compensation by reason of any unforeseen difficulties or obstacles which the Contractor could have discovered or reasonably anticipated or inferred prior to bidding or start of construction.
   c. Should it appear that the work covered by the Plans and Specifications or other Contract Documents is not sufficiently detailed or explained, a Request For Information (RFI) Form shall be submitted to the Engineer for further explanations and drawings as may be necessary to clarify the point in question prior to the contract award. It is the intention of the Contract Documents to provide a job complete in every respect. Incidental items or accessories necessary to complete the work may not be specifically noted or shown but that are necessary to complete the project shall be considered incidental to the Contract. The Contractor is responsible for this result and to turn over the project in complete operating condition, irrespective of whether the contract documents cover every individual item in minute detail.
   d. The Contractor shall review the subsurface exploration and geotechnical report (a.k.a. soil boring report) prepared by _____ dated _____, to become familiar with the subsurface soil conditions for the site. Copies of all such soil boring reports for the property can be obtained from the Owner. If any additional soils data is needed to confirm the Contractor's opinions of the subsurface conditions, this shall be done at the Contractor's expense. The Contractor shall obtain the Owner's written authorization to access the site to conduct a supplemental soils investigation. The Owner and Engineer make no representation or warranty regarding the number, location, spacing or depth of borings taken, nor of the accuracy or reliability of the information given in the results thereof. Furthermore, the Owner and Engineer assume no responsibility for the possibility that during construction, the soil and groundwater conditions may vary between borings or are different than previously indicated. Any bracing, sheeting, dewatering or special construction methods deemed necessary by the Contractor in order to install the proposed improvements shall be considered incidental to the Contract and no additional compensation will be allowed.
4. Should any apparent errors, omissions, discrepancies or conflicts be discovered on the Plans, Specifications, Quantities or other Contract Documents by the Contractor, whether prior to or after the award of the contract, the Engineer's attention shall be called to them before work is begun thereon, so that proper clarification can be provided or revision made. If any work is done without contacting the Engineer, it shall be considered that the Contractor has proceeded at their own risk and expense.
5. Whenever the performance of work is indicated on the Plans, and no specific item is included in the Contract for payment, the work shall be considered incidental to the Contract and no additional compensation will be allowed. The Contractor shall provide all necessary labor, material, equipment, etc. necessary to perform all the work required for construction of the proposed improvements.
6. The base plan/drawing for the Engineering Plans (existing conditions, site topography, utilities, rights-of-way, etc.) was obtained from the topographic survey prepared by:

   Haeger Engineering LLC
   100 East State Parkway
   Schaumburg, IL 60173
   Tel: 847-394-6600
   Project No. 22-235
   Date: 2022-12-22

7. The Owner shall obtain the necessary approvals from the following Jurisdictional Agencies:
   a. Village/City
   b. Metropolitan Water Reclamation District of Greater Chicago (MWRD)
   c. Illinois Environmental Protection Agency (IEPA) - Water and Sewer Division
   d. Illinois Environmental Protection Agency (IEPA) - Notice of Intent (NOI) General Permit to Discharge Storm Water from Construction Site Activities
   e. Illinois Department of Transportation (IDOT)
8. The Contractor, unless otherwise agreed upon in writing with the Owner prior to the start of Construction, shall at his own expense, obtain all other approvals including permits, licenses, etc., as may be required for the execution of this work as well as provide all necessary notices, pay all fees required, post bonds, obtain all necessary insurance, and comply with all laws, ordinances, rules, and regulations relating to the work and to the preservation of public health and safety. The Contractor shall also provide all required insurance and/or bonds as may be required by the Jurisdictional Agencies. In addition, the Contractor shall meet all of the requirements of any permits as might be issued for this work by other Agencies, and shall pay for at their sole expense any surety, insurance or bonds as may be required by the Jurisdictional Agencies.
9. No work shall proceed until the appropriate permit or permits have been obtained for the item or items to be constructed. If any work does proceed without the appropriate permits or approvals, it is being done without the permission or consent of the Engineer. The Contractor and Party authorizing the work to proceed shall be assumed to be proceeding at their own risk and the Engineer shall not be held liable or responsible for any work being performed without a permit.
10. The Contractor shall indemnify and hold harmless the Owner, Engineer, Village/City, and other Jurisdictional Agencies as well as all of their respective officers, employees, agents, and Engineers from and against all losses, claims, demands, payments, suits, actions, recoveries, and judgment of every nature and description brought or recovered against them, by reason of any act, error or omission of said Contractor, their agents or employees in the execution of the work or in the guarding of it.
11. The construction shall be under the general inspection and observation of the designated individual authorized by the Village/City or other applicable Jurisdictional Agencies. The Village/City, Jurisdictional Agencies, Owner, and Engineer shall be notified at least two working days prior to the commencement of work.
12. The location of existing underground utilities such as water mains, sewers, gas lines, electric lines, cable TV lines, fiber optic lines, etc., as shown on the Plans, has been determined from the best available information and has been provided for the convenience of the Contractor. However, the Owner and Engineer do not assume responsibility in the event that during construction, utilities other than those shown may be encountered and that the actual location of those which are shown may be different from the location as shown on the Plans. The Contractor is to verify the location of all utilities prior to the start of work and is responsible for damage to the same. The Contractor shall contact J.U.L.I.E. or Digger by dialing 811 (Outside the City of Chicago - J.U.L.I.E.: 1-800-892-0123 or within the City of Chicago - Digger: 312-744-7000) and the Village/City Public Works Department for utility locates at least 48 hours, excluding weekends and holidays, before digging. For any utility companies which are not members of JULIE or DIGGER, the Contractor shall contact the Owners of each respective utility directly for utility locates at least 48 hours, excluding weekends and holidays, before digging.
13. In some instances, the existing utilities are shown on the Plans according to information obtained from the utility companies (atlas information) and/or surveys performed By Others. The Owner and Engineer do not guarantee the accuracy or completeness of this information. The Contractor shall be aware of potential conflicts with existing or other proposed utilities as indicated on the Plans or that become apparent as the result of field locates By Others. The Contractor shall make their own investigations as necessary to determine the existence, nature, and location of all utility lines and related appurtenances within the limits or adjacent to the proposed improvements. The Contractor shall locate all utilities far enough in advance to avoid all conflicts between existing utilities and proposed improvements and make the Engineer aware of any such conflicts. If the Contractor encounters a conflict between the proposed improvements and existing utility that was not located in advance by the Contractor, then the Contractor shall at no cost to Owner, relocate the proposed improvements and/or utility to avoid the conflict.
14. The Contractor will be required to cooperate with all utility companies involved in connection with the removal, temporary relocation, construction, reconstruction or abandonment by these companies of any and all services or facilities owned or operated by them within the limits or general vicinity of the proposed improvements. Further, at the direction of the Owner and Utility Companies the Contractor shall coordinate the location and install PVC sleeves as necessary under the proposed pavement, curbs, walks, etc. for utility companies to run their proposed utility lines.
15. Before doing any work which will damage, disturb or leave unsupported, or unprotected any utility lines or related appurtenances encountered, the Contractor shall notify the respective Owner thereof, who will make all arrangements for relocating, adjusting, bracing, or otherwise maintaining or abandoning service on lines that fall within the limits of the proposed construction without cost to the Contractor, including the removal of all cables, manhole covers and other related appurtenances which the Owner desires to salvage. After such arrangements have been made, the Contractor will proceed with the work as directed by the Engineer. All utility lines and related appurtenances which are abandoned shall be removed if necessary and legally disposed of legally off-site by the Contractor.
16. No extra compensation will be allowed by the Contractor for any expense incurred for complying with all of these aforementioned utility coordination and cooperation requirements, or because of delays, inconvenience or interference in their work resulting from failure of any utility company to remove, relocate, construct, reconstruct or abandon their services. The responsibility for prompt and timely removal, relocation, reconstruction or abandonment of their facilities by all utility companies involved, and the coordination of their own work with that of these companies to the end that work on this improvement is not delayed because of the necessary changes in the existing utilities, public or private, shall rest upon the Contractor.
17. Prior to commencing work, the Contractor is to field check and verify all critical locations, elevations, materials, sizes, dimensions, and conditions affecting the work, and notify the Engineer immediately if there are any suspected discrepancies. No work shall be performed until the suspected discrepancy has been resolved. The Contractor shall also call to the attention of the Engineer any errors or discrepancies which may be suspected in the lines and grades which are established by the Surveyor, and shall not proceed with the work until any lines and grades which are to believed to be in error have been verified or corrected by the Engineer.
18. The Contractor shall maintain positive drainage at all times during construction. Construction shall not block off-site drainage and the flow from any drainage ways, field tiles, storm sewers or similar draining off-site properties. All on-site existing field tiles, storm sewers, drainage ways or similar encountered or damaged during construction shall be maintained, restored to their original pre-construction condition or better, properly re-routed, and/or connected to the proposed stormwater drainage system. If this can't be accomplished then the field tile should be connected to a solid wall pipe of similar diameter to the original line and put back in service. The Contractor shall notify the Engineer if any such field tiles are encountered. Whenever during any construction activities any loose material is deposited in the flow line of gutters, ditches, drainage structures, etc. such that the natural flow of water is obstructed, this material shall be removed by the contractor.
19. Prior to commencement of construction, on sites that will ultimately result in the disturbance of one (1) acre or more, the Contractor shall be responsible for obtaining a copy of the notice of coverage letter and the IEPA National Pollutant Discharge Elimination System (NPDES) General Permit ILR10 from the Owner. The Owner together along with the Contractor and/or other entities if so designated by the Owner, shall be responsible for ensuring that all the requirements of the General Permit and the Storm Water Pollution Prevention Plan (SWPPP) including but not limited to the installation, maintenance as well as the installation of any additional measures necessary that may be required, and inspections of the soil erosion and sediment control measures as well as completing all of the necessary applicable certifications, reports, logs, etc. Inspections are required to be performed at least once every seven (7) calendar days and within 24 hours of the end of a storm event of 0.5 inches of rain (or equivalent snowfall) or greater. The SWPPP and all the required paperwork shall be kept on-site and be organized and ready for viewing.
20. No construction activities, disturbance or fill shall occur within the limits of natural resources such as wetlands, floodplains, creeks, streams, ponds, lakes, basins, reservoirs, etc. or their respective buffers unless specifically specified on the Plans and further that the work has been permitted. The Contactor shall take sufficient precautions to protect these natural resources that are to remain, whether on-site or on adjacent property, to protect them from sediment, fuels, oils, bitumens, calcium chloride, or other harmful materials that may be a detriment. The Contractor shall conduct and schedule their Construction so as to avoid siltation, or other disturbance or impact to these natural resource areas. The Contractor shall not disturb or otherwise impact these designated natural resource areas, or areas that have been designated to be protected or as essential habitat for State or Federal listed endangered or threatened species, or Prairie or Savannah areas where the Owner has made commitments for protection of these areas. Also, if previously unidentified natural resource areas, prairies, savannahs, or areas or locations suspected of containing protected species are identified during construction, the Contractor shall not disturb them unless written permission to do so is granted by the Owner or applicable Jurisdictional Agency. If the Owner, Engineer, or applicable Jurisdictional Agency determines that additional measures are necessary to prevent or mitigate project effects on natural resource areas, prairies, savannahs, protected species, or essential habitat the Contractor shall cooperate in accomplishing these measures.
21. The Contractor shall confine their activities to within the project boundaries, work areas, or easements specified. No work shall be performed on adjacent private property unless the project work areas without the written permission of each respective Owner. The Contractor shall be liable for damage caused to existing or newly installed improvements as well as any damage on adjacent property or areas outside designated work areas, provided damage us a result of Contractor action, or lack thereof.
22. The Contractor is responsible for returning all areas affected by equipment, materials and/or laborers to pre-construction condition or better. All existing utilities or improvements, including but not limited to pavements, curbs, drives, trees, and parkways damaged or removed during construction shall be promptly restored to their respective original pre-construction condition or better. The Contractor is also responsible for protecting all newly constructed work from damage until the project has been completed and has been approved and accepted by the Owner.
23. Clean-up and final restoration shall be performed immediately upon completion of each phase of the work or when directed to do so by the Owner, so that these areas will be restored as nearly as possible to their original pre-construction condition or better, and shall include but not be limited to, restoration of maintained lawns and rights-of-way, roadways, driveways, sidewalks, ditches, landscaping, fences, mailboxes, storm sewers, drain tiles, sanitary sewers, water mains, etc. It shall also be the responsibility of the Contractor to remove from the site any and all materials and debris which results from their construction operations at no additional expense to the Owner.
24. All proposed grades shown on the Plans shall be considered to be finished grade surface elevations unless otherwise agreed upon.
25. Construction staking/layout shall be provided by the Contractor and shall be included in the Contract Price unless otherwise agreed upon in writing with the Owner prior to the start of Construction.
26. All Construction means and methods, techniques, procedures, scheduling, sequencing, and job site safety is the sole responsibility of the Contractor.
27. The Contractor shall observe and comply with all the Occupational Safety and Health Administration (OSHA) standards, rules and regulations, as well as any other applicable local, state and federal safety requirements.
28. All trenching, shoring, bracing and construction work performed shall be in accordance with the Occupational Safety and Health Administration (OSHA) standards.
29. The Contractor shall take whatever steps necessary to protect the public from open trenches, excavations, and other site obstructions or hazards. No trenches, excavations or holes in the pavement or parkway are to be left open over a holiday, weekend, or after 3 p.m. on the day preceding a holiday or weekend.
30. During construction the Contractor and their Sub-Contractors shall keep the premises clean by removing all rubbish, debris, waste material and other accumulations as necessary. The Contractor shall clean the premises to the satisfaction of the Village/City and Owner.
31. The Contractor shall have appropriate equipment and material including street sweepers and end loaders available on-site at all times when equipment or vehicles are using existing public or private roads and/or pavement. The Contractor shall immediately remove any sediment or debris including but not limited to dirt, mud, clay, sediment, concrete, gravel, sand, stones, plant material, refuse, garbage, oil, grease, etc. deposited on any roadway, street, walk, alley or other pavement by any equipment, vehicles or personnel associated with this project. This work shall be considered incidental to the Contract.
32. The Contractor shall at all times maintain proper dust control at the site and shall have a watering truck readily available during all working hours. The Contractor shall water the entire site whenever the site conditions become unhealthy due to blowing soil or dust. The site shall be watered as many times per day as necessary to maintain a healthy work site as determined by the Owner or Engineer. Water for non-emergency use shall not be obtained from any fire hydrant, unless the fire hydrant is metered with a proper backflow preventer in accordance with Village/City or Jurisdictional Agency requirements. The cost to furnish dust control shall be incidental to the cost of Construction.
33. Trees not marked for removal shall be protected as necessary by the Contractor. In the event that a tree is damaged by the Contractor during construction, the Contractor shall replace such tree with a tree or trees in accordance with Village/City requirements. If the Village/City does not have specific tree replacement requirements, the damaged existing or newly planted tree shall be replaced in accordance with the procedures outlined in Section 201 of the IDOT Standard Specifications. The Contractor shall ensure that they are familiar with the applicable tree preservation requirements and shall be held responsible for the replacement of all damaged trees not designed for removal, and any penalties associated with the unapproved removal of trees.
34. Where overhanging branches, limbs, or roots interfere with the required construction activities, said branches, limbs, or roots shall be trimmed or pruned as necessary in accordance with Section 201 of the IDOT Standard Specifications. This work shall be performed under the supervision of an approved arborist or landscape architect.
35. The Contractor is responsible for the installation and maintenance of adequate signs, traffic control devices, and warning devices, in accordance with the Plans, applicable IDOT Standard Specifications and the MUTCD Standards to inform and protect the public during all phases of construction. The Contractor shall provide all signage, barricades, devices, equipment, personnel, etc. necessary to provide for safe and efficient traffic flow in all areas where the work will interrupt, interfere or cause to change in any form, the conditions of traffic flow that existed prior to the commencement of any portions of the work. Roadways shall remain open to a degree satisfactory to the Owner or applicable Jurisdictional Agency which at their discretion may require the Contractor to furnish traffic control under these or other circumstances where in their opinion it is necessary for the protection of life and property. Emergency vehicle access along with access to fire hydrants shall be maintained at all times. Further, unless authorized by the Owner, all existing access points shall be maintained at all times by the Contractor.
36. Where noted in the Plans, the Contractor shall have Shop Drawings and any other required supporting documentation or calculations prepared and submitted for review and approval prior to any fabrication, placement, or construction. If structural elements such as retaining walls are required, the drawings and any required supporting design calculations must be prepared, and signed and sealed by an Illinois licensed Structural Engineer.
37. The Contractor is responsible for having a set of approved Plans and Specifications with the latest revision date on the job site at all times during the construction period.
38. The Contractor shall maintain a clean, legible, undamaged set of Field Marked Construction Plans. These Field Marked Construction Plans shall show the location of the actual installed location of all underground utilities including related appurtenances (sanitary, storm, water, service stubs, gas, telephone, electric, cable TV, etc.) giving particular attention to concealed elements that would be difficult to measure and record at a later date. Any approved modifications, deviations, or alterations from the approved Plans should also be noted and shown on these Field Marked Construction Plans. These Field Marked Construction Plans shall be provided to the Owner/Engineer at the completion of construction.
39. All work that is performed that is not in conformity with the Plans, Specifications or other Contract Documents or that is defective shall be removed and replaced, or otherwise corrected or remedied by and at the sole expense of the Contractor. Any unauthorized work or work performed beyond the limits or in excess of that shown on the Plans will not be measured or paid for.
40. All work performed under the Plans, Specifications or other Contract Documents shall be guaranteed against all defects in materials and workmanship of whatever nature by the Contractor and his surety for a minimum period of 12 months from the date of final acceptance of the work by the Village/City, other applicable Jurisdictional Agencies, and the Owner, unless otherwise agreed upon in writing with the Owner prior to the start of construction,.
41. Before acceptance by the Owner and prior to final payment all work shall be inspected and approved by the Owner or authorized representative. Final payment will be made after the Contractor's work has been approved and accepted or as required by the Contract Documents.
42. If required, the Owner shall have As-built or Record Drawings prepared and submitted to the Village/City and all other applicable Jurisdictional Agencies for approval after the completion of construction. These drawings shall be prepared in accordance with the Village/City and other applicable Jurisdictional Agency requirements. The As-built or Record Drawings must be prepared, and signed and sealed by a registered professional Engineer in Illinois.

DEMOLITION AND CLEARING

1. The Contractor shall perform all demolition, clearing, grubbing, and tree removal and protection work in accordance with all applicable Federal, State, County and Local requirements or as noted in the Plans.
2. Prior to the commencement of any demolition or clearing activities, the Owner or Contractor shall obtain all applicable permits to disconnect the existing utility services to each building proposed for demolition.
3. The Contractor shall coordinate all demolition work with the Village/City, utility companies, and other Jurisdictional Agencies, so as to ensure the protection of all existing sewer, water main, and other utilities, and further to ensure that proper stormwater conveyance is attained until the proposed improvements can be installed and placed into operation.
4. Clearing shall consist of the removal and legal disposal of all obstructions such as trees, hedges, fences, walls, accumulations of rubbish of whatever nature, and all logs, shrubs, brush, grass, weeds, and other vegetation and stumps. These items shall be removed whenever they are found within the street right-of-ways or within the limits of construction. Trees to be saved or protected shall be identified by the Engineer on the Plans or in the field. All trees except those designated to be saved or protected, as well as all stumps and hedges within the limits of construction, shall be removed completely and legally disposed of off-site or as otherwise designated on the Plans or authorized by the Owner. Trees designated to be saved or protected as indicated on the Plans or as directed by the Engineer, shall be protected from damage in accordance with the procedures outlined in Section 201 of the IDOT Standard Specifications.
5. All items shown to be removed on the Plans including items not specifically noted but necessary to be removed to construct the proposed improvements shall be demolished or removed as necessary and disposed of legally off-site or as approved by the Owner.
6. Existing utilities to be disconnected shall be done so at the main or as directed by the applicable Jurisdictional Agency or as noted on the Plans.
7. Utilities marked to be abandoned shall be abandoned as required by the applicable Jurisdictional Agency or as noted on the Plans.
8. All existing pavement or concrete to be removed shall be saw-cut along the limits of the proposed removal to provide a clean vertical edge. The cost of saw-cutting shall be considered incidental to the removal of each item.
9. All voids left by any item removed under any proposed building, pavement walk or other structural areas or within zones of influence thereof shall be properly backfilled with suitable backfill material and/or compacted as necessary by the Contractor.
10. The Contractor shall implement a daily program for dust control as it relates to the demolition and clearing activities. This program is to be approved by the Village/City prior to the start of any demolition or clearing work.
11. All existing building services serving buildings that are to be removed shall be disconnected and removed as required by the applicable Jurisdictional Agency.
12. All existing wells shown on the Plans to be abandoned or that are discovered during the course of construction shall be exposed and cut-off three (3) feet below the proposed finished grade and sealed by the Contractor in accordance with Section 920 of the "Illinois Water Well Construction Code", latest edition, or as required by the Health Department or by any other Local, County, State or Federal rules and regulations.
13. All existing septic tanks, grease traps or similar shown on the Plans to be abandoned or that are discovered during the course of construction shall have all liquids and solids removed and disposed of legally off-site by a licensed commercial waste hauler in accordance with the requirements of the Health Department or as required by any Local, County, State or Federal rules and regulations. The structures shall then be removed and disposed legally off-site or broken in-place, so as not to hold liquid, and back-filled with suitable materials by the Contractor or as required by the Health Department or by any other Local, County, State or Federal rules and regulations.
14. Any material containing asbestos or other hazardous materials found within existing structures or other items shown to be removed in order to construct the proposed improvements shall be removed from the site and legally disposed of off-site by the Contractor in accordance with applicable County, State or Federal rules or regulations.
15. All fire access lanes or routes located within the existing project area shall remain in service, clean of debris, and accessible for use by emergency vehicles at all times while demolition and clearing work is being performed.
16. It shall be the responsibility of the Contractor to legally remove from the site any and all materials and debris which results from their demolition or clearing operations at no additional expense to the Owner. Burning or incineration on the site is not permitted.

EARTHWORK AND GRADING

1. All earthwork and grading activities shall be performed in accordance with the IDOT Standard Specifications or as noted in the Plans. Included in this work, but not necessarily limited to the following are: stripping and stockpiling of topsoil, mass grading and fine grading of the site and roadways, excavation of unsuitable materials and adequate disposal of unsuitable materials and their replacement with suitable materials where required, construction of detention ponds, berm construction, and miscellaneous topsoil respread and seeding.
2. Any earthwork quantities, calculations, summaries that have been furnished by the Engineer are for information purposes only and are provided without any guarantee by the Owner or Engineer whatsoever as to their sufficiency or accuracy. They are intended to be used solely as a guide for the Contractor in determining the scope of the completed project. It is the responsibility of the Contractor to determine all material quantities and apprise themselves of all site conditions. The Contractor warrants that he has performed his own investigations as necessary and his own calculations to determine site soil conditions and earthwork quantities. The Engineer makes no representation or guarantee regarding earthwork quantities or that the earthwork for this project will balance due to the varying field conditions, changing soil types, allowable construction tolerances and construction methods that are beyond the control of the Engineer. In the event that the Earthwork is indicated to be Lump Sum then the Contract Price submitted by the Contractor shall be considered as Lump Sum and shall include all items necessary for the complete project and no claims for extra work will be recognized unless authorized in writing by the Owner.
3. The soil boring reports for the subject property can be obtained from the Owner. The information presented in these reports is solely for the guidance of the Contractor. The Owner and the Engineer make no representation or warranty regarding the information contained in the boring logs or soils report. The Contractor shall make their own investigations and shall plan their work accordingly. Arrangements to enter the property during the bidding phase may be made upon request of the Owner. There will be no additional payment for expenses incurred by the Contractor resulting from adverse soil or ground water conditions.
4. The initial establishment of soil erosion and sediment control measures such as the placement of erosion control silt fence, stabilized construction entrance, inlet protection, etc. shall be installed by the Contractor prior to the start of demolition, clearing and mass grading.
5. All earthwork and grading operations are to be supervised and inspected by a qualified Geotechnical/Soils Engineer or their designated representative. All testing, inspection, observation, and supervision of soil quality, unsuitable soil removal and its replacement, compaction testing, ensuring ponds and retention areas hold/retain water and other soils related operations shall be entirely the responsibility of the Geotechnical/Soils Engineer. Furthermore, no undercut or other recommended remediation work shall be performed without authorization by the Owner and documentation of extent by the Geotechnical/Soils Engineer.
6. A qualified Geotechnical/Soils Engineer or their designated representative shall observe the construction of the retention and detention areas including berming to ensure the areas will be capable of holding the designated normal and high water levels. Gravel or sand seams, or other conditions which may be encountered and which might tend to dewater the area shall be remedied as directed by the Geotechnical/Soils Engineer.
7. Topsoil stripping or excavation shall initially consist of the removal of the uppermost layers of organic soil and stockpiling at a location shown on the Plans, in another area deemed appropriate by the Contractor and approved by the Owner, or at a location specified by the Owner or Engineer. No stockpile location shall be finalized without the explicit approval from the Owner. Further, stockpiles shall not be located within flood prone areas or within designated buffer areas.
8. Stripping of vegetation or ground cover, grading, or other soil disturbance activities shall be done in a manner which will minimize soil erosion. Further, the disturbance shall be kept to a minimum and all disturbed areas shall be stabilized with temporary or permanent measures within fourteen (14) days of active hydrologic disturbance or re-disturbance.
9. The Contractor shall take precautionary measures to minimize earthwork and other activities in the areas where trees are to be saved or protected as to not cause injury to roots or trunks.
10. Embankment placement including preparation of existing ground surface prior to embankment placement and compaction shall be in accordance with Section 205 of the IDOT Standard Specifications. All embankments located within structural fill areas or zones of influence thereof shall be constructed to a minimum 95% of the modified proctor density in accordance with ASTM D1557. Embankments located in non-structural fill areas shall be constructed to a minimum of 90% of the modified proctor density in accordance with ASTM D1557.
11. Topsoil respread shall consist of placing a minimum of a four (4) inch layer of topsoil or depth indicated on the Plans over the disturbed unpaved areas within the construction limits. These areas shall then be seeded, sodded, landscaped, stabilized, etc. as indicated on the Plans.
12. Sod shall be placed on all disturbed areas within the right-of-way and at other locations indicated on the Plans.
13. Refer to the Landscape Plans prepared By Others for additional information on the landscaping and ground cover requirements.
14. Completed subgrade grading and final finished grading for all proposed improvements shall be within a tolerance of plus or minus one-tenth (0.1) foot of the design elevation.
15. Contractor shall provide uniform slopes between proposed grades and smooth vertical curves/transitions through all high and low points. Smooth transitions shall be provided where any proposed improvements match into or abut existing improvements.
16. The subgrade for the proposed streets and other pavement areas shall be proof-rolled by the Contractor in the presence of the Village/City Engineer or applicable Jurisdictional Agency and the Geotechnical/Soils Engineer. Any unstable areas or failures encountered shall be removed and replaced or remedied as directed by the Village/City Engineer or applicable Jurisdictional Agency and Geotechnical/Soils Engineer. Any unstable areas or failures encountered and remediation method including approximate size, quantity, etc. shall be documented by the Geotechnical/Soils Engineer.
17. It shall be the responsibility of the Contractor to legally remove from the site any and all materials and debris which results from their construction operations at no additional expense to the Owner. Burning or incineration on the site is not permitted.

SEWER AND WATER MAIN GENERAL NOTES

1. All sanitary sewers, storm sewers and water mains as well as their services and other related appurtenances shall be constructed and tested in accordance with the "Standard Specifications for Water and Sewer Construction in Illinois", latest edition, the requirements of the applicable Jurisdictional Agency, and the applicable Typical Details.
2. Rough grading shall be within one (1) foot of finished subgrade elevation shall be completed prior to the commencement of the underground utility construction.
3. Trench excavation, bedding and backfill, and compaction for sanitary sewers, storm sewers, water mains as well as their services and other related appurtenances shall be in accordance with applicable Trench Section Details.
4. When in the opinion of the Geotechnical/Soils Engineer, unsuitable soil conditions are encountered within utility trenches which require the removal of unsuitable materials below the depth of the bedding specified, the Contractor shall remove the unsuitable soils and replace the material with granular compacted bedding material as directed by the Geotechnical/Soils Engineer, Village/City or other applicable Jurisdictional Agency. The depth of the required removal and replacement shall be documented by the Geotechnical/Soils Engineer and witnessed by the Contractor. This work, when approved by the Owner and Geotechnical/Soils Engineer, will be measured and paid for at the contract unit price and legally disposed of off-site or as otherwise designated on the Plans or authorized by the Owner. Trees designated to be saved or protected as indicated on the Plans or as directed by the Engineer, shall be protected from damage in accordance with the procedures outlined in Section 201 of the IDOT Standard Specifications.
5. All utility trenches for the proposed sanitary sewer, storm sewer, water main and services lying under or where the inner edge of the trench is within two (2) feet of any pavement area, curb, curb and gutter, stabilized shoulder, sidewalk, bike path, building, utility crossing or other structural area shall be backfilled with select granular backfill material and compacted as noted on the Plans.
6. The Contractor shall be responsible for dewatering any excavation for the installation of sanitary sewers, storm sewers, water mains as well as their services and other related appurtenances. Any dewatering required to construct the proposed underground improvements shall be considered incidental to the respective underground improvement.
7. Connections to an existing sewer main shall be to an existing service stub, wye, tee, or manhole where possible. Sewer connections to existing sanitary manholes shall be machine cored. All pipe connections to sanitary structures shall be made with flexible waterstop gasket/boot (resilient connector) conforming to ASTM C923.
8. When connecting to an existing sewer main by means other than an existing service stub, wye, tee, or manhole, one of the following methods shall be used:
   a. Circular saw-cut of sewer main by proper tools ("sewer-tap" machine or similar) and proper installation of a suitable hub-wye saddle or hub-tee saddle.
   b. Remove the entire Section of pipe breaking only the top of one bell and replace with a wye or tee branch Section.
   c. With pipe cutter, neatly and accurately cut out the desired length of pipe for insertion of proper fittings, using "Band-Seal" or similar flexible type couplings to hold it firmly in place.
   d. Other method approved by Jurisdictional Agency.
9. "Band-Seal" or similar flexible type couplings shall be used in the connection of sewer pipe of dissimilar materials.
10. The Contractor shall mark the locations of the ends of the service stubs with 4"x4" wood posts extending a minimum of three (3) feet above the ground. The top twelve (12) inches of post shall be painted green for sanitary, white for storm, and blue for water. The Contractor shall keep accurate records of all service connection locations.
11. All structures including but not limited to frames and lids or grates, cleanouts, b-boxes, etc. shall be adjusted as necessary by the Contractor to final finished grade elevation.
12. All sanitary sewers, storm sewers, water mains as well as their services and other related appurtenances shall be thoroughly cleaned to the satisfaction of the Village/City, Owner, and Engineer as necessary during construction, prior to inspection and testing, and at the end of the project.
13. The Contractor shall coordinate the testing and televising so that it can be witnessed by the applicable Jurisdiction Agency.
14. The cost of the cleaning, televising, and testing shall be considered incidental to the Contract.
15. All deficiencies and defects observed as well as any necessary corrective work required as the result of testing or television inspection shall be performed by the Contractor at no additional cost to the Owner and without delay. All dips, cracks, leaks, improperly sealed joints and departures from the approved grades and alignment shall be repaired by removing and replacing the involved sections of pipe. Upon completion thereof, the sewer shall be retested and re-televised and such further inspection made as may appear warranted by the Owner or as required by the Jurisdictional Agency.
16. Refer to Sanitary Sewer, Storm Sewer, Water Main and Water Main Protection Requirements for additional requirements.

SANITARY SEWER

1. Refer to Sewer and Water Main General Notes for additional requirements.
2. Gravity Sanitary Sewer Pipe shall be constructed from one or more of the following materials as specified on the Plans:
   a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D3034 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3212 and F477.
   b. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
3. Where water main quality pipe and joints are required to meet the water main protection requirements the sanitary sewer pipe shall be constructed from one or more of the following materials as specified on the Plans:
   a. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3139 and F477.
   b. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
4. All sanitary manholes shall be constructed of precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478 and shall have a minimum inside diameter of 48-inches. If manhole diameter is not specified in the Plans the required manhole diameter shall be determined by size of pipes and their orientation. The precast reinforced concrete base and bottom section shall be monolithically cast. All pipe openings in the structure shall be precast into the structure walls at the proper invert elevation and orientation. Benches and defined channel invert flow lines shall be provided at bottom of structures to provide smooth defined flow path between all inlet and outlet pipe inverts. Sanitary manholes shall have eccentric offset cones, except where necessary due to height and opening restrictions, where a precast reinforced concrete flat top slab section shall be provided in-lieu of an eccentric cone section. Flat top slabs shall conform to IDOT Standard Detail 602601 as well as meet the H-20/HS-20 loading requirement. Concrete adjusting rings will be permitted where necessary and shall be limited to two (2) adjusting rings totaling not more than eight (8) inches in height or as permitted by the applicable Jurisdictional Agency. All joints between structure sections, adjusting rings and frames shall be securely sealed to one another using a resilient, flexible, non-hardening bituminous mastic or butyl sealing compound in accordance with ASTM C990, or flexible rubber gasket in accordance with ASTM C443 in order to provide a watertight joint. The Contractor shall remove all excess mastic on inside of structure and butter joints with mortar.
5. External chimney seals shall be provided on all sanitary manholes and all sanitary manholes shall be watertight.
6. Sanitary manhole frames and lids shall be Neenah R-1713 with Type B, self-sealing, watertight lids with concealed pick holes or approved equal, unless noted otherwise in the Plans. Sanitary manhole lids shall be imprinted with the word "SANITARY" cast into the lid.
7. Manhole steps shall be furnished and installed in all Sanitary and Storm structures in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition and as shown on the Plans. Steps shall be polypropylene coated steel core reinforced steps with slip, load, and pullout ratings in accordance with ASTM C478 and OSHA requirements. The steps shall be placed uniformly at twelve (12) to sixteen (16) inches on-center and shall be located directly below the manhole frame opening and shall not be located directly over a pipe opening with the alignment of the steps generally perpendicular to the pipe flow direction wherever possible.
8. An external drop manhole structure in accordance with Plans or other Jurisdictional Agency requirements shall be provided where the difference between inverts is greater than or equal to two (2) feet.
9. The minimum cover over sanitary sewer lines and services shall be three (3) feet.
10. The minimum sanitary service line size shall be 6-inch di

STORM SEWER

1. Refer to Sewer and Water Main General Notes for additional requirements.
2. Storm Sewer Pipe shall be constructed from one or more of the following materials as specified on the Plans:
   a. Reinforced Concrete Pipe (RCP) conforming to ASTM C76 with O-Ring gasket joints conforming to ASTM C443. Pipe class shall be per Section 550 of IDOT Standard Specifications, except that pipe shall be a minimum Class III in non-structural areas (i.e., grass, parkway, etc.) and a minimum of Class IV in or within zone of influence of all structural areas (i.e., roadways, parking lots, curbs, walks, etc.).
   b. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D3034 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3212.
   c. High Density Polyethylene (HDPE) Pipe with smooth wall interior conforming to ASTM D3350 with joints conforming to ASTM D3212 and ASTM D3350.
   d. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
3. Where water main quality pipe and joints are required to meet the water main protection requirements the storm sewer pipe shall be constructed from one or more of the following materials as specified on the:
   a. Reinforced Concrete Pipe (RCP) conforming to ASTM C361 with O-Ring gasket joints conforming to ASTM C443 and C361. Pipe class shall be per Section 550 of IDOT Standard Specifications, except that pipe shall be a minimum Class III in non-structural areas (i.e., grass, parkway, etc.) and a minimum of Class IV in or within zone of influence of all structural areas (i.e., roadways, parking lots, curbs, walks, etc.).
   b. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3139 and F477.
   c. High Density Polyethylene (HDPE) pressure pipe with smooth wall interior and joints conforming to AWWA C906.
   d. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.
4. Non-circular reinforced concrete pipe shall be constructed from one or more of the following materials as specified on the Plans:
   a. Reinforced Concrete Arch Pipe in accordance with ASTM C506 and AASHTO M206.
   b. Reinforced Concrete Elliptical Pipe in accordance with ASTM C507 and AASHTO M207.
   c. Reinforced Concrete Box Culvert Sections in accordance with ASTM C1433.
5. All storm structures shall be constructed of precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478. If the structure diameter is not specified in the Plans the required manhole diameter shall be determined by size of pipes and their orientation. The precast reinforced concrete base and bottom section shall be monolithically cast. All pipe openings in the structure shall be precast into the structure walls at the proper invert elevation and orientation. Benches and defined channel invert flow lines shall be provided at bottom of structures to provide smooth defined flow path between all inlet and outlet pipe inverts. Storm manholes and catch basins shall have eccentric offset cones, except where necessary due to height and opening restrictions, where a precast reinforced concrete flat top slab section shall be provided in-lieu of an eccentric cone section. Flat top slabs shall conform to IDOT Standard Detail 602601 as well as meet the H-20/HS-20 loading requirement. Catch Basins shall have the sump depth as specified in the Plans. Concrete adjusting rings will be permitted where necessary and shall be limited to two (2) adjusting rings totaling not more than eight (8) inches in height. All joints between structure sections, adjusting rings and frames shall be securely sealed to one another using a resilient, flexible, non-hardening bituminous mastic or butyl sealing compound in accordance with ASTM C990, or flexible rubber gasket in accordance with ASTM C443 in order to provide a watertight joint. The Contractor shall remove all excess mastic on inside of structure and butter joints with mortar. All water structures shall be watertight.
6. Manhole steps shall be furnished and installed in all Sanitary and Storm structures in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition and as shown on the Plans. Steps shall be polypropylene coated steel core reinforced steps with slip, load, and pullout ratings in accordance with ASTM C478 and OSHA requirements. The steps shall be placed uniformly at twelve (12) to sixteen (16) inches on-center and shall be located directly below the manhole frame opening and shall not be located directly over a pipe opening with the alignment of the steps generally perpendicular to the pipe flow direction wherever possible.
7. Open lid storm structures are designated with "Gr" on the Plans and closed lid storm structures are designated with "Rim" on the Plans.
8. Closed lid storm structures frames and lids shall be Neenah R-1713 with Type B lid, or approved equal, unless noted otherwise in the Plans. Closed lid storm lids shall be imprinted with the word "STORM" cast into the lid.
9. Open lid storm structures frames and lids shall be Neenah R-2504-D, or approved equal, unless noted otherwise in the Plans.
10. Yard area drain structures shall be Nyloplast inline drains or drain basin structures, or approved equal, unless noted otherwise in the Plans.
11. Concrete flared end sections shall be precast reinforced concrete with an end block cast separate to anchor flared end section in place in accordance with IDOT Standard 542301 for circular concrete pipe and IDOT Standard 542306 for elliptical concrete pipe. Grating for flared end sections shall be in accordance with IDOT Standard 542311 and shall be provided at all flared end sections twelve (12) inches or greater.
12. Rip-Rap with filter fabric in accordance with Section 281 of the IDOT Standard Specifications shall be provided at locations shown on the Plans.
13. Cleanouts shall be provided in locations shown on the Plans or as required by the Jurisdictional Agency.
14. All downspouts, footing drains, and outside storm drains shall discharge to the storm sewer or discharge at grade. No stormwater shall be discharged into the sanitary sewer system.
15. Perforated pipe underdrains shall be corrugated flexible HDPE pipe conforming to AASHTO M252 or M294, perforated polyethylene pipe of diameter specified on the Plans with a smooth interior and wrapped in a soil filter fabric sock supplied and installed by the Contractor.
16. Elevations of structures located in curb and gutter are flow line elevations.
17. Elevations of flared end sections are provided at the extreme outer end of the flared end section.

WATER MAIN

1. Refer to Sewer and Water Main General Notes for additional requirements.
2. Water Main Pipe shall be constructed from one or more of the following materials as specified on the Plans:
   a. Ductile Iron Pipe (DIP), Class 52 conforming to ANSI A21.51 and AWWA C151 with a 150 psi working pressure, with push-on double sealing rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings. If specified, the ductile iron pipe and fittings shall be encased by a polyethylene encasement with an 8 mil thickness, Class C (Black) conforming to ANSI A21.5 and AWWA C105. Installation of DIP and fittings shall be in accordance with AWWA C600.
   b. Polyvinyl Chloride (PVC) Pipe, SDR 18 conforming to AWWA C900 (4"-12" diameters) and AWWA C905 (14"-48" diameters) with a pressure rating of 235 conforming to ASTM D2241 and joints in accordance with ASTM D3139 with elastomeric seals in accordance with ASTM F477. Installation of PVC pipe and fittings shall be in accordance with AWWA C605.
   c. High Density Polyethylene (HDPE) pressure pipe and fittings for water main in accordance with AWWA C906, DR 11, 160 psi, with ductile iron pipe outside dimension.
3. Ductile iron fittings or cast iron fittings shall conform to ANSI A21.10 and AWWA C111; and compact ductile iron fittings shall conform to ANSI A21.53 and AWWA C153.
4. All water structures shall be constructed of precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478 and shall have a minimum inside diameter of 48-inches. If structure diameter is not specified in the Plans the required structure diameter shall be determined by size of pipes and appurtenances that need to be located within said structure. The precast reinforced concrete base and bottom section shall be monolithically cast. All pipe openings in the structure shall be precast into the structure walls at the proper invert elevation and orientation. Water structures shall have concentric cones, except where necessary due to height and opening restrictions, where a precast reinforced concrete flat top slab section shall be provided in-lieu of an eccentric cone section. Flat top slabs shall conform to IDOT Standard Detail 602601 as well as meet the H-20/HS-20 loading requirement. Concrete adjusting rings will be permitted where necessary and shall be limited to two (2) adjusting rings totaling not more than eight (8) inches in height. All joints between structure sections, adjusting rings and frames shall be securely sealed to one another using a resilient, flexible, non-hardening bituminous mastic or butyl sealing compound in accordance with ASTM C990, or flexible rubber gasket in accordance with ASTM C443 in order to provide a watertight joint. The Contractor shall remove all excess mastic on inside of structure and butter joints with mortar. All water structures shall be watertight.
5. Valve vaults shall have minimum inside diameter of forty-eight (48) inches for eight (8) inch diameter and smaller valves, and have a minimum inside diameter of sixty (60) inches for ten (10) inch and larger valves.
6. Water services 2 ½ inches in diameter and smaller shall be Type K Copper for underground services conforming to ASTM B88 and ASTM B251. Larger diameter water services shall be of same pipe and joint materials as the mainline water main or as noted on the Plans.
7. The minimum cover from finished grade to the top of the water main and water services shall be 5.5 feet.
8. Water main fittings (i.e., bends, elbows, tees, reducers, etc.) may not be specifically referenced on the Plans and are to be considered incidental and included in the linear footage cost of the watermain.
9. The standards for maximum deflection at pipe joints and laying radius for the various pipe types and lengths shall be per the following:
   a. Ductile Iron Pipe (DIP) - AWWA C600.
   b. Polyvinyl Chloride (PVC) Pipe - AWWA C900.
   c. High Density Polyethylene (HDPE) - Per Manufacturer's requirements.
10. Thrust blocking shall be installed on water mains at all tees, elbows, plugs, and bends 11 ¼ degrees or greater etc. per the "Standard Specifications for Water and Sewer Construction", latest edition. Thrust blocking shall be poured in place Portland Cement Concrete.
11. All bends greater than 10 degrees, hydrants, tees, and fittings shall be mechanical joint with Mega-Lug retaining glands or Field Lok gasket in casings, between fittings and at grade changes.
12. All bolts and nuts shall be stainless steel.
13. A tracer wire shall be installed on all non-metallic water mains. The wire shall be continuous from valve vault to valve vault.
14. Frame and lids for water structures shall be Neenah R-1713 or approved equal and lids shall be imprinted with the word "WATER" cast into the lid.
15. All water valves, fire hydrants, tv-boxes, corporation stops, curb stops, ground key stops, service boxes, tapping sleeves, and other water main related appurtenances shall conform to Village/City or applicable Jurisdictional Agency Requirements and shall furnish and install the same. Contractor shall verify exact model, style, type, and manufacturer required prior to ordering. All fire hydrants shall be painted in accordance with the applicable Jurisdictional Agency requirements.
16. Valves shall be non-rising stem type and shall close by turning clockwise. All valves shall be resilient wedge gate or ball valves, except that butterfly valves shall be installed on all water mains 16" diameter and larger, conforming to AWWA C500 with a minimum rated working pressure of 200 psi and in accordance with applicable Jurisdictional Agency requirements. Specialty valves and fittings such as cut-in-valves, tapping sleeves and valves, pressure reducing valves, insertion valves, and air release valves shall conform to the requirements of the applicable Jurisdictional Agency requirements and shall be installed at locations indicated on the Plans.
17. When making connections to existing water mains requires a shutdown that requires an interruption in service, the Contractor shall contact the Owner of the water main and they shall mutually agree upon a date and a time for connections which will allow ample time to perform the work required in order to make the required connection. Notifications of all users to be affected by the interruption shall be provided a minimum of twenty-four (24) hours prior to the service interruption. All water mains opened to atmosphere must be disinfected prior to returning the water main to service.
18. Water Main and related appurtenances shall be tested in accordance with the following:
   a. All water mains shall be tested by means of a pressure test and leakage test, in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition, AWWA C600, and in accordance with applicable Jurisdictional Agency requirements.
   b. All water structures (i.e., valve vaults) shall be subject to a leakage test in accordance with IEPA guidelines and Jurisdictional Agency requirements.
19. After completion of the water main testing, the water mains and related appurtenances shall be flushed clean and disinfected (chlorinated) in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition and in accordance with applicable Jurisdictional Agency requirements.

WATER MAIN PROTECTION REQUIREMENTS

Water mains, water services and related appurtenances shall be protected from any existing or proposed drains, sanitary sewers, storm sewers, combined sewers, force mains, and sewer services. All these previously mentioned items shall collectively be referred to as "sewer(s)" for the remainder of this section. Horizontal and vertical separation requirements between water mains and sewers as well as other water main protection requirements shall be in accordance with "Standard Specifications for Water and Sewer Construction in Illinois", latest edition and per the following:

1. Horizontal Separation:
   a. Whenever possible, an existing or proposed water main must be at least ten (10) feet horizontally from any existing or proposed drain, storm sewer, sanitary sewer, combined sewer or sewer service.
   b. Should local conditions exist which would prevent a lateral separation of ten (10) feet, an existing or proposed water main may be closer than ten (10) feet to a sewer provided that the water main invert is at least eighteen (18) inches above the crown of the sewer, and is either in a separate trench or in the same trench on an undisturbed earth shelf located to one side of the sewer.
   c. If it is impossible to obtain proper horizontal and vertical separation as described in Items 1a and 1b above, both the water main and sewer must be constructed of pipe and joint material that conforms to water main quality pipe and joint standards, and be pressure tested to the maximum expected surcharge head to assure water tightness before backfilling.
2. Vertical Separation:
   a. Whenever water mains cross sewers, the water main shall be laid at such an elevation that the invert of the water main is at least eighteen (18) inches above the crown of the sewer. This vertical separation shall be maintained for that portion of the water main located within ten (10) feet horizontally of any sewer crossed. This must be measured as the perpendicular distance from the water main to the sewer. A length of water main pipe shall be centered over the sewer to be crossed with joints placed equidistant from the sewer.
   b. Where conditions exist that the minimum vertical separation set forth in Item 2a above cannot be maintained, or it is necessary for the water main to pass under a sewer, one of the following two measures must be taken:
      i. The water main shall be installed within a PVC casing pipe that conforms to water main quality pipe and joint standards and the casing pipe shall extend on each side of the crossing until the normal distance from the water main to the sewer is at least ten (10) feet.
      ii. The involved sewer shall be constructed of pipe and joint material which would conform to water main quality pipe and joint standards until the normal distance on either side of the crossing from the water main to the sewer is at least ten (10) feet.
   c. In making such crossings, a length of water main pipe shall be centered over the sewer to be crossed with joints equidistant from the sewer. Where a water main must cross under a sewer, a vertical separation of eighteen (18) inches between the invert of the sewer and the crown of the water main shall be maintained, along with means to support the sewer to prevent their settling and breaking the water main.
3. The horizontal and vertical separation between water service lines and sewers or related service lines should be the same as for water mains, as detailed above, except that when minimum horizontal and vertical separation cannot be maintained, water main quality pipe and joints as described under Vertical Separation above, may be used for sewer or related service lines.
4. Water mains or services shall not be allowed to pass through or come into contact with sewer structures.
5. Water mains shall be separated from septic tanks, disposal fields, seepage beds, and sewage lift stations by a minimum of twenty-five (25) feet.
6. Water mains shall be separated from sanitary sewer force mains by a minimum of at least ten (10) feet horizontally and there shall be an eighteen (18) inch vertical separation at crossings.
7. The Contractor shall protect water mains and service lines from the entrance of hydrocarbons through diffusion through any material used in the construction of the line.
8. Casing pipe shall be installed in locations and of material specified on the Plans or where necessary to meet the water main protection requirements. The carrier pipe shall be securely blocked and banded with appropriately spaced spacers, and sanitary and storm sewers shall maintain the specified gradient. Upon installing the carrier pipe the voids between the casing and carrier pipe shall be filled with sand, pea gravel or flowable fill and the ends shall be sealed.

PAVEMENT, CURB & GUTTER, AND WALKS

1. All work under this Section shall be performed in accordance the IDOT Standard Specifications or as specified in the Plans.
2. Concrete curb or curb and gutter shall be constructed in accordance with the Plans and Section 606 of the IDOT Standard Specifications. A ½" pre-molded fiber joint filler along with two (2) 18" long x ½" (#4) epoxy coated smooth round dowel bars with greased end caps, centered on joint, shall be provided at expansion joints. Expansion joints shall be provided at a maximum of sixty (60) foot intervals and at all points of curvature and tangency, curb returns, five (5) feet either side of edge of structures, and at the end of each pour. Construction joints shall be provided at maximum twenty (20) foot intervals.
3. Where proposed curb or curb and gutter connects to an existing curb or curb and gutter, the existing curb or curb and gutter shall be saw-cut and then two 18" long x ½" (#4) epoxy coated smooth round dowel bars with greased end caps shall be drilled and installed nine (9) inches into the existing and proposed curb. Bars shall be installed in a location similar to that of the expansion joint in the curb or curb and gutter as applicable.
4. All curb and curb and gutter constructed over a utility trench shall be reinforced with two (2) #4 epoxy coated reinforcing bars for a length of ten (10) feet centered over the trench or as shown on the plans.
5. Reversed pitched curb and gutter shall be installed in areas where pavement slopes away from the curb.
6. Sidewalks and walks shall be constructed in accordance with the Plans and Section 424 of the IDOT Standard Specifications. Concrete sidewalks and walks shall be thickened to a minimum of 6" at all driveways. All sidewalks and walks shall be IDOT Portland Cement Concrete, Class SI, on compacted aggregate base course as shown on the Plans. Scored contraction joints shall be provided at five (5) foot intervals or as specified in the Plans. Expansion joints consisting of a ½" pre-molded fiber joint filler shall be provided at maximum fifty (50) foot intervals, and adjacent to concrete curbs, drives, foundations, ramps, etc. as well as when meeting existing concrete walks.
7. Sidewalks and walks constructed over a utility trench shall be reinforced with three (3) #4 round epoxy coated reinforcing bars for a length of ten (10) feet centered over the utility trench or as shown on the plans.
8. Curb ramps accessible to the disabled with raised truncated dome detectable warning surface of standard brick red color or other contrasting color shall be provided at all locations where sidewalk meets curb and at other locations shown on the Plans in accordance with the Illinois Accessibility Code (IAC), latest edition and IDOT Standard 424001, latest revision.
9. Curing and protection of all exposed concrete surfaces shall be in accordance with the IDOT Standard Specifications. No "honey-combing" or other similar failures of the concrete surfaces will be accepted.
10. Aggregate base course shall be in accordance with the Plans and Section 351 of the IDOT Standard Specifications. Aggregate base course material shall be CA-6, Type B, 100% crushed gravel conforming to Section 1004 of the IDOT Standard Specifications.
11. Bituminous binder and surface courses shall be Hot Mix Asphalt (HMA) of type and compacted thickness as specified in the Plans and shall be constructed in accordance with Section 406 of the IDOT Standard Specifications. The surface course shall be made with virgin materials; no recycled materials shall be allowed unless specified otherwise on the Plans. The Contractor shall provide and pay for the services of a competent paving laboratory to design and supervise the control of the paving mixture. All paving materials and mixes shall be IDOT certified.
12. Portland cement concrete (PCC) pavement shall be Class PV with reinforcement as specified on Plans and be constructed in accordance with Section 420 of the IDOT Standard Specifications.
13. All concrete work shall be finished with a broom finish unless specified otherwise in the Plans.
14. The Contractor shall saw-cut the exposed edges of all existing pavement adjacent to any proposed pavement, apron, sidewalk, curb and gutter or similar to provide a smooth, clean edge that is free of loose material. A proper transition butt joint and/or taper shall also be provided as necessary. Refer to butt joint detail for additional information.
15. The testing of the subgrade, aggregate base course, bituminous aggregate material, binder course, surface course, and concrete work shall be required and be performed in accordance with the IDOT Standard Specifications and requirements of the applicable Jurisdictional Agency. A qualified testing firm shall be employed to perform the required tests, ensure quality and conformance, and provide the results to the Engineer, Owner, and Jurisdictional Agency. The Contractor shall provide the Owner with a construction schedule and shall coordinate all required testing with the testing firm.
16. Prior to the commencement of any paving activities, a proof-roll must be performed by the Contractor and approved by the Village/City or applicable Jurisdictional Agency, and the Owner. All areas not passing the proof-roll shall be remediated as recommended by the Soils/Geotechnical Engineer and approved by the Owner. Any remediate areas shall be re-tested.
17. Prior to installation of the aggregate base course:
   a. The subgrade shall be prepared in accordance with Section 301 of the IDOT Standard Specifications.
   b. The Contractor shall be responsible for all subgrade compaction and preparation to within 0.1-ft of the proposed subgrade elevation. Subgrade shall be compacted to a minimum 95% of the modified proctor density in accordance with ASTM D1557.
   c. Sub-grade shall pass a proof-roll and any unsuitable areas in the subgrade shall be remediated as recommended by the Soils/Geotechnical Engineer and approved by the Owner.
18. Prior to the installation of the binder course:
   a. The aggregate base course shall be prepared in accordance with Section 351 of the IDOT Standard Specifications.
   b. The aggregate base course shall be clean and dry.
   c. The bituminous priming material shall be prepared and applied according to Section 403 of the IDOT Standard Specifications.
   d. The Contractor shall prime the aggregate base course at a rate of 0.25 gallons per square yard prior to the placement of the binder course.
   e. The binder course shall be placed only when the temperature in the shade is at least 40º F and the forecast is for rising temperatures.
19. Prior to the installation of the surface course:
   a. The Contractor shall repair all damaged and failed areas in the binder course to the satisfaction of the Village/City or applicable Jurisdictional Agency, and the Owner.
   b. The Contractor shall repair all damaged curb and gutter or other concrete pavement to the satisfaction of the Village/City or applicable Jurisdictional Agency, and the Owner.
   c. Structures within pavement shall be adjusted to final surface grade.
   d. The Contractor shall clean and prime the binder course at a rate of 0.05 gallons per square yard prior to the placement of the surface course.
   e. The surface course shall be placed only when the air temperature in the shade is at least 45º F and the forecast is for rising temperatures.
20. Pavement marking/striping:
   a. All Pavement markings shall be in accordance with Section 780 of the IDOT Standard Specifications and the MUTCD, and be of the material type, size and color specified on the Plans.
   b. Pavement marking on freeways shall be placed with truck-mounted equipment. Markings on roads other than freeways may be placed with either truck-mounted or hand-operated equipment.
   c. Before applying the permanent marking material, the pavement shall be clean, dry, and free of debris or any other material that would reduce the adhesion of the markings on the pavement.
   d. Pavement markings shall be applied in accordance with the manufacturer's recommended instructions.
   e. Pavement markings shall be uniform and have clean, straight edges.
   f. Pavement marking words and symbols shall conform closely to the dimensions and spacing specified in the MUTCD, IDOT Standard Details, and the Plans.
   g. Deviations from the required dimensions and spacing or other departures from reasonable standards of professionalism will be cause for rejection by the Engineer.
21. Handicapped parking stalls shall be striped and signed in accordance with the Illinois Accessibility Code (IAC), latest edition and any other applicable ADA guidelines. Handicapped stalls shall be a minimum of sixteen (16) feet wide and signage shall be affixed to a post permanently mounted in the ground or wall and located in the center of the space no further than five (5) feet from the front of the accessible space. The minimum vertical height to the bottom of the fine sign shall be four (4) feet. Handicapped stall striping shall be yellow in color.
22. All signs shall be in accordance with Section 720 of the IDOT Standard Specifications and the MUTCD, and be of the material type, size, and color specified on the Plans.
23. Raised reflective pavement markers shall be in accordance with Section 781 of the IDOT Standard Specifications and be recessed into the pavement as required by the applicable Jurisdictional Agency.
24. Pavement marking and marker removal shall be in accordance with Section 783 of the IDOT Standard Specifications.
25. All pavements, curb, curb and gutters, walks, etc. shall be cleaned to the satisfaction of the Village/City or applicable Jurisdictional Agency, Owner, and Engineer as necessary during construction and at the end of the project prior to the final acceptance.

SOIL EROSION AND SEDIMENTATION CONTROL GENERAL NOTES

1. All soil erosion and sedimentation control (SESC) measures shall be installed and properly maintained in accordance with the Illinois Environmental Protection Agency's (IEPA) "Illinois Urban Manual", latest edition and "Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Control", latest edition, and shall be followed as directed by the Village/City and Engineer. In addition, on sites that will ultimately result in the disturbance of one (1) acre or more the provisions outlined in the General National Pollutant Discharge Elimination System (NPDES) General Permit No. ILR10, latest edition, shall also be followed.
2. Prior to commencement of construction, on sites that will ultimately result in the disturbance of one (1) acre or more, the Contractor shall be responsible for obtaining a copy of the notice of coverage letter and the IEPA National Pollutant Discharge Elimination System (NPDES) General Permit ILR10 from the Owner. The Owner together along with the Contractor and/or other entities if so designated by the Owner, shall be responsible for ensuring that all the requirements of the General Permit and the Storm Water Pollution Prevention Plan (SWPPP) including but not limited to the installation, maintenance as well as the installation of any additional measures necessary that may be required, and inspections of the soil erosion and sediment control measures as well as completing all of the necessary applicable certifications, reports, logs, etc. Inspections are required to be performed at least once every seven (7) calendar days and within 24 hours of the end of a storm event of 0.5 inches of rain (or equivalent snowfall) or greater. The SWPPP and all the required paperwork shall be kept on-site and be organized and ready for viewing.
3. All erosion control measures are to be installed prior to any demolition, earth moving activities or other disturbance.
4. Soil Erosion Control measures shall include the provision of an erosion control fence as required along the area of disturbance, a stabilized construction entrance, and sediment traps or other inlet protection method at each inlet or catch basin.
5. Contractor to establish a temporary stabilized construction entrance as well as install all perimeter silt fence prior to the start of any clearing or grading activities.
6. Temporary gravel stabilized construction entrance shall be maintained, adjusted, and/or relocated as necessary to prevent mud and other debris from being tracked onto adjacent public roadways. Any mud or other debris that is tracked onto a public road shall be properly removed as soon as practical, but before the end of each working day.
7. After the start of mass grading and before all storm water conveyance improvements are in place and functional, all on-site storm water shall be temporarily diverted into the detention basin or a properly constructed temporary sedimentation basin or collection device, as per local requirements, so as to prevent surface waters from flowing onto adjacent property.
8. Disturbed areas shall be stabilized by seeding within seven (7) calendar days of the completion of disturbance. If construction activity on a portion of the site is to resume within fourteen (14) calendar days of the end of the last disturbance, then stabilization measures do not have to be initiated on that portion of the site by the 7th day after the completion of said disturbance. Areas with slopes 3H:1V or greater shall be stabilized with erosion control blanket or mat in addition to seeding.
9. The Contractor shall provide adequate planning and supervision during the project construction period for implementing construction methods, processes and cleanup procedures necessary to prevent water pollution and control erosion.
10. No sediment or debris shall be allowed to enter the existing storm sewer system or flow off-site.
11. All temporary and permanent erosion and sedimentation control measures shall be maintained, repaired and/or replaced as necessary to ensure effective performance. If required, a designated erosion control inspector shall inspect all measures every seven (7) calendar days, or within twenty-four (24) hours of a 0.5-inch rain event or equivalent snowfall, and where items are found in non-compliance. Otherwise, the Contractor shall be responsible for the inspection as well as maintenance of all measures and shall be subject to the terms of Federal, State, and local requirements.
12. All temporary erosion and sedimentation control measures are to remain in place and be functioning until final stabilization. After final stabilization, the Contractor is to remove and properly dispose of all erosion and sedimentation measures according to Jurisdictional Agency requirements within thirty (30) days. All disturbed areas or trapped sediment that accumulates from said measures shall be permanently stabilized.
13. Topsoil stockpiles shall not be located in flood prone areas or buffers protecting wetlands, or waters of the United States or County. Stockpiles shall be protected from erosion by installing silt fence around the perimeter of the stockpile(s). Stockpiles shall be seeded within seven (7) calendar days of completion.
14. If dewatering services are used, adjoining properties and discharge locations shall be protected from erosion. Discharges shall be routed through an effective sediment control measure (i.e., sediment Trap, sediment Basin, or other appropriate measure).
15. All storm sewers, drainage structures, catch basin sumps and/or retention/detention/sedimentation basins provided within this project are to be cleaned at the end of construction and prior to final acceptance. Cleaning may also be required during the course of construction if it is determined that the structures are not properly functioning and their performance is impaired.
16. Storm water conveyance swales, channels, streams or similar, if disturbed, are to be stabilized within 48 hours after the end of active disturbance.
17. Extreme caution shall be taken by the Contractor to prevent erosion and siltation during construction. The Contractor shall inspect catch basins and clean out if necessary. The contractor shall use silt/erosion control fence staked in place to prevent siltation of all drainage structures.
18. The Contractor shall water the site, as required during dry weather to control dust.
19. Erosion Control Maintenance and Replacement Notes:
   a. Silt fences are to be cleaned as required during the course of the construction of the project or if the Engineer determines that they are not properly functioning and their performance is impaired.
   b. Sediment traps and basins shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately.
   c. Should the fabric decomposed or become ineffective prior to the end of the expected life and the barrier still be necessary, the fabric shall be replaced promptly.
   d. Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately half the height of the barrier.
   e. Mud or dust which is deposited on adjacent roadways shall be removed at the end of each day.
20. The sediment and erosion control measures indicated on the plans are the minimum requirements. Additional measures may be required, as directed by the Engineer or Jurisdictional Agency.
21. The Contractor shall assume responsibility for maintenance of all soil erosion and sedimentation control measures during and after construction. However, the Contractor shall not transfer these improvements for the purpose of maintenance until they have completed with the above and until they have received final inspection and approval from the Jurisdictional Agency or designated erosion control inspector and a Notice of Termination has been filed (NOT).
22. The work shall generally follow the following typical Construction Sequencing:
   a. Installation of them soil erosion and sediment control (SE/SC) measures:
      1. Selective vegetation removal for silt fence installation
      2. Silt fence installation
      3. Construction fencing around areas not to be disturbed
      4. Stabilized construction entrance
   b. Install tree protection fencing and tree removal where necessary (clear & grub)
   c. Construct sediment trapping devices (sediment traps, basins, etc.)
   d. Construct detention facilities and outlet control structure with restrictor.
   e. Strip and stockpile topsoil and mass grade the site
   f. Temporarily stabilize topsoil stockpiles (seed and silt fence around toe of slope)
   g. Install sanitary sewer, storm sewer, watermain and associated inlet & outlet protection
   h. Permanently stabilize detention basins with seed and erosion control blanket
   i. Temporarily stabilize all areas including lots that have reached temporary grade
   j. Install roadways, parking areas, etc.
   k. Final grade and permanently stabilize all outlot areas with topsoil and seed
   l. Install structures and grade individual lots
   m. Permanently stabilize site with topsoil and seed
   n. Remove all temporary SE/SC measures after the site is stabilized with vegetation

MWRD GENERAL NOTES

A. Referenced Specifications
1. All construction shall be in accordance with the applicable sections of the following, except as modified herein or on the Plans:
   - Standard Specifications for Road and Bridge Construction (Latest Edition), by the Illinois Department of Transportation (IDOT SS) for all improvements except Sanitary Sewer and Water Main construction.
   - Standard Specification for Water and Sewer Main Construction in Illinois, Latest Edition (SSWS) for Sanitary Sewer and Water Main construction.
   - Village of Arlington Heights Municipal Code.
   - The Metropolitan Water Reclamation District of Greater Chicago (MWRD) Watershed Management Ordinance and Technical Guidance Manual.
   - In case of a conflict between the applicable Ordinances noted, the more stringent shall take precedence and shall control all construction.

B. Notifications
1. The MWRD Local Sewer Systems Section Field Office must be notified at least two (2) working days prior to the commencement of any work (Call 708-588-4055)
2. The Village of Arlington Heights Engineering Department and Public Works Department must be notified at least 24 hours prior to the start of construction and prior to each phase of work. Contractor shall determine items requiring inspection prior to start of construction or each phase of work.
3. The Contractor shall notify all utility companies prior to beginning construction for the exact locations of utilities and for their protection during construction. If existing utilities are encountered that conflict in location with new construction, immediately notify the engineer so that the conflic can be resolved. Call J.U.L.I.E. at 1-800-892-0123.

C. General Notes
1. All elevations shown on plans reference the North American vertical datum of 1988 (NAVD88). Conversion factor is ZERO ft.
2. MWRD, the municipality and the owner or owner's representative shall have the authority to inspect, approve, and reject the construction improvements.
3. The contractor(s) shall indemnify the owner, engineer, municipality, MWRD, and their agents, etc., from all liability involved with the construction, installation, or testing of this work on the project.
4. The proposed improvements must be constructed in accordance with the engineering plans as approved by MWRD and the municipality unless changes are approved by MWRD, the municipality, or authorized agent. The construction details, as presented on the plans, must be followed. Proper construction techniques must be followed on the improvements indicated on the plans.
5. The location on various underground utilities which are shown on the plans are for information only and represent the best knowledge of the engineer. Verify locations and elevations prior to beginning the construction operations.
6. Any existing pavement, sidewalk, driveway, etc., damaged during construction operations and not called for to be removed shall be replaced at the expense of the contractor.
7. Material and compaction testing shall be performed in accordance with the requirements of the municipality, MWRD, and owner.
8. The underground contractor shall make all necessary arrangements to notify all inspection agencies.
9. All new and existing utility structures on site and in areas disturbed during construction shall be adjusted to finish grade prior to final inspection.
10. Record drawings shall be kept by the contractor and submitted to the engineer as soon as underground improvements are completed. Final payments to the contractor shall be held until they are received. Any changes in length, location or alignment shall be shown in red. All wyes or bends shall be located from the downstream manhole. All valves, B-boxes, tees or bends shall be tied to a fire hydrant.

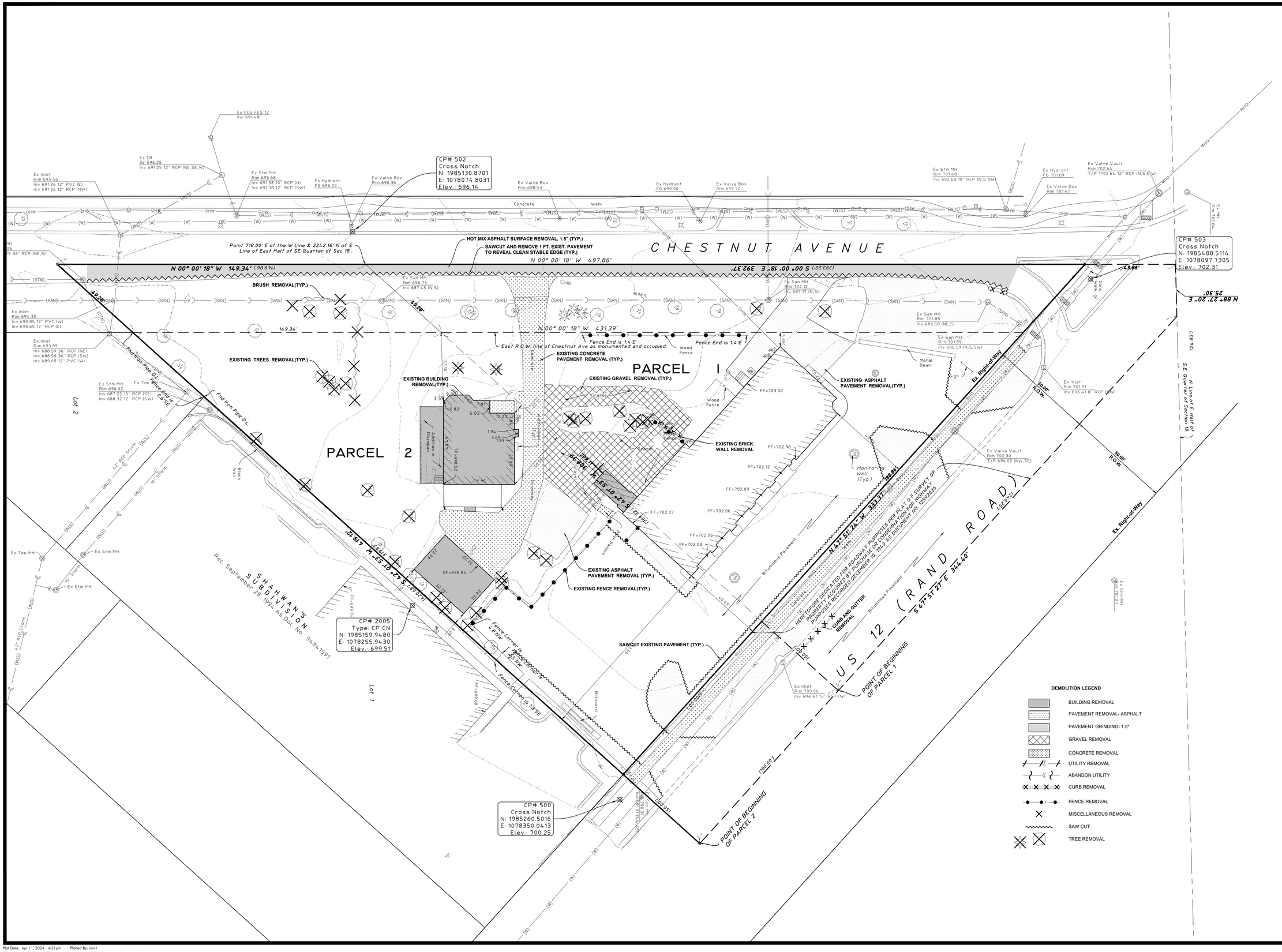
D. Sanitary Sewer
1. The contractor shall take measures to prevent any polluted water, such as ground and surface water, from entering the existing sanitary sewers.
2. A water-tight plug shall be installed in the downstream sewer pipe at the point of sewer connection prior to commencing any sewer construction. The plug shall remain in place until removal is authorized by the municipality and/or MWRD after the sewers have been tested and accepted.
3. Discharging any unpolluted water into the sanitary sewer system for the purpose of sewer flushing of lines for the deflection test shall be prohibited without prior approval from the municipality or MWRD.
4. All sanitary sewer construction shall be in accordance with the standard specifications for water and sewer main construction in Illinois (latest edition).
5. All floor drains shall discharge to the sanitary sewer system.
6. All downspouts and footing drains shall discharge to the storm sewer system.
7. All sanitary sewer pipe materials and joints (and storm sewer pipe materials and joints in a combined sewer area) shall conform to the following:

Pipe Material	Pipe Specifications	Joint Specifications
Vitrified Clay Pipe	ASTM C-700	ASTM C-425
Reinforced Concrete Sewer Pipe	ASTM C-76	ASTM C-443
Cast Iron Soil Pipe	ASTM A-74	ASTM C-564
Ductile Iron Pipe	ANSI A21.51	ANSI A21.11
Polyvinyl Chloride (PVC) Pipe		
6-inch to 15-inch Diameter SDR 26	ASTM D-3034	ASTM D-3212
18-inch to 27-inch Diameter F/DY=46	ASTM F-679	ASTM D-3212
High Density Polyethylene (HDPE)	ASTM D-3350	ASTM D-3261, F-2620 (Heat Fusion)
	ASTM D-3035	ASTM D-3212, F-477 (Gasketed)
Water Main Quality PVC SDR 26		
4-inch to 36-inch	ASTM D-2241	ASTM D-3139
4-inch to 12-inch	AWWA C900	ASTM D-3139
14-inch to 48-inch	AWWA C905	ASTM D-3139

The following materials are allowed on a qualified basis subject to district review and approval prior to permit issuance. A special condition will be added to the permit when the pipe material is used for sewer construction or a connection is made.

Pipe Material	Pipe Specifications	Joint Specifications
Polypropylene (PP) Pipe		
12-inch to 24-inch Double Wall	ASTM F-2736	ASTM D-3212, F-477
30-inch to 60-inch Triple Wall	ASTM F-2764	ASTM D-3212, F-477

8. All sanitary sewer construction (and storm sewer construction in combined sewer areas), requires stone bedding with stone 1/4" to 1" in size, with minimum bedding thickness equal to 1/4 the outside diameter of the sewer pipe, but not less than four (4) inches nor more than eight (8) inches. Material shall be CA-7, CA-11 or CA-13 and shall be extended at least 12" above the top of the pipe when using PVC.
9. Non-shear flexible-type couplings shall be used in the connection of sewer pipes of dissimilar materials.
10. All manholes shall be provided with bolted, watertight covers. Sanitary lids shall be constructed with a concealed pickhole and watertight gasket with the word "SANITARY" cast into the lid.
11. When connecting to an existing sewer main by means other than an existing wye, tee, or an existing manhole, one of the following methods shall be used:
   a. A circular saw-cut of sewer main by proper tools ("Shewer-t


CP# 502
Cross Notch
N: 1985130.8701
E: 1078074.8031
Elev.: 696.14
CP# 503
Cross Notch
N: 1985488.5114
E: 1078097.7305
Elev.: 702.31
CP# 2005
Type: CP CN
N: 1985159.9480
E: 1078255.9430
Elev.: 699.51
CP# 500
Cross Notch
N: 1985260.5016
E: 1078350.0413
Elev.: 700.25
CHESTNUT AVENUE
PARCEL 1
PARCEL 2
Lot 1
Lot 2
SUBDIVISION
Rec. September 28, 1994, As Doc No. 94841591
US 12 (RAND ROAD) (S27°E)
POINT OF BEGINNING OF PARCEL 1
POINT OF BEGINNING OF PARCEL 2
Ex. Right-of-Way
50.00' R.O.W.
HOT MIX ASPHALT SURFACE REMOVAL, 1.5" (TYP.)
SAWCUT AND REMOVE 1 FT. EXIST. PAVEMENT TO REVEAL CLEAN STABLE EDGE (TYP.)
BRUSH REMOVAL(TYP.)
EXISTING TREES REMOVAL(TYP.)
EXISTING BUILDING REMOVAL(TYP.)
EXISTING CONCRETE PAVEMENT REMOVAL (TYP.)
EXISTING GRAVEL REMOVAL (TYP.)
EXISTING ASPHALT PAVEMENT REMOVAL(TYP.)
EXISTING BRICK WALL REMOVAL
EXISTING ASPHALT PAVEMENT REMOVAL (TYP.)
EXISTING FENCE REMOVAL(TYP.)
SAWCUT EXISTING PAVEMENT (TYP.)
CURB AND GUTTER REMOVAL
Point 718.00' E of the W Line & 2242.16' N of S Line of East Half of SE Quarter of Sec 16.
N 00° 00' 18" W 149.34' (98.67')
N 00° 00' 18" W 497.86'
S 00° 00' 18" E 392.37' (392.22')
N 00° 00' 18" W 431.39'
East R.O.W. line of Chestnut Ave as monumented and occupied.
Fence End is 1.4'E
Fence End is 1.4'E
N 88° 27' 20" E 25.30'
N 47° 51' 24" W 329.37'
S 47° 51' 21" E 344.40'
(100.00')
(188.74')
S.E. N Line of E. Half of Quarter of Section 16
Ex Inlet Rim 694.56 Inv 691.26 12" PVC (E) Inv 691.26 12" RCP (NW)
Ex CB Gr 696.25 Inv 691.25 12" RCP (NE,SE,W)
Ex FES FES 12 Inv 691.48
Ex Stm MH Rim 695.68 Inv 691.38 10" RCP (N) Inv 691.38 12" RCP (SW)
Ex Hydrant FG 696.00
Ex Valve Box Rim 696.36
Ex Valve Box Rim 698.53
Ex Hydrant FG 699.90
Ex Valve Box Rim 699.70
Ex Stm MH Rim 701.48 Inv 692.68 10" RCP (N,S,NW)
Ex Hydrant FG 701.09
Ex Valve Box Rim 701.41
Ex Valve Vault Rim 702.64 T/P 1702.64 12" RCP (N,S,E,W)
Ex MH Rim 702.64
Ex San MH Rim 696.75 (N,S) Inv 687.45 (N,S)
Ex San MH Rim 700.12 Inv 687.17 (N,S)
Ex San MH Rim 701.88 Inv 686.58 (NE,S)
Ex San MH Rim 701.89 Inv 686.59 (N,S,SW)
Ex Inlet Rim 694.30 Inv 690.85 12" PVC (W) Inv 690.65 12" RCP (E)
Ex Inlet Rim 693.89 Inv 688.59 36" RCP (NE) Inv 688.59 36" RCP (SW) Inv 689.69 12" PVC (W)
Ex Inlet Rim 701.91 Inv 696.41 8" RCP (W)
Ex Inlet Rim 700.66 Inv 694.41 12" RCP (W)
Ex Stm MH Rim 696.02 Inv 687.22 15" RCP (SE) Inv 688.32 12" RCP (SW)
Ex Tee MH
Ex Stm MH
Ex Valve Vault Rim 702.30 T/P 696.05 (NW,SE)
Ex Stm MH Rim 702.72
Ex Stm MH
Ex Tee MH
Ex Stm MH
Ex Stm MH
Ex Stm

NORTH

10 0 20

Scale: 1" = 20'

CHESTNUT AVENUE

N 00° 00' 18" W 149.34'

N 00° 00' 18" W 497.86'

N 00° 00' 18" W 431.39'

B6.12 Curb & Gutter (Typ.)

Pavement Widening

Asphalt Pavement Overlay

5' Wide Concrete Sidewalk (Typ.)

Proposed Right Of Way Line

Barrier Curb (Typ.)

Block Retaining Wall
1.5' Max Height

Proposed Lot line

Proposed Fence

Lot 2

Block Retaining Wall
2.75' Max Height

Lot 1

Existing Commercial Building

Trash Enclosure, Details and Specifications per Architectural Plans

Handicapped Parking Sign

Public Sidewalk Easement

Do Not Enter Sign

One Way Sign

Bioswale

Barrier Curb along Right-of-Way

Comb. Conc. Curb and Gutter, Type B-6.24

Existing Depressed Curb (Typ.)

6" Barrier Curb (Typ.)

Ex. Right-of-Way

50.00' R.O.W.

33.00' R.O.W.

CP# 503
Cross Notch
N: 1985488.5114
E: 1078097.7305
Elev.: 702.31

CP# 2005
Type: CP CN
N: 1985159.9480
E: 1078255.9430
Elev.: 699.51

CP# 500
Cross Notch
N: 1985260.5016
E: 1078350.0413
Elev.: 700.25

SUBDIVISION
SHAHWAN'S
Rec. September 28, 1994 As Doc No. 94841591

U S 12 (RAND ROAD)
S 47° 51' 21" E 344.40'
(120.00')

N 47° 51' 24" W 323.37'

N 88° 27' 20" E
25.30'
(24.83')

43.86'

SITE DATA

Total Site Area	46,194 s.f. (1.060 Ac.)
Disturbed Area	27,272 s.f. (0.626 Ac.)
Land Coverage	
Lot 1	27,968 s.f. (0.642 Ac.)
Open Space (Landscape)	3,297 s.f. (0.076 Ac.)
Impervious Area	24,671 s.f. (0.566 Ac.)
Lot 2	18,230 s.f. (0.419 Ac.)
Open Space (Landscape)	6,751 s.f. (0.155 Ac.)
Impervious Area	11,479 s.f. (0.264 Ac.)

PARKING SUMMARY

Building Area	
Prop. Row Homes - 5 units	4,844 s.f.
Exist. Commercial Building	4,864 s.f.
Required Parking	
Lot 1 - Auto Service	20 spaces
3 spaces/service bay	
5 service bays	
1 space/employee	
5 employees	
Lot 2 - Residential	10 spaces
2 spaces / unit	
Total Required Parking	30 spaces
Proposed Lot 1 Commercial Parking	
Standard Parking Stall	36
Handicapped Parking Stall	2
Total Parking Provided	38
Proposed Lot 2 Residential Car Parking	
Residential Parking Stall	5
Garage parking	10
Total Parking Provided	15

PAVING LEGEND

Chestnut Avenue Pavement
-2" Hot Mix Asphalt Surface Course, Mix D, N50
-5 1/4" Hot Mix Asphalt Binder Course, IL19.0, N50
-8" Subbase Granular Material, Type B

Chestnut Avenue Overlay
-2" Hot Mix Asphalt Surface Course, Mix D, N50

Asphalt Pavement (Parking Spaces)
-2" Hot Mix Asphalt Surface Course, Mix D, N50
-2 1/4" Hot Mix Asphalt Binder Course, IL19.0, N50
-8" CA-6 Crushed Aggregate Base Course

Heavy Duty Asphalt Pavement (Drive Aisles)
-2" Hot Mix Asphalt Surface Course, Mix D, N50
-2 1/4" Hot Mix Asphalt Binder Course, IL19.0, N50
-5" Hot Mix Asphalt Binder Course, IL19.0, N-50
-4" CA-6 Crushed Aggregate Base Course

Concrete Driveway Apron
-8" Portland Cement Concrete (Class PV)
-4" CA-6 Crushed Aggregate Base Course

Concrete Sidewalk
-6" Portland Cement Concrete
-2" CA-6 Crushed Aggregate Base Course

NOTES:

1. All dimensions are to back of curb, face of wall and face of building unless otherwise noted.
2. Refer to Plat of Subdivision for additional lot information.

No.	Revision	Date
4	Village & IDOT Review	04-12-2024
3	Village Review	02-16-2024
2	Village Review	01-10-2024
1	Village Review	08-31-2023

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GEOMETRY AND PAVING PLAN

RAND ROAD & CHESTNUT AVE.
PRELIMINARY ENGINEERING PLANS

ARLINGTON HEIGHTS, ILLINOIS

Project Manager:	K M L
Engineer:	V D R
Date:	04-20-2023
Project No.	22253
Sheet	C4.0 / C7

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Plot Date: Apr 11, 2024 - 4:31pm Plotted By: kim-l
File Name: P:\2022\22253\Drawings\Preliminary\22253 - Preliminary Engineering.dwg

NORTH

10 0 20

Scale: 1" = 20'

CHESTNUT AVENUE

CP# 503
Cross Notch
N: 1985488.5114
E: 1078097.7305
Elev.: 702.31

CP# 2005
Type: CP CN
N: 1985159.9480
E: 1078255.9430
Elev.: 699.51

CP# 500
Cross Notch
N: 1985260.5016
E: 1078350.0413
Elev.: 700.25

US 12 (RAND ROAD) (S27°E)

SHAHWAN'S SUBDIVISION
Rec September 26 1994 As Doc No 94841591

Lot 1

Lot 2

Ridge line(Typ.)

Ex. Right-of-Way

50.00' R.O.W.

(100.00')

Bioswale

Monitoring Well (Typ.)

Ex Valve Vault Rim 702.30 T/P 696.05 (NW,SE)

Ex Valve Vault Rim 702.64 T/P 1702.64 12" RCP (N,S,E,W)

Ex Inlet Rim 701.91 Inv 696.41 8" RCP (W)

Ex Inlet Rim 700.66 Inv 694.41 12" RCP (W)

Ex Inlet Rim 694.56 Inv 691.26 12" PVC (E) Inv 691.26 12" RCP (NW)

Ex CB Gr 696.25 Inv 691.25 12" RCP (NE,SE,W)

Ex FES FES 12 Inv 691.48

Ex Stm MH Rim 695.68 Inv 691.38 10" RCP (N) Inv 691.38 12" RCP (SW)

Ex Hydrant FG 696.00

Ex Valve Box Rim 696.36

Ex Valve Box Rim 698.53

Ex Hydrant FG 699.90

Ex Valve Box Rim 699.70

Ex Stm MH Rim 701.48 Inv 692.68 10" RCP (N,S,NW)

Ex Hydrant FG 701.09

Ex Valve Box Rim 701.41

Ex San MH Rim 696.75 Inv 687.45 (N,S)

Ex San MH Rim 700.12

Ex San MH Rim 701.88 Inv 696.58 (NE,S)

Ex San MH Rim 701.89 Inv 696.59 (N,S,SW)

Ex Inlet Rim 694.30 Inv 690.85 12" PVC (W) Inv 690.65 12" RCP (E)

Ex Inlet Rim 693.89 Inv 688.59 36" RCP (NE) Inv 688.59 36" RCP (SW) Inv 689.69 12" PVC (W)

Ex Tee MH Rim 698.02 Inv 687.22 15" RCP (SE) Inv 688.32 12" RCP (SW)

Ex Stm MH Rim 695.36 Inv 686.76 36" RCP (NE,S)

42" RCP Storm (N,S)

15" Storm

Ex Tee MH

Ex Stm MH

Ex Stm MH

Concrete Walk

Metal Sign

Block Wall

Bituminous Pavement

Billboard

Property Line

Existing Building

Proposed Building

Proposed Fence

Proposed Retaining Wall

Existing grade line

Proposed Grade line

4:1 Slope

CL Access Drive

Gr 698.00
P 699.50
C 700.20
P 699.70
C 700.40
P 699.90
C 700.30
P 699.80
C 700.60
P 700.10
C 701.00
P 700.50
FF=703.00
W 699.00
Fence
6.00'
C 700.50
P 700.00
FF=702.98
FF=702.12
FF=702.09
FF=702.06
FF=702.03
FF=702.07
C 701.25
P 700.75
C 701.70
P 701.20
C 701.66
P 701.16±
TW 701.30
BW 701.30
TW 701.30
BW 699.00
TW 701.30
BW 698.55
C 698.80
P 698.30
Gr 697.50
C 698.55
P 698.05
TW 700.50
BW 698.35
TW 698.20
BW 698.20
C 698.15
P 697.65
C 700.90
P 700.40
C 700.33
P 699.73
TW 698.50
BW 698.50
TW 699.65
BW 698.86
TW 698.72
BW 698.72
C 698.30
P 697.80
C 698.85
P 698.35
C 698.65
P 698.15
C 699.95
P 699.45
P 700.45±
P 700.75±
C 700.50
P 700.00±
P 701.10±
C 701.35
P 700.85±
C 702.01
P 701.51±
C 702.86
P 702.06±
C 702.53
P 702.03
P 702.58±
P 702.59±
C 701.15
P 700.65
C 701.50
P 701.50
C 701.55
P 701.55
P 700.24
P 700.17
P 699.68
C 700.30
P 700.30
C 700.25
P 700.25
W 700.00
W 699.50
C 699.44
P 698.94
C 699.96
P 699.46
C 699.88
P 699.38
C 699.82
P 699.32
C 699.76
P 699.26
C 699.70
P 699.20
C 699.64
P 699.14
C 699.58
P 699.08
C 699.52
P 699.02
C 699.46
P 698.96
C 699.40
P 698.90
C 699.34
P 698.84
C 699.28
P 698.78
C 699.22
P 698.72
C 699.16
P 698.66
C 699.10
P 698.60
C 699.04
P 698.54
C 698.98
P 698.48
C 698.92
P 698.42
C 698.86
P 698.36
C 698.80
P 698.30
C 698.74
P 698.24
C 698.68
P 698.18
C 698.62
P 698.12
C 698.56
P 698.06
C 698.50
P 698.00
C 698.44
P 697.94
C 698.38
P 697.88
C 698.32
P 697.82
C 698.26
P 697.76
C 698.20
P 697.70
C 698.14
P 697.64
C 698.08
P 697.58
C 698.02
P 697.52
C 697.96
P 697.46
C 697.90
P 697.40
C 697.84
P 697.34
C 697.78
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C 697.72
P 697.22
C 697.66
P 697.16
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C 697.20
P 696.70
C 697.80
P 697.30
C 696.15
P 695.65
C 696.40
P 695.90
C 696.50
P 696.00
C 696.70
P 696.20
C 695.94
P 695.90
C 696.19
P 696.15
C 695.89
P 695.85
C 696.14
P 696.10
C 695.98
P 695.48
C 696.53
G 696.03
W 698.48
C 698.48
G 698.92
G 698.42
W 699.90
C 698.92
G 699.38
G 698.88
W 699.95
C 699.44
P 699.44
C 699.88
P 699.38
C 700.32
P 700.32
C 700.35
P 700.35
C 700.38
P 700.38
C 700.41
P 700.41
C 700.44
P 700.44
C 700.47
P 700.47
C 700.50
P 700.50
C 700.53
P 700.53
C 700.56
P 700.56
C 700.59
P 700.59
C

NORTH

10 0 20

Scale: 1" = 20'

CHESTNUT AVENUE

Ex FES FES 12
Inv 691.48

Ex CB
Gr 696.25
Inv 691.25 12" RCP (NE,SE,W)

Ex Inlet
Rim 694.56
Inv 691.26 12" PVC (E)
Inv 691.26 12" RCP (NW)

Ex Stm MH
Rim 695.68
Inv 691.38 10" RCP (N)
Inv 691.38 12" RCP (SW)

Ex Hydrant
FG 696.00

Ex Valve Box
Rim 696.36

Ex Valve Box
Rim 698.53

Ex Hydrant
FG 699.90

Ex Valve Box
Rim 699.70

Exist. Fire Hydrant

Pressure Connection in
Vaulve Vault

Ex Stm MH
Rim 701.48
Inv 692.68 10" RCP (N,S,NW)

Ex Hydrant
FG 701.09

Ex Valve Box
Rim 701.41

Ex Valve Vault
Rim 702.64
T/P 1702.64 12" RCP (N,S,E,W)

Ex MH
Rim 702.64

Exist. Fire Hydrant

72.02'
Ex Hyd. to Townhome

88.65'
Ex Hyd. to Townhome

Ex San MH
Rim 696.75
Inv 687.45 (N,S)

Ex San MH
Rim 700.12
Inv 687.12 (N,S)

Ex Inlet
Rim 694.30
Inv 690.85 12" PVC (W)
Inv 690.65 12" RCP (E)

Ex Inlet
Rim 693.89
Inv 688.59 36" RCP (NE)
Inv 688.59 36" RCP (SW)
Inv 689.69 12" PVC (W)

Ex San MH
Rim 701.88
Inv 686.58 (NE,S)

Ex San MH
Rim 701.89
Inv 686.59 (N,S,SW)

East R.O.W. line of Chestnut Ave as monumented and occupied.

Valve Box (Typ.)

Concrete Curb Outfall

Ex Stm MH
Rim 698.02
Inv 687.22 15" RCP (SE)
Inv 688.32 12" RCP (SW)

Ex Tee MH

Ex Inlet
Rim 701.91
Inv 696.41 8" RCP (W)

Ex Right-of-Way

50.00'
R.O.W.

Storm CB
Rim =698.00
6" Sanitary Sewer
6" Watermain Quality
Sanitary Sewer

FF=703.00
GF=698.30

10.19'

Sanitary MH

Storm CB
Rim =697.50

21' - 12" RCP
@ 1.44%

Ex. Downspouts

60' - 12" RCP @ 1.67%

Storm MH
Rim =700.00

Outlet Control Structure
with Weir Wall
Rim =695.95
2" Restrictor

Connect to Exist. Manhole
Inv 687.5
Verify MH condition prior to
construction

Storm CB
Rim =695.50

Underground Vault
HWL = 694.5
Detention = 0.207 ac.ft.
Volume Control = 0.031 ac.ft.

41' - 36" RCP @ 2.43%

Storm MH
Rim =697.50

Storm CB
Rim =697.65

70' - 12" RCP @ 1.43%

44' - 12" RCP @ 2.28%

52' - 12" RCP @ 1.83%

Storm CB
Rim =699.45

Lot 2

Lot 1

Ex Valve Vault
Rim 702.30
T/P 696.05 (NW,SE)

701.5

Ex Inlet
Rim 700.66
Inv 694.41 12" RCP (W)

Ex Stm MH
Rim 701.27

US 12 (RAND ROAD)
(132.0'+/-)

[100.00']

HERETOFORE DEDICATED FOR ROADWAY PURPOSES PER PLAT OF SURVEY OF PROPERTY ACQUIRED BY PURCHASE OR CONDEMNATION FOR HIGHWAY PURPOSES RECORDED DECEMBER 19, 1940 AS DOCUMENT NO. 12591335

SHAHWAN'S SUBDIVISION
Rec. September 26, 1994 As Doc. No. 94841591

Ex Tee MH
Ex Stm MH
Ex Stm MH
42" RCP Storm
15" Storm

No.	Revision	Date
4	Village & IDOT Review	04-12-2024
3	Village Review	07-10-2024
2	Village Review	08-31-2023
1	Village Review	08-31-2023

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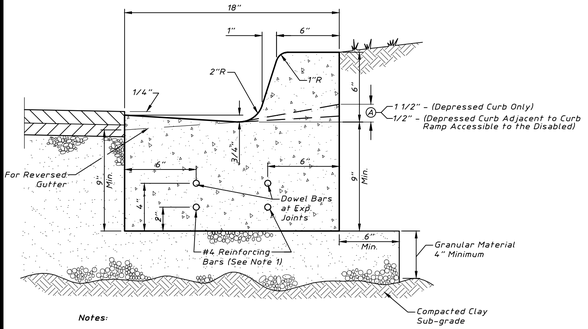
UTILITY PLAN

RAND ROAD & CHESTNUT AVE.
PRELIMINARY ENGINEERING PLANS
ARLINGTON HEIGHTS, ILLINOIS

Project Manager: K M L
Engineer: V D R
Date: 04-20-2023
Project No. 22253
Sheet C6.0/C7

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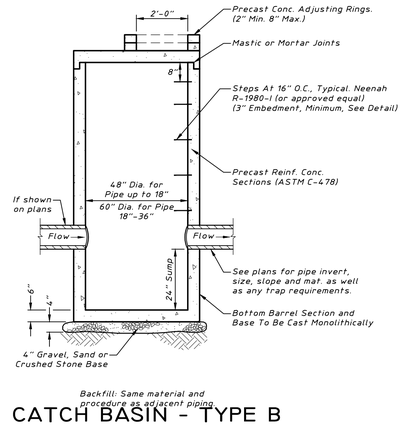
Plot Date: Apr 11, 2024 - 4:32pm Plotted By: kim-l
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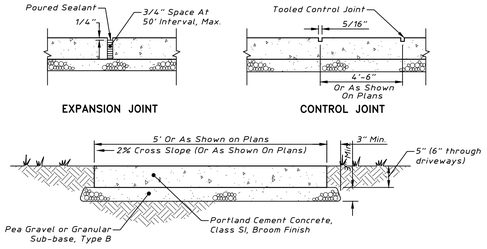
Notes:

1. Use two #4 rebars for 10 feet on either side of all utility trenches.
2. A 1" expansion joint shall be installed at all points of curvature for short radius (under 45°) curves. Maximum expansion joint spacing is 60'. Expansion joints shall be constructed with 1" thick preformed expansion joint filler conforming to the curb & gutter cross section and shall be provided with two, 1-1/4"Ø, 18" long coated smooth dowel bar. The dowel bar shall be fitted with a cap with a pinched stop which provides a minimum of 1" expansion.
3. Maximum contraction (control) joint spacing shall be 20'.
4. Flag thickness shall match proposed roadway, or 9" minimum.
5. See plan set to determine where Standard, Reverse, Depressed, or Depressed Adjacent to ADA Accessible Ramp Curbs are proposed.

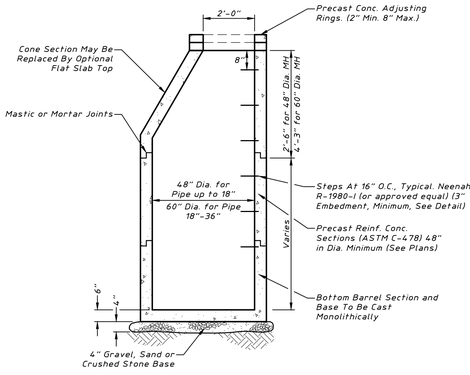
B-6.12 CONCRETE CURB & GUTTER



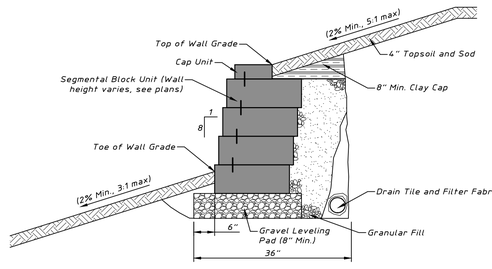
CATCH BASIN - TYPE B



PORTLAND CEMENT CONC. SIDEWALK



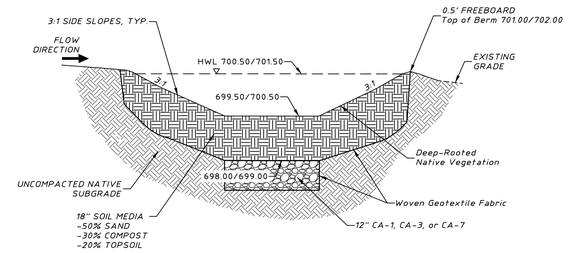
STORM SEWER MANHOLE



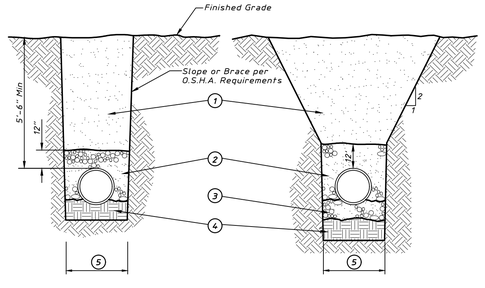
NOTES:

1. Wall shall be constructed in accordance with the specification guidelines of the selected manufacturer. Contractor shall submit shop drawings to the engineer for approval prior to construction. Drawings must be signed & sealed by a registered structural engineer.
2. This Detail Does Not Account For Extreme Vehicle Impact
3. Color to be determined by Architect.

SEGMENTAL BLOCK RETAINING WALL



BIOSWALE



1. CA-6 Trench backfill under pavement, curb and gutter as indicated in road subgrades and within 2 feet of any proposed curb and gutter or sidewalk. Mechanically compacted backfill of excavated materials in other locations if approved by the Village Engineer. Refer to note 3 below for materials and compaction requirements.
2. WATER MAIN Compacted granular material per standard specifications for water and sewer main construction in Illinois, to 12" above top of pipe Compact to 95% (ASTM D-1557) 8" lifts max.

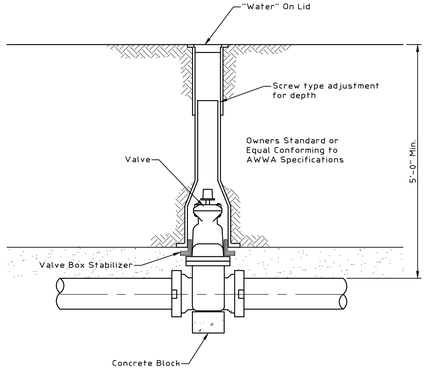
   STORM SEWER Compacted granular material per standard specifications for water and sewer main construction in Illinois, to 12" above top of pipe. Compact to 95% (ASTM D-1557) 8" lifts max.

   SANITARY SEWER (PVC or DIP) Compacted granular material per standard specifications for water and sewer main construction in Illinois, to 12" above top of pipe (also see note 1 below). Compact to 95% (ASTM D-1557) 8" lifts max.
3. 4" Compacted granular bedding material. per standard specifications for water and sewer main construction in Illinois, 8" Lifts max. (Loose measure). Compact to 95% (ASTM D-1557).
4. Unsuitable material to be removed where directed by Engineer (to a minimum depth of 4') and replaced with suitable material and compacted.
5. Trench Width - Pipe O.D. + 24" Minimum
   Pipe O.D. + 36" Maximum

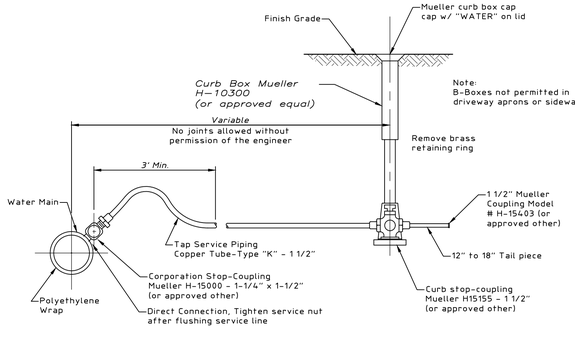
Notes:

1. PVC pipe conforming to the SDR specified in the plans shall be installed to the latest revised specification requirements of ASTM D-2321 using either compacted granular material CA 11 or CA 13 for bedding, haunching and initial backfill of 12" over the top of pipe to provide the necessary support fot the pipe so that the maximum deflection does not exceed 5% of the pipes original internal diameter.
2. All CA 6, CA 11 and CA13 to be IDOT approved.
3. Under or within 2 feet of pavement, curbs and walks use trench backfill and compact to 95% Mod. Proctor density (ASTM D-1557) 8" lifts maximum. (Loose Measure). In all other areas use excavated materials (unless noted otherwise) and compact to 90% (ASTM D-1557) 12" lifts maximum. (Loose measure).

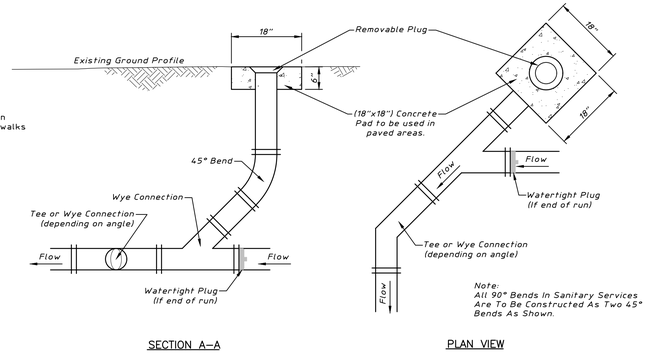
TYPICAL TRENCH CROSS SECTION



TYPICAL VALVE BOX INSTALLATION



WATER SERVICE DETAIL



SANITARY SERVICE CLEANOUT ALIGNMENT DETAIL

No.	Date	Revision
4	04-12-2024	Village & IDOT Review
3	02-16-2024	Village Review
2	01-10-2024	Village Review
1	08-31-2023	Village Review

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CONSTRUCTION DETAILS

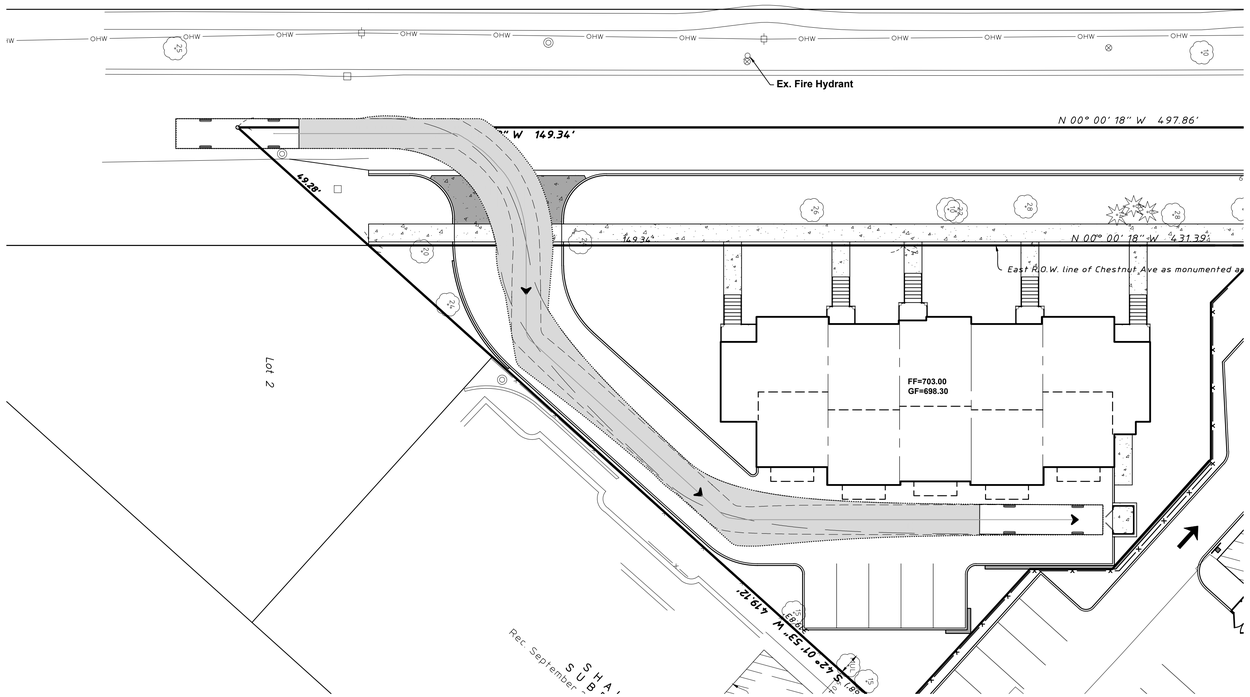
RAND ROAD & CHESTNUT AVE. PRELIMINARY ENGINEERING PLANS

ARLINGTON HEIGHTS, ILLINOIS

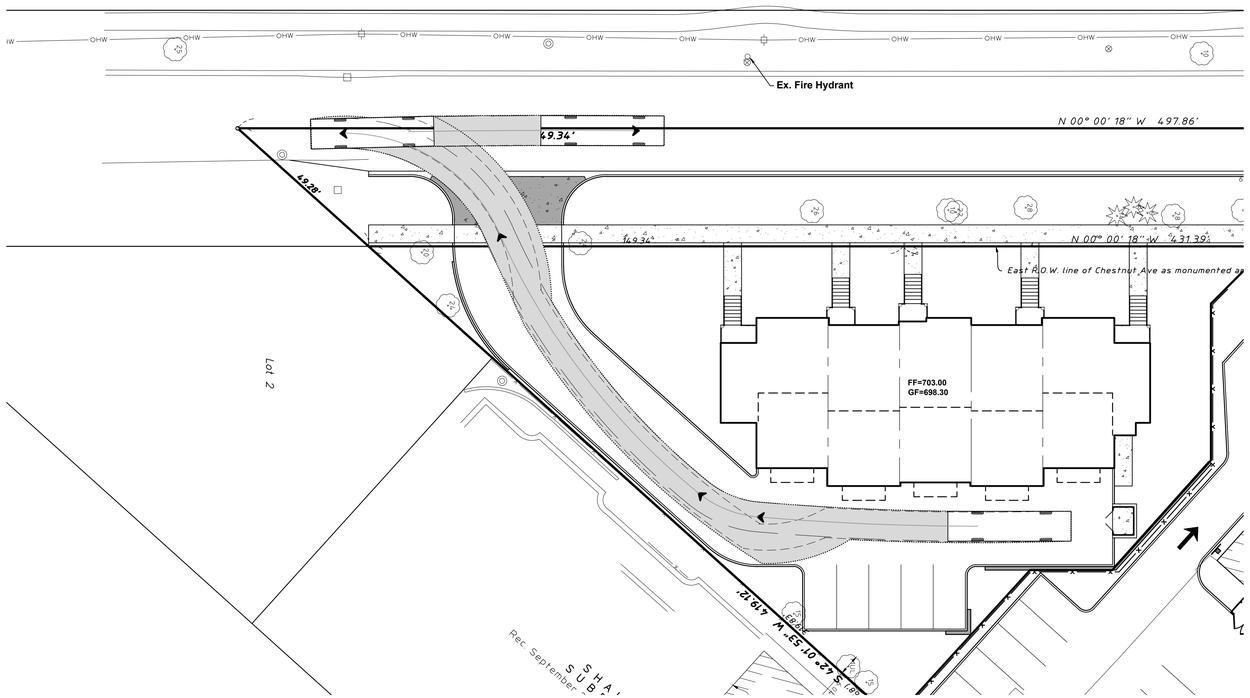
Project Manager:	K M L
Engineer:	V D R
Date:	04-20-2023
Project No.	22253
Sheet	C7.0 / C7

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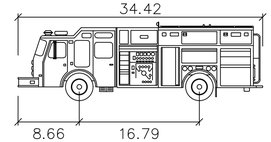
Plot Date: Apr 11, 2024 - 4:32pm Plotted By: kimi
File Name: P:\2022\22253\Drawings\Preliminary\22253 - Preliminary Engineering.dwg



NB-FIRE DEPT. FIRE ENGINE ENTERING THE SITE



NB-FIRE DEPT. FIRE ENGINE EXITING THE SITE



ARLINGTON HTS ENGINE

	feet
Width	: 8.33
Track	: 8.33
Lock to Lock Time	: 3.0
Steering Angle	: 32.2

NORTH

10 0 20

Scale: 1" = 20'

No.	Revision	Date
4	Village & IDOT Review	04-12-2024
3	Village Review	03-15-2024
2	Village Review	01-10-2024
1	Village Review	08-31-2023

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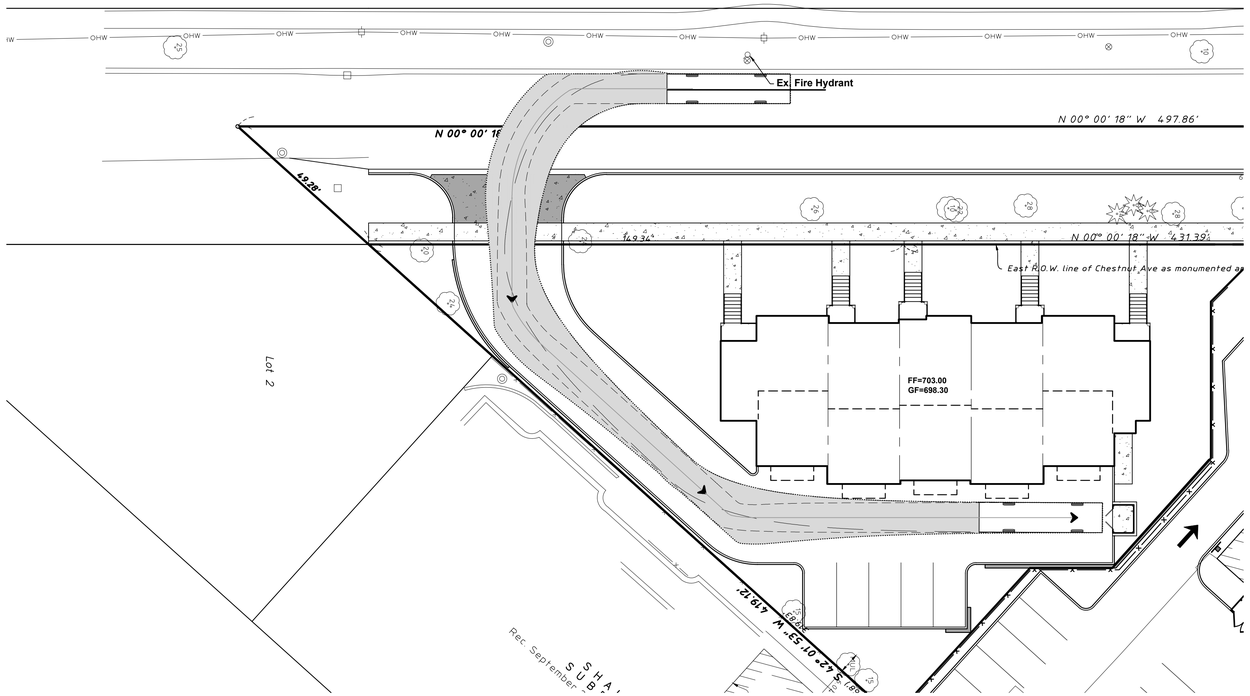
NB FIRE TRUCK ACCESS PLAN - TOWNHOME SITE

RAND ROAD & CHESTNUT AVE.
PRELIMINARY ENGINEERING PLANS
ARLINGTON HEIGHTS, ILLINOIS

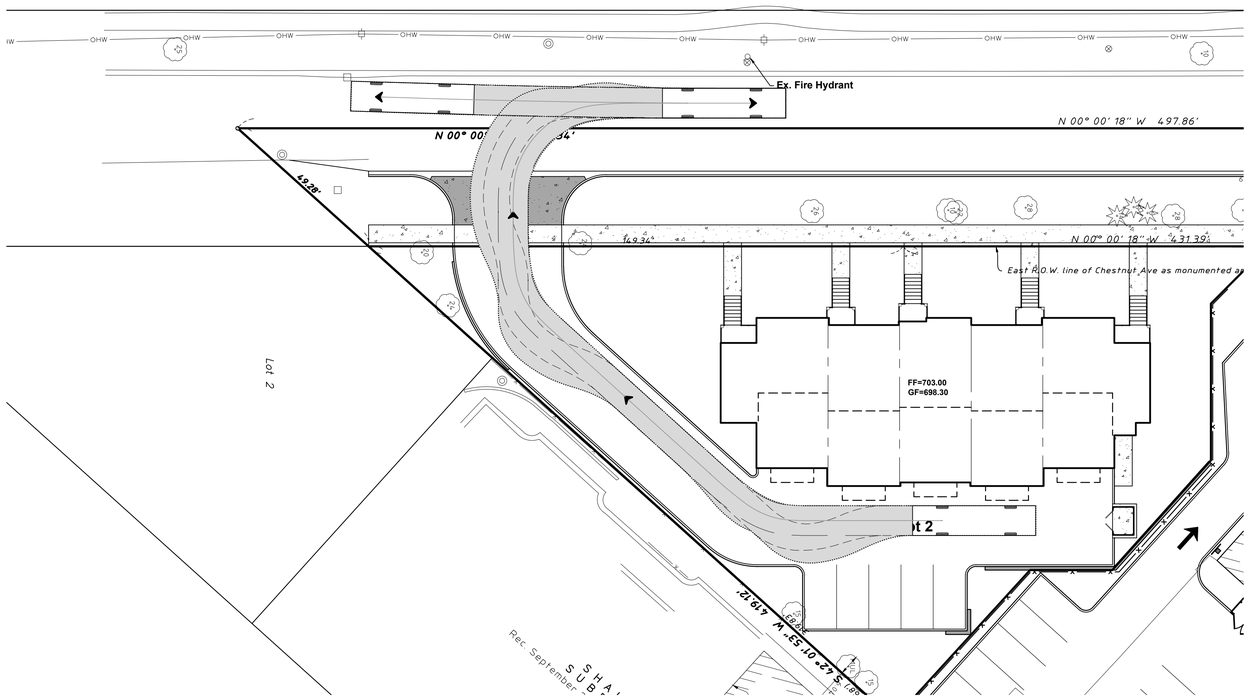
Project Manager:	K M L
Engineer:	V D R
Date:	04-20-2023
Project No.	22253
Sheet	EX-1 / C7

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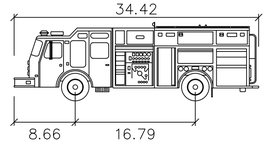
Plot Date: Apr 11, 2024 - 4:32pm Plotted By: kim-l
File Name: P:\2022\22253\Drawings\Preliminary\22253 - Preliminary Engineering.dwg



SB-FIRE DEPT. FIRE ENGINE ENTERING THE SITE



SB-FIRE DEPT. FIRE ENGINE EXITING THE SITE



ARLINGTON HTS ENGINE

	feet
Width	: 8.33
Track	: 8.33
Lock to Lock Time	: 3.0
Steering Angle	: 32.2

NORTH

10 0 20

Scale: 1" = 20'

No.	Revision	Date
4	Village & IDOT Review	04-12-2024
3	Village Review	01-10-2024
2	Village Review	11-08-2023
1	Village Review	08-31-2023

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www.haegerengineering.com

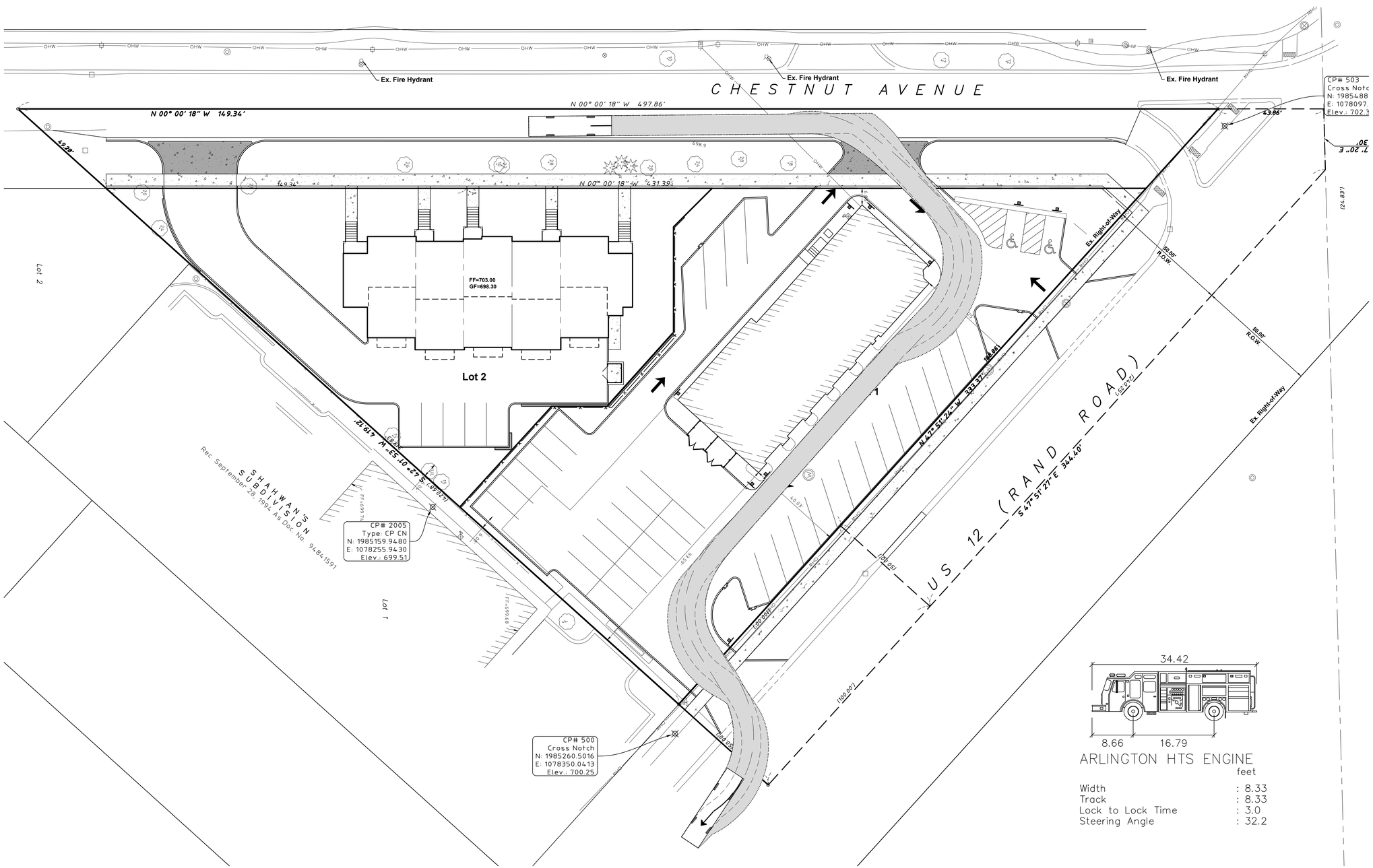
SB FIRE TRUCK ACCESS PLAN - TOWNHOME SITE

RAND ROAD & CHESTNUT AVE.
PRELIMINARY ENGINEERING PLANS
ARLINGTON HEIGHTS, ILLINOIS

Project Manager: K M L
Engineer: V D R
Date: 04-20-2023
Project No. 22253
Sheet EX-2 / C7

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Plot Date: Apr 11, 2024 - 4:32pm Plotted By: kim-l
File Name: P:\2022\22253\Drawings\Preliminary\22253 - Preliminary Engineering.dwg



NB-FIRE ENGINE ENTERING AND EXITING APC SITE

NORTH

Scale: 1" = 20'

No.	Date	Revision
1	08-31-2023	Village Review
2	01-10-2024	Village Review
3	03-14-2024	Village Review
4	04-12-2024	Village & IDOT Review

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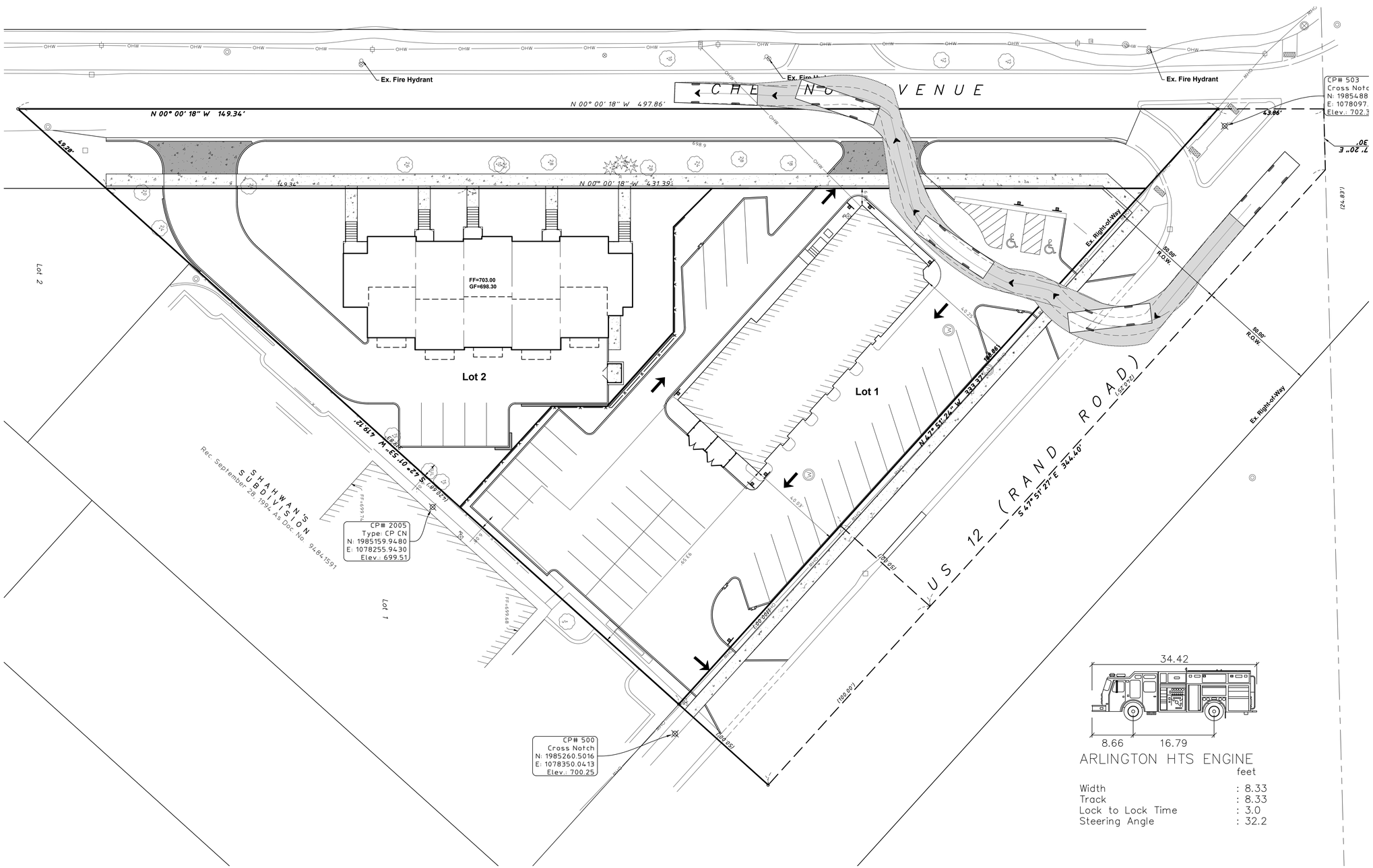
NB FIRE TRUCK ACCESS PLAN - APC SITE

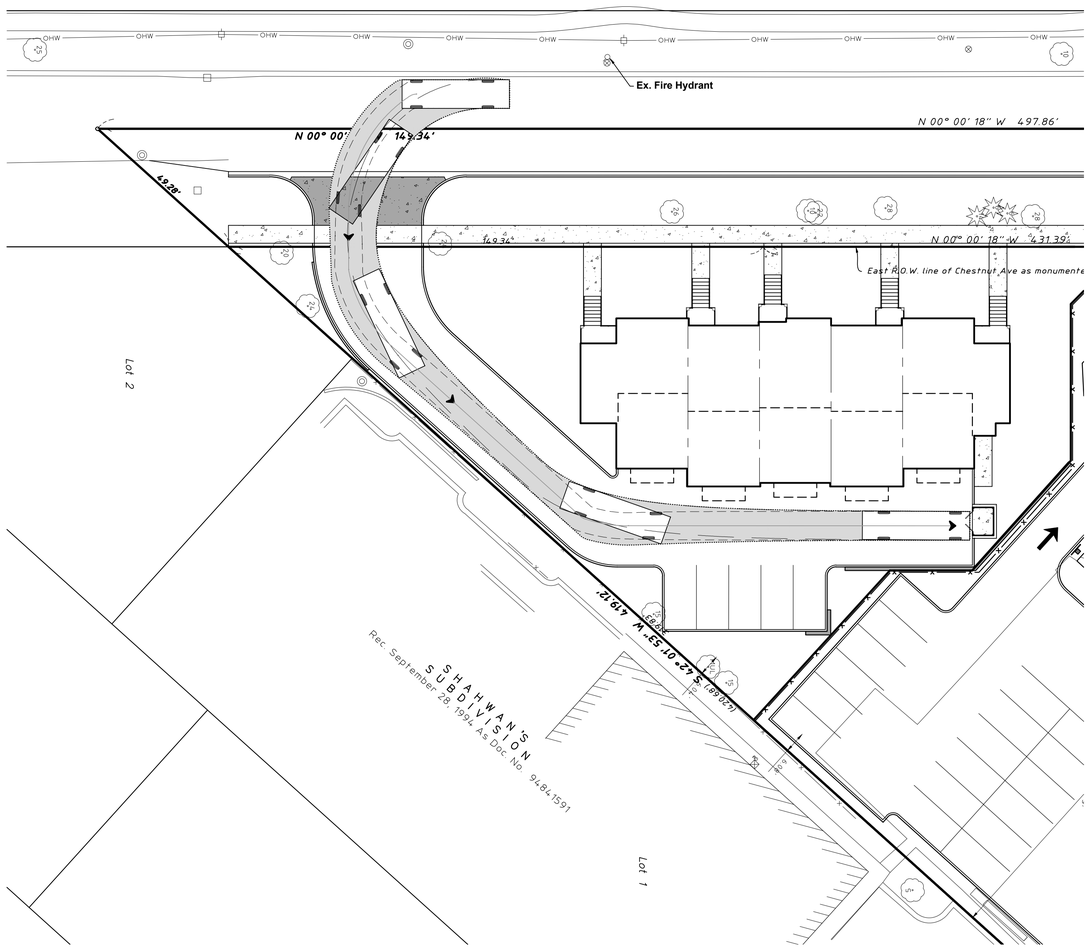
RAND ROAD & CHESTNUT AVE.
PRELIMINARY ENGINEERING PLANS
ARLINGTON HEIGHTS, ILLINOIS

Project Manager:	K M L
Engineer:	V D R
Date:	04-20-2023
Project No.	22253
Sheet	EX-3 / C7

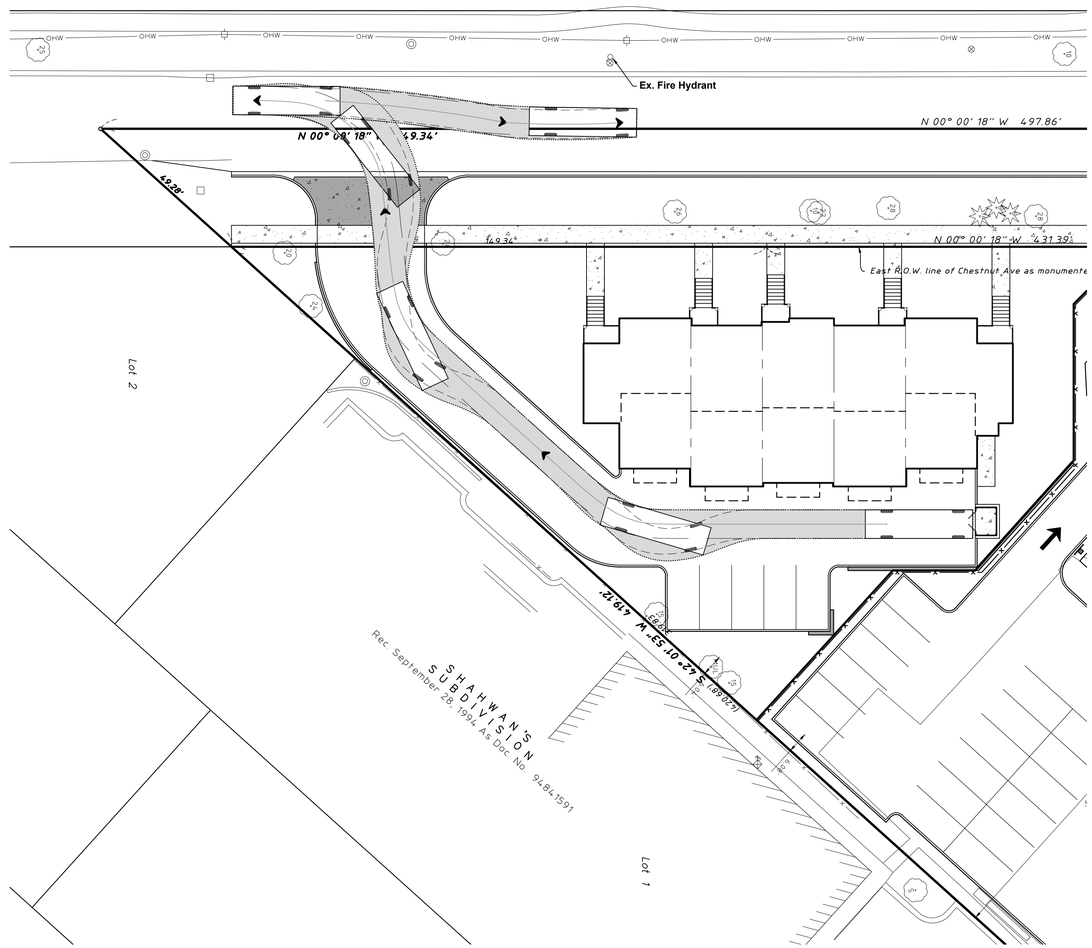
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File Name: P:\2022\22253\Drawings\Preliminary\22253 - Preliminary Engineering.dwg

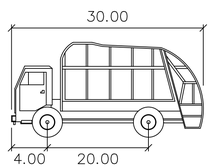

Ex. Fire Hydrant
Ex. Fire Hydrant
Ex. Fire Hydrant
N 00° 00' 18" W 149.34'
N 00° 00' 18" W 497.86'
N 00° 00' 18" W 431.39'
149.34'
49.28'
CP# 503
Cross Notch
N: 1985488
E: 1078097.
Elev.: 702.3
43.86'
Lot 2
FF=703.00
GF=698.30
Lot 2
Lot 1
Ex. Right-of-Way
80.00'
R.O.W.
80.00'
R.O.W.
Ex. Right-of-Way
(24.83')
N 22° 51' 27" W 333.37'
198.66'
S 47° 51' 27" E 344.40'
(S22.0°E)
US 12 (RAND ROAD)
Rec. September 28, 1994 As Doc. No. 94841591
S.HAHWANSON SUBDIVISION
N 22° 51' 27" W 418.12'
CP# 2005
Type: CP CN
N: 1985159.9480
E: 1078255.9430
Elev.: 699.51
CP# 500
Cross Notch
N: 1985260.5016
E: 1078350.0413
Elev.: 700.25
Lot 1
FF=699.68
FF=699.68
100.00'
100.00'
100.00'
65.56
40.03
OHW
WMH
SAN
SAN MH
CB
INLET
MH
698.9
699.0
699.1
699.2
699.3
699.4
699.5
699.6
699.7
699.8
699.9
700.0
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702.0
702.1
702.2
702.3
702.4
702.5
702.6
702.7
702.8



GARBAGE TRUCK ENTERING THE SITE



GARBAGE TRUCK EXITING THE SITE



GARBAGE TRUCK–ARLINGTON HTS

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 3.0
Steering Angle	: 31.8

NORTH

10 0 20

Scale: 1" = 20'

No.	Date	Revision
4	04-12-2024	Village & IDOT Review
3	01-16-2024	Village Review
2	01-10-2024	Village Review
1	08-31-2023	Village Review

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GARBAGE TRUCK ACCESS PLAN

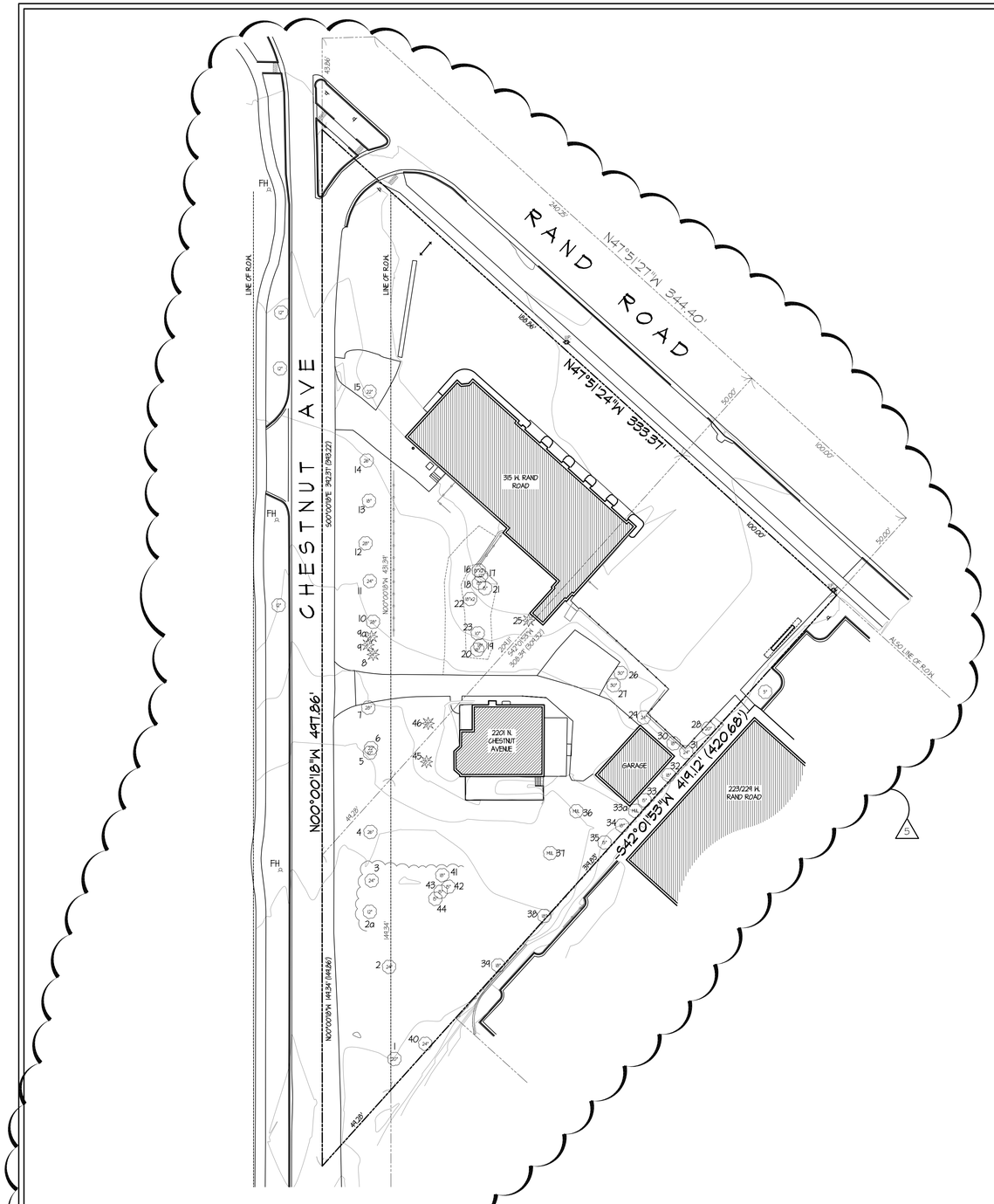
RAND ROAD & CHESTNUT AVE.
PRELIMINARY ENGINEERING PLANS

ARLINGTON HEIGHTS, ILLINOIS

Project Manager:	K M L
Engineer:	V D R
Date:	04-20-2023
Project No.	22253
Sheet	EX-5/C7

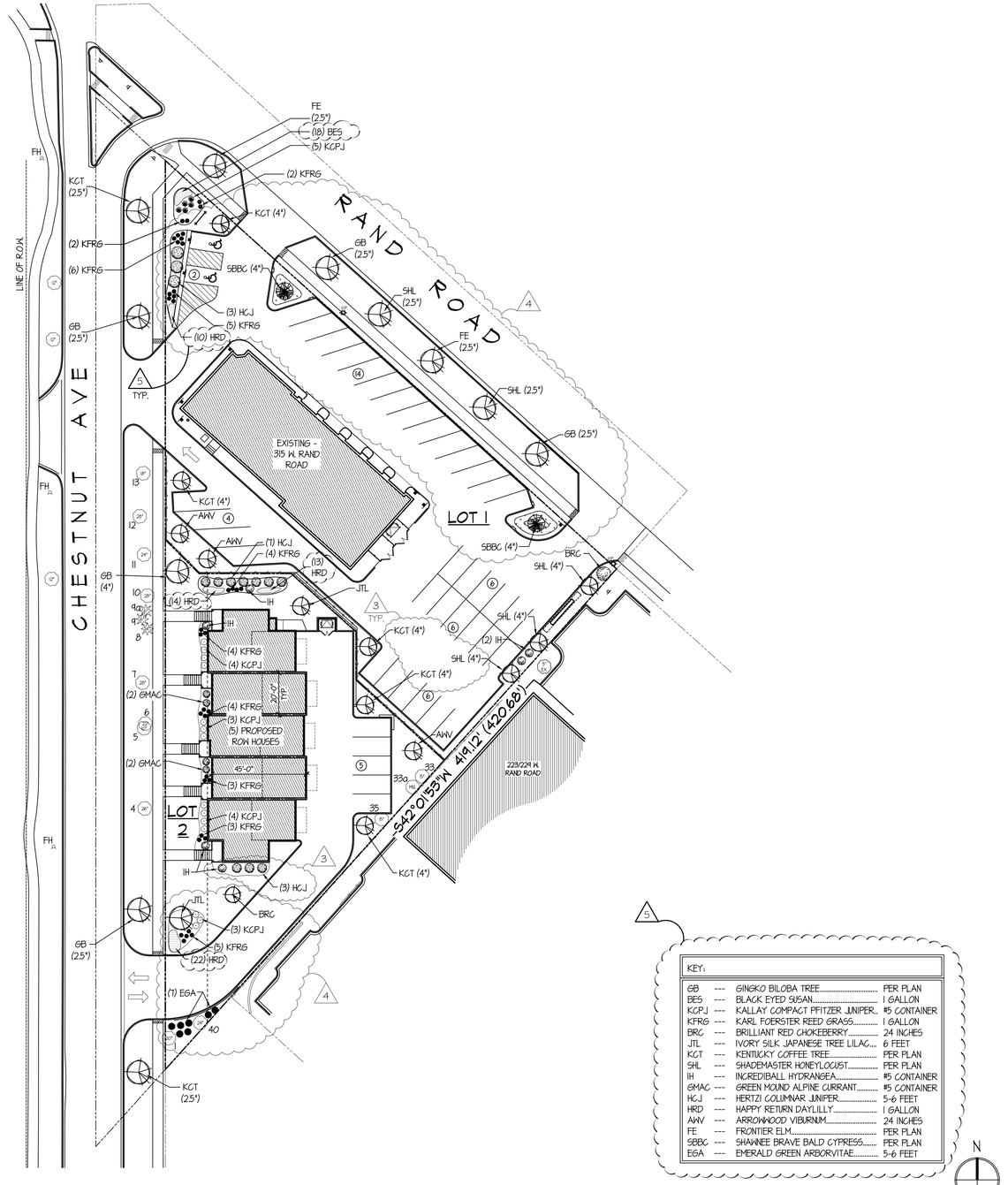
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TREE PRESERVATION PLAN

SCALE: 1" = 30'-0"



KEY:

GB	---	GINGKO BILOBA TREE	PER PLAN
BES	---	BLACK EYED SUSAN	1 GALLON
KCP.J	---	KALLAY COMPACT PFITZER JUNIPER	#5 CONTAINER
KFRG	---	KARL FOERSTER REED GRASS	1 GALLON
BRC	---	BRILLIANT RED CHOKEBERRY	24 INCHES
JTL	---	IVORY SILK JAPANESE TREE LILAC	6 FEET
KCT	---	KENTUCKY COFFEE TREE	PER PLAN
SHL	---	SHADEMASTER HONEYLOCUST	PER PLAN
IH	---	INCREDIBALL HYDRANGEA	#5 CONTAINER
GMAC	---	GREEN MOUND ALPINE CURRANT	#5 CONTAINER
HCJ	---	HERTZI COLUMNAR JUNIPER	5-6 FEET
HRD	---	HAPPY RETURN DAYLILLY	1 GALLON
AMV	---	ARROWWOOD VIBURNUM	24 INCHES
FE	---	FRONTIER ELM	PER PLAN
SBBC	---	SHAWNEE BRAVE BALD CYPRESS	PER PLAN
EGA	---	EMERALD GREEN ARBORVITAE	5-6 FEET

PROPOSED LANDSCAPE SITE PLAN

SCALE: 1" = 30'-0"

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ARLINGTON HEIGHTS•IL 60004
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ARLINGTON PERFORMANCE CENTER
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ARLINGTON HEIGHTS, ILLINOIS 60004

PROJECT
NEW ROWHOME DEVELOPMENT
CHESTNUT AVE. & RAND ROAD
ARLINGTON HEIGHTS, ILLINOIS 60004

FILE NAME: 4166-7P_Landscape | DRAWN BY: KCK | DATE: 8.31.23

NO.	REVISED PER	DATE	BY
1	CPRC COMMENTS	6.30.23	RDL
2	PC & DC SUBMITTALS	8.23.22	RDL
3	PC ROUND 1 COMMENTS	1.16.24	KQB
4	PC ROUND 2 COMMENTS	3.5.24	KQB
5	PC ROUND 3 COMMENTS	4.12.24	KQB

NO.	REVISED PER	DATE	BY

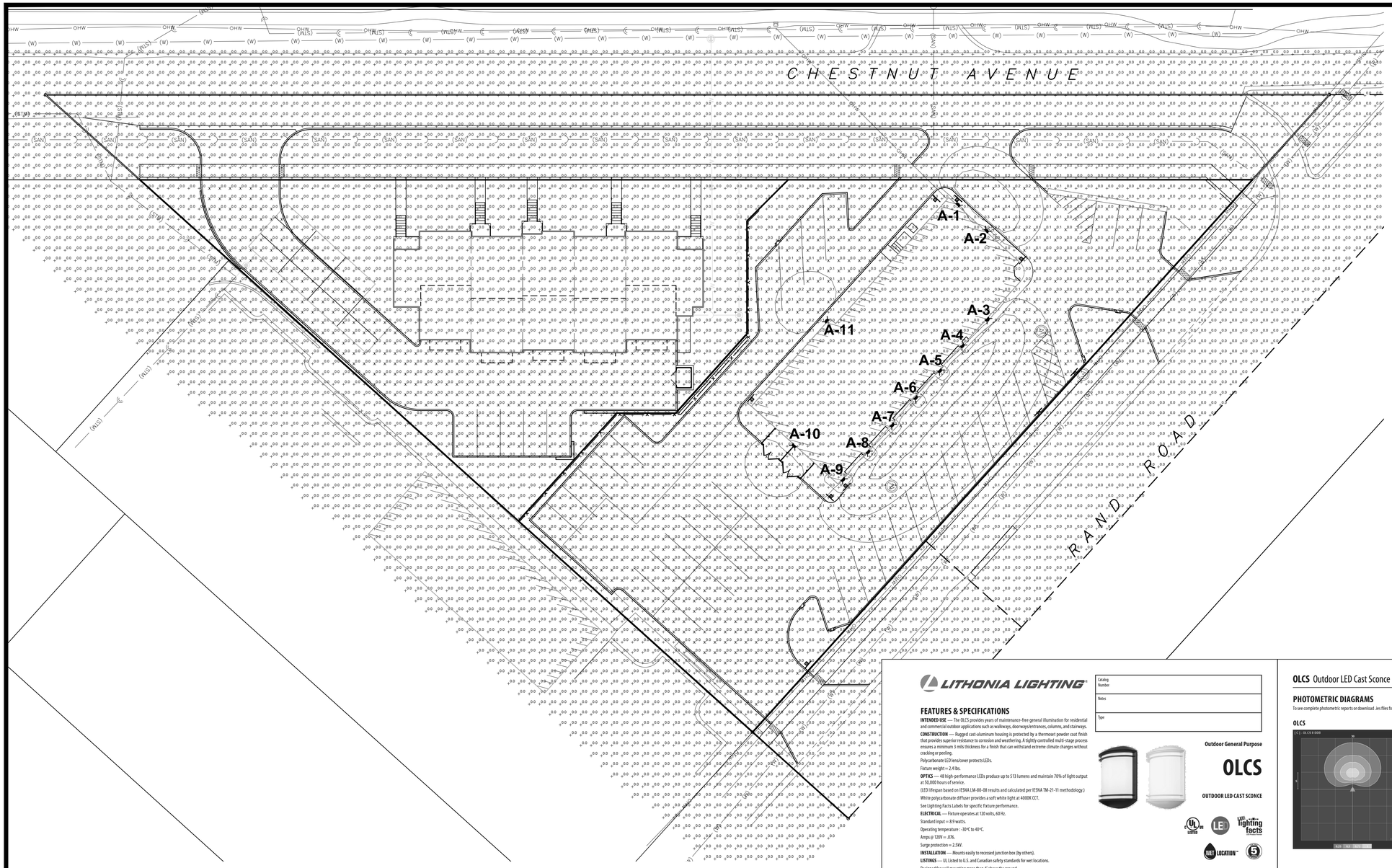
DRAWING TITLE
LANDSCAPE PLAN

JOB NO. 416622

SHEET NO. OF 10 LS.1

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

Number	Size	Scientific Name	Common Name	Condition	Notes
1	28"	Ulmus Pumila	Siberian Elm	Fair	
2	17"	Ulmus Pumila	Siberian Elm	Fair	To be removed
2a	12"	Ulmus Pumila	Siberian Elm	Fair	To be removed
3	24"	Ulmus Pumila	Siberian Elm	Decline	To be removed
4	36"	Ulmus Pumila	Siberian Elm	Fair	
5	12"	Morus Alba	Mulberry	Fair	
6	20"	Ulmus Pumila	Siberian Elm	Fair	
7	29"	Ulmus Pumila	Siberian Elm	Decline (Hollow)	
8	12"	Juniperus Virginiana	Red Cedar	Fair	
9	12"	Juniperus Virginiana	Red Cedar	Fair	
9a	12"	Juniperus Virginiana	Red Cedar	Fair	
10	29"	Ulmus Pumila	Siberian Elm	Fair	
11	29"	Ulmus Pumila	Siberian Elm	Decline (Hollow)	
12	36"	Ulmus Pumila	Siberian Elm	Fair	
13	24"	Ulmus Pumila	Siberian Elm	Fair	
14	36"	Ulmus Pumila	Siberian Elm	Fair	To be removed
15	30"	Ulmus Pumila	Siberian Elm	Fair	To be removed
16	24"	Ulmus Pumila	Siberian Elm	Fair	To be removed
17	16"	Ulmus Pumila	Siberian Elm	Fair	To be removed
18	26"	Ulmus Pumila	Siberian Elm	Decline	To be removed
19	13"	Ulmus Pumila	Siberian Elm	Fair	To be removed
20	20"	Ulmus Pumila	Siberian Elm	Decline	To be removed
21	24"	Celtis Laevigata	Hackberry	Fair	To be removed
22	16"	Ulmus Pumila	Siberian Elm	Decline	To be removed
23	18"	Ulmus Pumila	Siberian Elm	Decline	To be removed
24	18"	Ulmus Pumila	Siberian Elm	Decline	To be removed
25	12"	Juniperus Virginiana	Red Cedar	Fair	To be removed
26	32"	Ulmus Pumila	Siberian Elm	Decline	To be removed
27	30"	Ulmus Pumila	Siberian Elm	Decline	To be removed
28	24"	Ulmus Pumila	Siberian Elm	Fair	To be removed
29	36"	Ulmus Pumila	Siberian Elm	Fair	To be removed
30	22"	Ulmus Pumila	Siberian Elm	Decline	To be removed
31	36"	Ulmus Pumila	Siberian Elm	Decline	To be removed
32	29"	Ulmus Pumila	Siberian Elm	Fair	To be removed
33	29"	Ulmus Pumila	Siberian Elm	Fair	
33a	5"	Morus Alba	Mulberry	Fair	
34	22"	Ulmus Pumila	Siberian Elm	Dead	To be removed
35	24"	Ulmus Pumila	Siberian Elm	Decline	
36	48"	Acer Saccharinum	Silver Maple	Fair	To be removed
37	20"	Malus Alba	Apple	Decline	To be removed
38	22"	Morus Alba	Mulberry	Decline	To be removed
39	24"	Ulmus Pumila	Siberian Elm	Decline	To be removed
40	28"	Ulmus Pumila	Siberian Elm	Fair	
41	20"	Ulmus Pumila	Siberian Elm	Fair	To be removed
42	18"	Ulmus Pumila	Siberian Elm	Fair	To be removed
43	20"	Ulmus Pumila	Siberian Elm	Fair	To be removed
44	18"	Ulmus Pumila	Siberian Elm	Fair	To be removed
45	22"	Picea Pungens	Spruce	Decline	To be removed
46	22"	Picea Pungens	Spruce	Decline	To be removed



NORTH

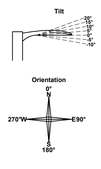
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Scale: 1" = 20'

Schedule								
Symbol	Label	Qty.	Manufacturer	Description	Lamp	Lumens	LLF	Wattage
	A	11	Lithonia Lighting	OUTDOOR CAST SCONCE W/ DR3 FROSTED LENS; WHITE OLCS_8_WH.ies	LED	513	1.0	8.9

Statistics (Calculation Height: At Finished Grade)					
Description	Avg (fc)	Max (fc)	Min (fc)	Max/Min	Avg/Min
Calculation Zone - 50 ft Beyond Property Line	0.0	0.6	0.0	N/A	N/A
Statistic Zone - Pavement on South Lot	0.0	0.6	0.0	N/A	N/A
Statistic Zone - Pavement on North Lot	0.1	0.6	0.0	N/A	N/A

Luminaires			
Label	Mounting Height	Orientation	Tilt
A-1	9.0'	312°	0°
A-2	9.0'	312°	0°
A-3	9.0'	42°	0°
A-4	9.0'	42°	0°
A-5	9.0'	42°	0°
A-6	9.0'	42°	0°
A-7	9.0'	42°	0°
A-8	9.0'	42°	0°
A-9	9.0'	42°	0°
A-10	12.0'	132°	0°
A-11	11.0'	222°	0°



LITHONIA LIGHTING®

Catalog Number

Notes

Type

FEATURES & SPECIFICATIONS

INTENDED USE — The OLCS provides years of maintenance-free general illumination for residential and commercial outdoor applications such as walkways, doorways/entrances, columns, and stairways.

CONSTRUCTION — Rugged cast-aluminum housing is protected by a thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

Polycarbonate LED lens/cover protects LEDs.

Fixture weight = 2.4 lbs.

OPTICS — 48 high-performance LEDs produce up to 513 lumens and maintain 70% of light output at 50,000 hours of service.

(LED lifespan based on IESNA LM-80-08 results and calculated per IESNA TM-21-11 methodology.)

White polycarbonate diffuser provides a soft white light at 4000K CCT.

See Lighting Facts Labels for specific fixture performance.

ELECTRICAL — Fixture operates at 120 volts, 60 Hz.

Standard input = 8.9 watts.

Operating temperature : -30°C to 40°C.

Amps @ 120V = .076.

Surge protection = 2.5kV.

INSTALLATION — Mounts easily to recessed junction box (by others).

LISTINGS — UL Listed to U.S. and Canadian safety standards for wet locations.

Designed for wall mounting more than 4' above the ground.

Tested in accordance with IESNA LM-79 and LM-80 standards.

WARRANTY — 5-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

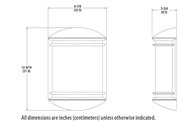
Actual performance may differ as a result of end-user environment and application.

Note: Specifications subject to change without notice.

Outdoor General Purpose

OLCS

OUTDOOR LED CAST SCONCE



All dimensions are inches (centimeters) unless otherwise indicated.

ORDERING INFORMATION All configurations of this product are considered "standard" and have short lead times. **Example:** OLCS 8 DDB

OLCS				
Series	**Light engines**	**Color temperature (CCT)**[1]	**Voltage**	**Finish**
OLCS	**8**	**(blank)** 4000K	**(blank)** 120V	DDB Dark bronze WH White

Notes

1 Nominal Correlated Color Temperature (CCT) per ANSI C78.377-2008.

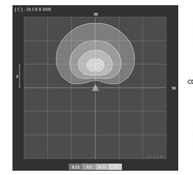
DECORATIVE INDOOR & OUTDOOR OLCS

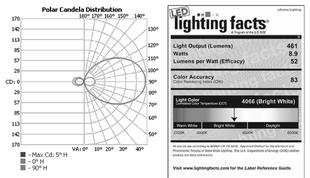
OLCS Outdoor LED Cast Sconce

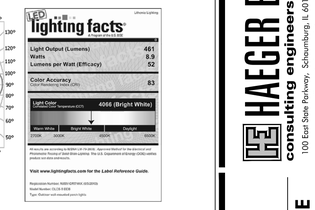
PHOTOMETRIC DIAGRAMS

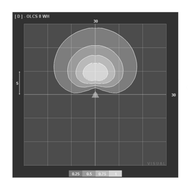
To see complete photometric reports or download .ies files for this product visit www.Lithonia.com. Tested in accordance with IESNA LM-79 and LM-80 standards.

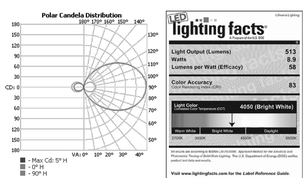
OLCS

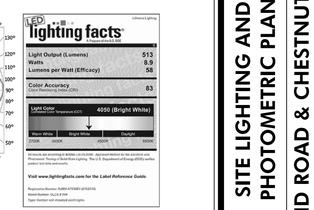












LITHONIA LIGHTING®
An AcuityBrands Company

OLCS

DECORATIVE INDOOR & OUTDOOR: One Lithonia Way, Conyers, GA 30012 Phone: 800-768-5070 Fax: 770-860-3803 www.lithonia.com

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No.	Date	Revision

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www.haegerengineering.com

SITE LIGHTING AND PHOTOMETRIC PLAN

RAND ROAD & CHESTNUT AVE
PRELIMINARY ENGINEERING PLANS

ARLINGTON HEIGHTS, ILLINOIS

Project Manager:	K M L
Engineer:	V D R
Date:	02-15-2024
Project No.	22253
Sheet	1 / 1

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Plot Date: Feb 19, 2024 - 8:56am Plotted By: josh-l
File Name: P:\2022\22253\Drawings\Exhibits\Photometric\22253-Photometric_2024-02-12.dwg

P.I.N. xx-xx-xx-xx
xx-xx-xx-xx

PRELIMINARY PLAT

OF

CHESTNUT ESTATES

BEING A SUBDIVISION IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 18, 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

Prepared By:

HAEGER ENGINEERING LLC
CONSULTING ENGINEERS AND LAND SURVEYORS
JEFFREY W. GLUNT, PLS
100 EAST STATE PARKWAY
SCHAUMBURG, IL 60173

PROPERTY OWNERS

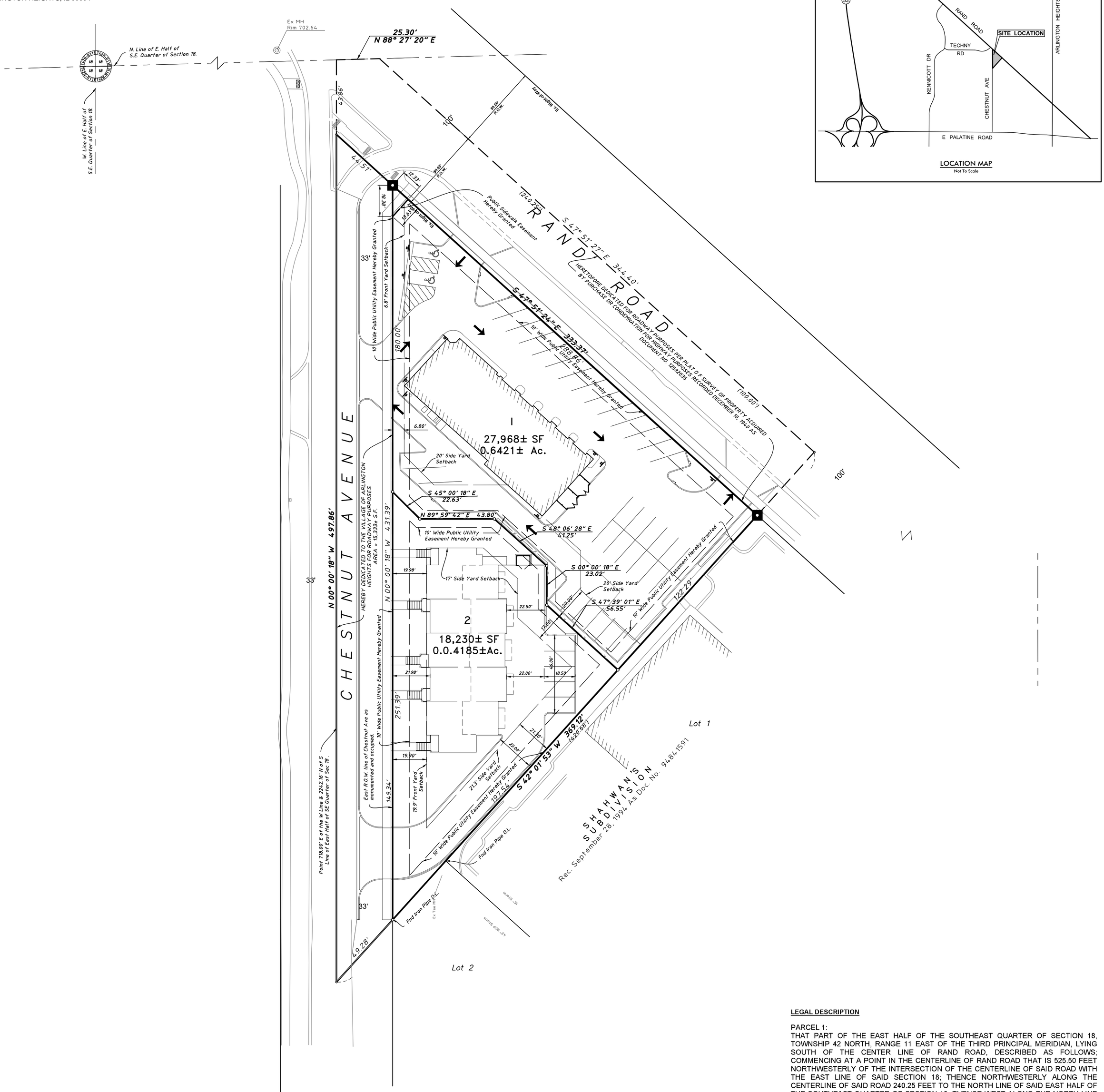
03-18-401-020-0000
CHRISTOPHER PLUMMER
315 W. RAND ROAD
ARLINGTON HEIGHTS, IL 60004

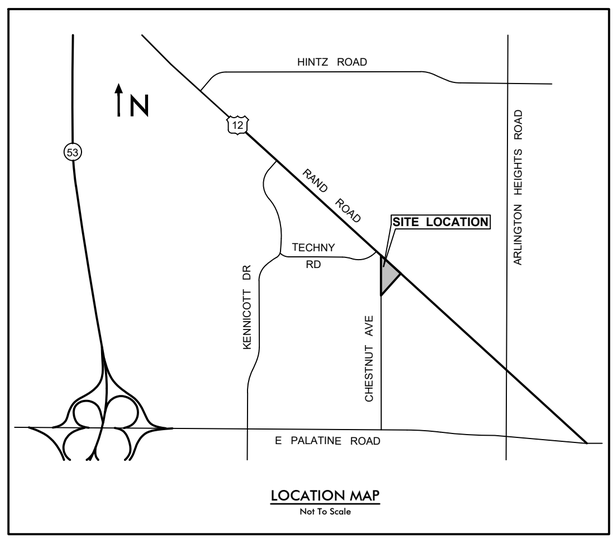
03-18-401-021-0000
CHRISTOPHER PLUMMER
2201 N. CHESTNUT AVENUE
ARLINGTON HEIGHTS, IL 60004

ADJACENT PROPERTY OWNERS

03-18-401-174-0000
ANDIE CONG
229 W. RAND ROAD
ARLINGTON HEIGHTS, IL 60004

03-18-401-140-0000
PETER FARACI
2127 N. CHESTNUT AVENUE
ARLINGTON HEIGHTS, IL 60004





LOCATION MAP
Not To Scale

30 15 0 30
SCALE: 1" = 30'

LEGEND

- Permanent Monument to be set per section 29-205(a) of the Village of Arlington Heights Municipal Code where applicable.
- Iron Pipe to be set per section 29-205(b) of the Village of Arlington Heights Municipal Code.
- New Subdivision Lot No.
- Proposed Easement
- Set Back Lines
- New Lot Lines
- Boundary Line

LEGAL DESCRIPTION

PARCEL 1:
THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF RAND ROAD, DESCRIBED AS FOLLOWS; COMMENCING AT A POINT IN THE CENTERLINE OF RAND ROAD THAT IS 525.50 FEET NORTHWESTERLY OF THE INTERSECTION OF THE CENTERLINE OF SAID ROAD WITH THE EAST LINE OF SAID SECTION 18; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF SAID ROAD 240.25 FEET TO THE NORTH LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18; THENCE WEST ALONG THE NORTH LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, 24.83 FEET TO A POINT THAT IS 718 FEET EAST OF THE WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, 393.22 FEET TO A POINT, THAT IS 2242.16 FEET NORTH OF THE SOUTH LINE OF SECTION 18; THENCE NORTHEASTERLY 309.32 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTERLINE OF RAND ROAD, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE CENTERLINE OF RAND ROAD, THAT IS 425.50 FEET NORTHWESTERLY OF THE INTERSECTION OF THE CENTERLINE OF SAID ROAD WITH THE EAST LINE OF SECTION 18; THENCE NORTHWESTERLY ALONG THE CENTER OF ROAD 100 FEET; THENCE SOUTHWESTERLY 309.32 FEET MORE OR LESS TO A POINT THAT IS 718 FEET EAST OF THE WEST LINE AND 2,242.16 FEET NORTH OF THE SOUTH LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18; THENCE SOUTH PARALLEL TO WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, 149.67 FEET; THENCE NORTHEASTERLY 420.68 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Originally Prepared: 04.05.2023 **Project No. 22-253**

No.	Date	Revision
4	04-12-2024	Added Property Owner Info.
3	02-16-2024	Added Preparer Info.
2	01-10-2024	Added Setbacks, Monuments, Location Map, and Site Plan
1	08-31-2023	Revised Lot Lines, Added Easement

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Plot Date: Apr 11, 2024 - 11:58am Plotted By: kim-l Layout: PRELIMINARY PLAT
File Name: P:\2022\22253\Drawings\Final Survey\22253-Preliminary Plat of Subdivision.dwg

RAND ROAD & CHESTNUT AVENUE SITE IMPROVEMENTS

PRELIMINARY STORMWATER REPORT



ENGINEERING | SURVEYING | CONSTRUCTION

Contents:

1 Project Overview
2 Proposed Conditions
3 Stormwater Design
4 Volume Control Facilities
5 Floodplain, Wetlands, and Riparian Areas
6 Site Stormwater Plan Implementation Schedule
Appendix A Site Exhibits
Appendix B Existing Drainage Exhibit
Appendix C Proposed Drainage Exhibit
Appendix D Stormwater Management Calculations

Project:
Rand Road & Chestnut Avenue Site Improvements

Location:
Southeast Corner of Rand Road and Chestnut Avenue
Arlington Heights, Illinois

Prepared For:
Arlington Performance Center
315 W. Rand Road
Arlington Heights, IL 60004

Date:
September 21, 2023
February 16, 2024
April 12, 2024

Prepared By:
Kim Lask, P.E., PTOE, CFM
Haeger Project No.: 22-253

HAEGER ENGINEERING
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haegerengineering.com

1 PROJECT OVERVIEW

The total parcel area is 1.060 acres and is located at the southeast corner of Rand Road and Chestnut Avenue in Arlington Heights, Illinois. The property is bordered on the west by Chestnut Avenue, on the northeast by Rand Road, and on the southeast by a commercial development. The PIN's are 03-18-401-20 and 03-18-401-021.

The north side of the property is currently an auto repair center, and the south side is a single-family home. The proposed development will subdivide the property into two lots. Lot 1 contains the auto repair center (APC) that is proposed to remain. Parking and landscaping will be added. Lot 2 will contain a 5-unit row home development with associated parking lot, utilities, and underground detention basin that will serve Lot 2 and the disturbed area of Lot 1. Improvements on Chestnut Avenue include roadway widening with curb and gutter and sidewalk on the east side of the road. Improvements in the Rand Road right-of-way include replacing parkway pavement with green space and replacing sidewalk along the property frontage.

2 PROPOSED CONDITIONS

The development area is 0.625, and is reflected on the Proposed Drainage Exhibit in *Appendix C*. Below is a summary of the existing and proposed land coverage breakdown for the development area.

Table 1 – Land Coverage Comparison

Development Area	Area	Impervious Area		Pervious Area	
	(ac)	(ac)	(%)	(ac)	(%)
Existing Conditions	0.625	0.223	35.7	0.402	64.3
Proposed Development	0.625	0.378	60.5	0.247	39.5
Difference	---	*+0.155*		*-0.155*	

The impervious area will increase by 0.155 ac. (6,756 sf) with the proposed development.

3 STORMWATER DESIGN

Since the property is under three acres, stormwater detention is not required per Metropolitan Water Reclamation District's Watershed Management Ordinance (WMO). Stormwater detention is required in accordance with Village of Arlington Heights Village Engineer and Development Detention Calculation Verification spreadsheet. Detention was calculated for the entire subdivision area of 1.06 ac. which includes development area and existing area to remain unchanged. Based on the calculations, 0.392 ac.ft. of detention is required for the entire subdivision. Detention was also calculated for the development area of 0.625 ac. Based on the calculations, 0.205 ac.ft. of detention is required with a 1.29-inch restrictor.

An underground detention vault is proposed with a storage volume of 0.206 ac.ft. The remaining detention required, 0.187 ac.ft. (0.392 ac.ft. minus 0.205 ac.ft.) will be paid as fee-in-lieu of detention. The bottom of the detention vault is at elevation 687.4 and the high-water level is at 694.50. A minimum 2-inch restrictor will be

installed in an outlet control structure downstream of the detention vault. Storm sewer will be installed to collect runoff from the development area that will discharge to the underground detention vault. Calculations are included in *Appendix D*.

A portion of the APC site (0.268 ac.) currently sheet drains directly to Rand Road. Bioswales are proposed at the end islands to capture and filter over half of the runoff. See the Proposed Drainage Exhibit in *Appendix C* that illustrates the area that is tributary to the bioswales. Calculations are included in *Appendix D*.

4 VOLUME CONTROL FACILITIES

The entire development area will be tributary to the volume control basin. Volume control is provided for the development impervious area, 0.378 ac. The required volume control is 0.032 ac.ft., and the volume proposed is 0.033 ac.ft. See *Appendix D* for volume control calculations.

5 FLOOD PROTECTION, WETLANDS, AND RIPARIAN AREAS

Per FEMA mapping, there are no floodways, floodplains, or riparian areas located in the development area. There are no wetlands or special flood hazard areas located within 100' of the site. For additional information, please see the FEMA Exhibit and NWI Exhibit included in this submittal.

6 SITE STORMWATER PLAN IMPLEMENTATION SCHEDULE

The following sequence will be used in the construction of the site stormwater management system.

1) Installation of silt fence, erosion control measures and stabilized construction entrance.
2) Construction of detention vault and storm sewers.
3) Grading and paving including paved overflow routes.
3) Seeding and planting

The schedule is weather dependent. Excavation dependent activities require frost-free ground for proper construction. Planting should be completed in the correct season to maximize establishment rates.

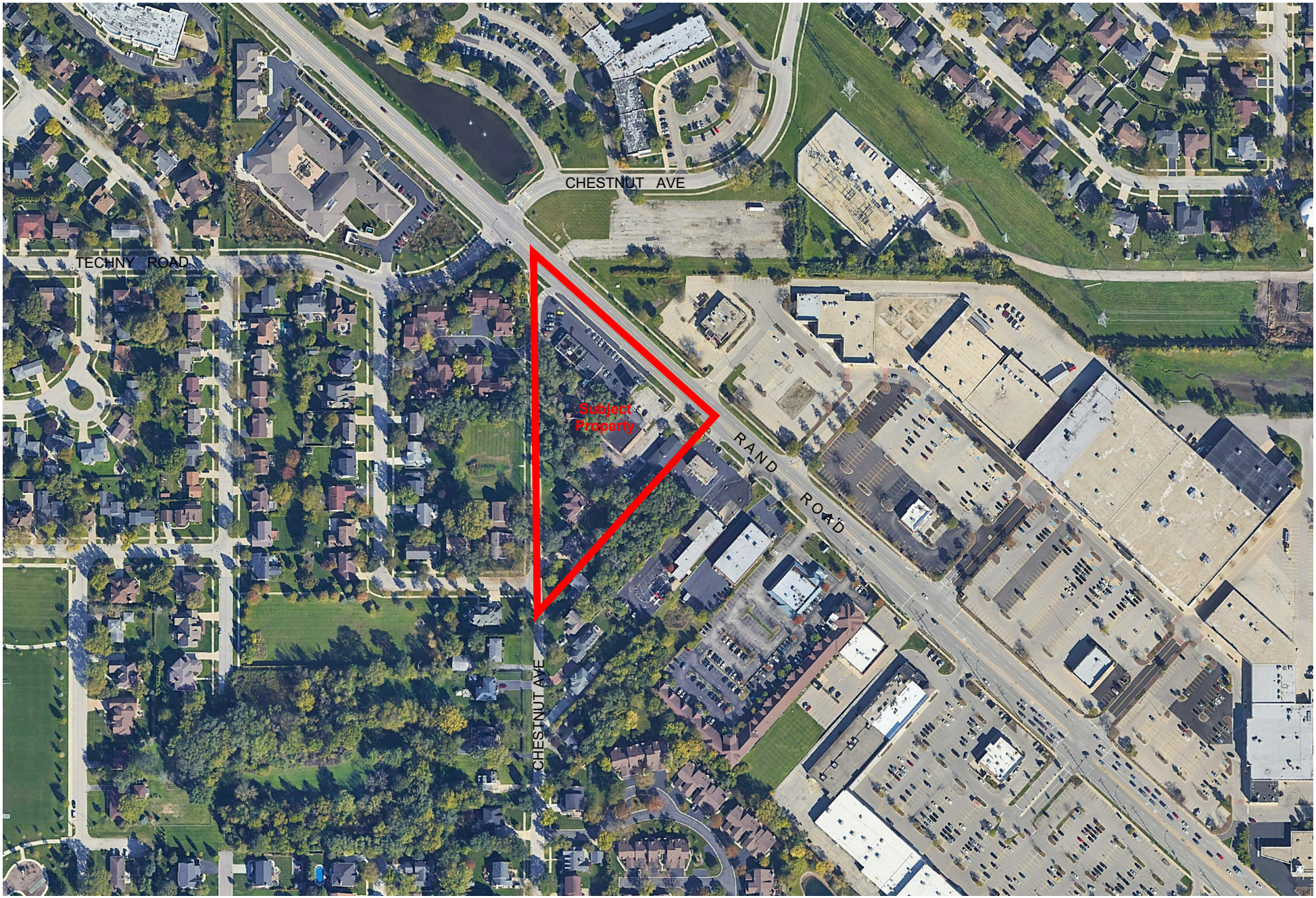
APPENDIX A – Exhibits

Aerial Exhibit

NRCS Exhibit

FEMA Exhibit

NWI Exhibit



NORTH

0 300

Scale: 1" = 300'

AERIAL EXHIBIT

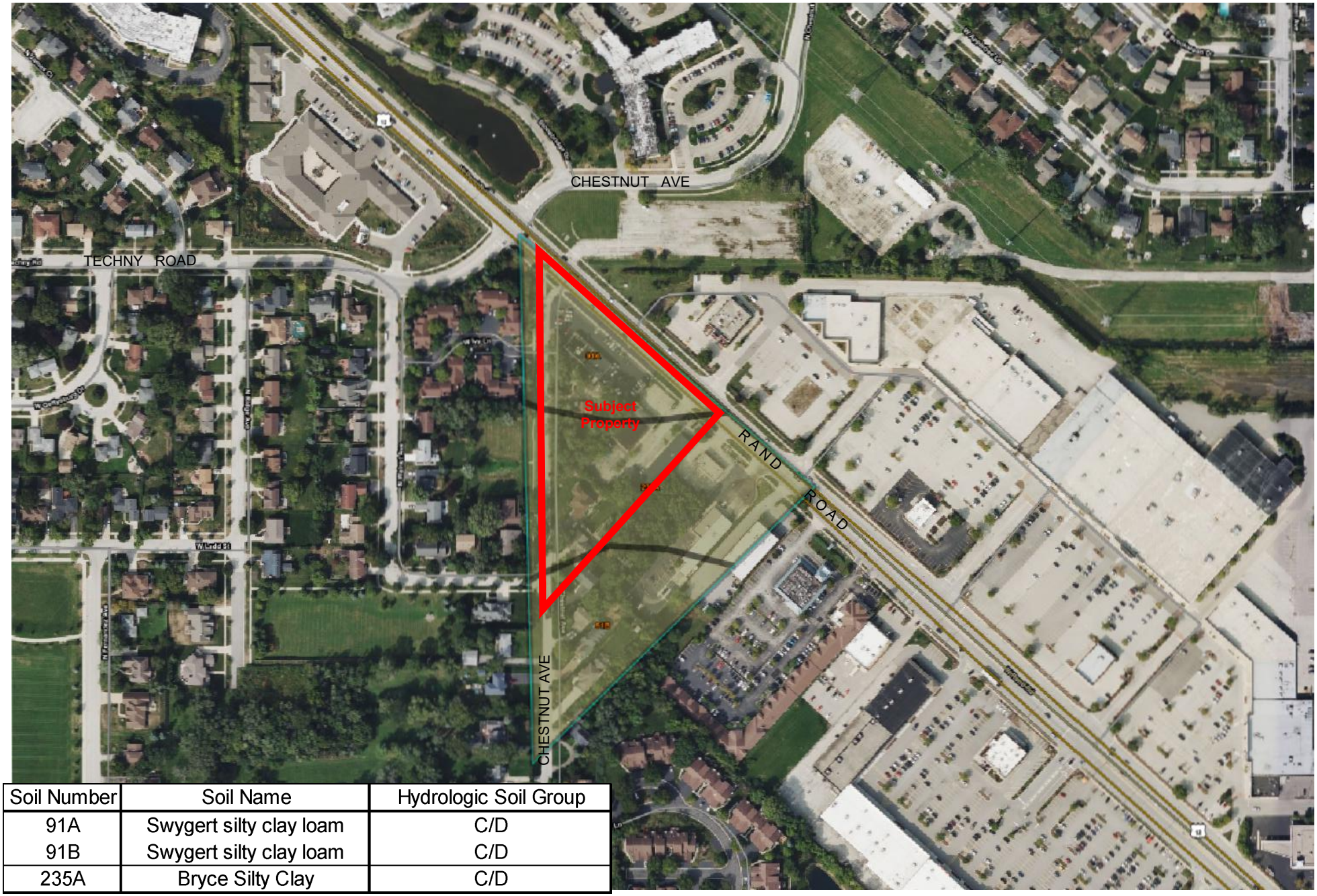
RAND ROAD & CHESTNUT AVENUE
ARLINGTON HEIGHTS
ILLINOIS

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Project Manager:	M L A
Engineer:	M L A
Date:	11.30.2022
Project No.	22-253
Sheet	1 / 1

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Soil Number	Soil Name	Hydrologic Soil Group
91A	Swygert silty clay loam	C/D
91B	Swygert silty clay loam	C/D
235A	Bryce Silty Clay	C/D

NORTH

0 300

Scale: 1" = 300'

NRCS SOILS EXHIBIT

RAND ROAD & CHESTNUT AVENUE
ARLINGTON HEIGHTS

ILLINOIS

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Project Manager:	M L A
Engineer:	M L A
Date:	11.30.2022
Project No.	22-253
Sheet	1 / 1

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*Per FEMA FIRM Panel 17031C0201J
There are No Mapped Floodplains Located On-Site

NORTH
0 300
Scale: 1" = 300'

FEMA FLOODPLAIN EXHIBIT

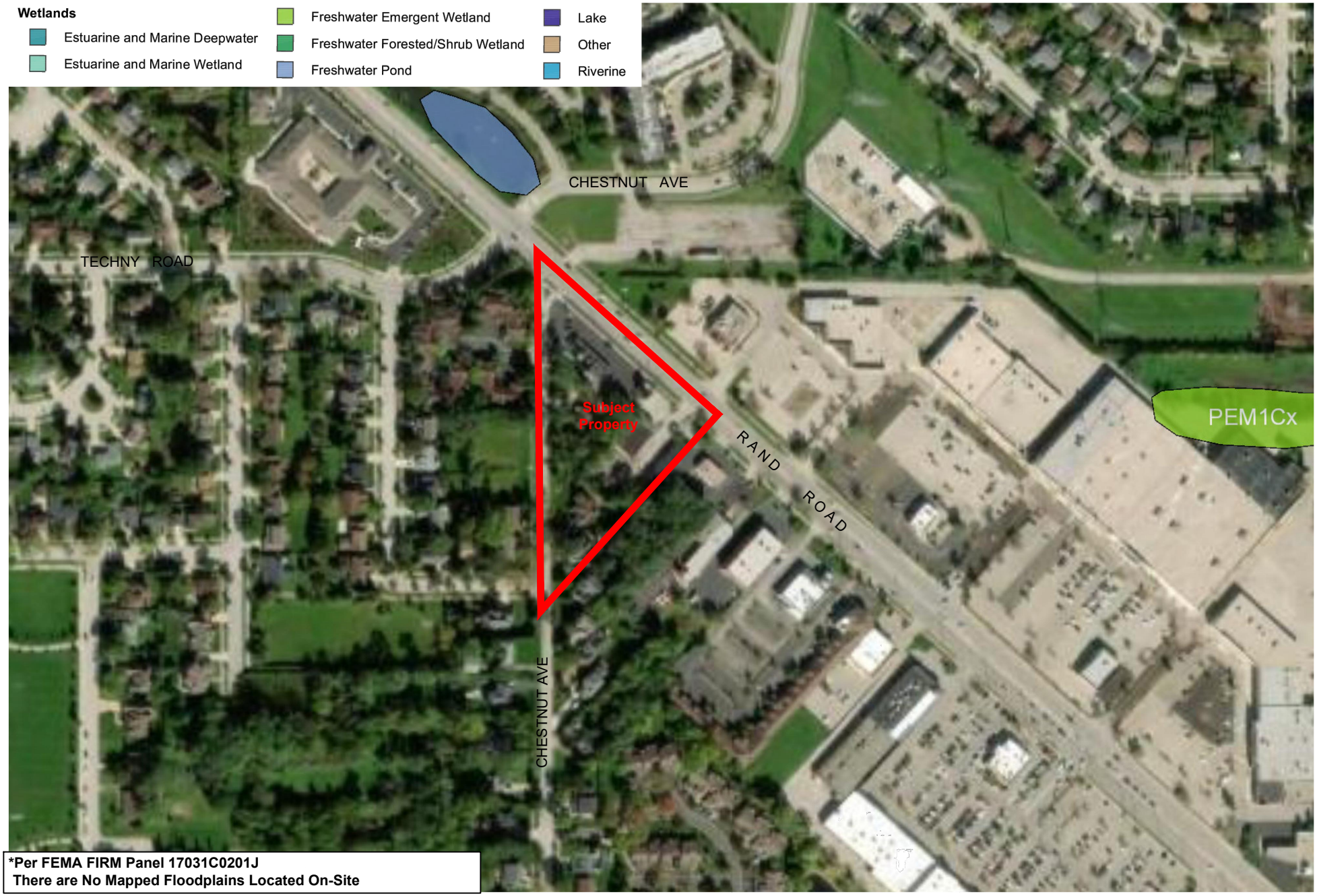
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ILLINOIS

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Project Manager:	M L A
Engineer:	M L A
Date:	11.30.2022
Project No.	22-253
Sheet	1 / 1

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*Per FEMA FIRM Panel 17031C0201J
There are No Mapped Floodplains Located On-Site

NORTH
0 300
Scale: 1" = 300'

WETLAND EXHIBIT

RAND ROAD & CHESTNUT AVENUE
ARLINGTON HEIGHTS
ILLINOIS

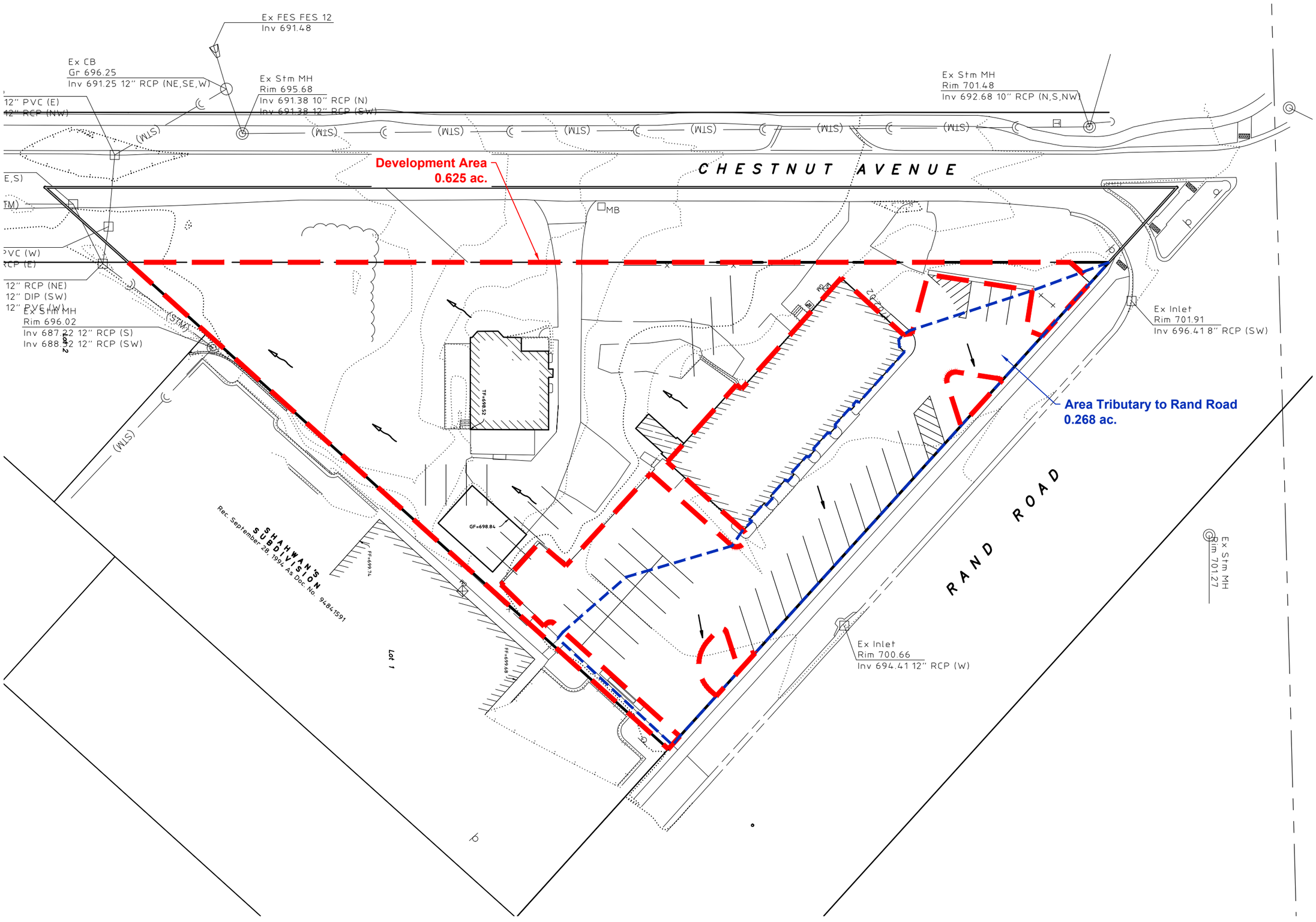
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Project Manager:	M L A
Engineer:	M L A
Date:	11.30.2022
Project No.	22-253
Sheet	1 / 1

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APPENDIX B – Existing Drainage Exhibit



NORTH

0 40

Scale: 1" = 40'

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EXISTING DRAINAGE EXHIBIT

RAND ROAD AND CHESTNUT AVE PRELIMINARY ENGINEERING

ARLINGTON HEIGHTS, IL

Project Manager:	KML
Engineer:	KML
Date:	02-13-2024
Project No.	22-253
Sheet	1 / 1

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Plot Date: Feb 19, 2024 - 9:03am Plotted By: kim-l
File Name: P:\2022\22253\Drawings\Exhibits\22253-Drainage Exhibit.dwg

APPENDIX C – Proposed Drainage Exhibit

Ex FES FES 12
Inv 691.48

Ex CB
Gr 696.25
Inv 691.25 12" RCP (NE,SE,W)

Ex Stm MH
Rim 695.68
Inv 691.38 10" RCP (N)
Inv 691.38 12" RCP (SW)

12" PVC (E)
12" RCP (NW)

Ex Stm MH
Rim 701.48
Inv 692.68 10" RCP (N,S,NW)

(STM)

CHESTNUT AVENUE

Development Area
0.625 ac.

E,S)
TM)
VC (W)
CP (E)

12" RCP (NE)
12" DIP (SW)
12" PVC (W)

Ex Stm MH
Rim 696.02
Inv 687.22 12" RCP (S)
Inv 688.32 12" RCP (SW)

Ex Inlet
Rim 701.91
Inv 696.41 8" RCP (SW)

Outlet Control Strucutre

Proposed Detention Vault
Detention Storage = 0.206 ac.ft.
Volume Control Storage = 0.033 ac.ft.
HWL = 694.50
Bottom of Vault = 686.90

FF=703.00
GF=698.30

Lot 2

Lot 1

FF=703.00
FF=702.98
FF=702.12
FF=702.09
FF=702.07
FF=702.06
FF=702.06
FF=702.03

701.5

Area Tributary to Rand Road
0.030 ac.

Proposed Bioswale

RAND ROAD

Area Tributary to
Proposed Bioswales

Ex Inlet
Rim 700.66
Inv 694.41 12" RCP (W)

Ex Stm MH
Rim 701.27

Proposed Bioswale

Area Tributary to Rand Road
0.070 ac.

SHAHWAN'S SUBDIVISION
Rec. September 28, 1994 As Doc. No. 94845591

FF=699.74
FF=699.69

Lot 1

NORTH

0 40

Scale: 1" = 40'

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PROPOSED DRAINAGE EXHIBIT

RAND ROAD AND CHESTNUT AVE PRELIMINARY ENGINEERING

ARLINGTON HEIGHTS, IL

Project Manager:	KML
Engineer:	KML
Date:	02-13-2024
Project No.	22-253
Sheet	1/1

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Plot Date: Feb 19, 2024 - 9:02am Plotted By: kim-l
File Name: P:\2022\22253\Drawings\Exhibits\22253-Drainage Exhibit.dwg

APPENDIX D – Stormwater Management Calculations

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Schaumburg, Illinois 60173-5300
Tel: 847.394.6600
Fax: 847.394.6608

Detention Storage Calculations

Project: Rand Road and Chestnut Avenue
Location: Arlington Heights, IL
Project #: 22-253

Prepared: KML
Date: 2/14/2024

A. Existing Land Coverage

Existing Site (Redevelopment Area)	Sq. Ft	Acre	Percentage	CN	C-Value
Impervious Area =	9,713	0.223	35.7%	98.0	0.95
Pervious Area =	17,525	0.402	64.3%	80.0	0.50
Total Area =	**27,238**	**0.625**	**100.00%**	**86.4**	**0.66**

B. Proposed Land Coverage

Proposed Residential	Sq. Ft	Acre	Percentage	CN	C-Value
Impervious Area =	11,528	0.265	63.2%	98.0	0.90
Pervious Area =	6,701	0.154	36.8%	74.0	0.50
Total Area =	**18,229**	**0.418**	**100.00%**	**89.2**	**0.75**

Proposed Commercial Disturbed Area	Sq. Ft	Acre	Percentage	CN	C-Value
Impervious Area =	4,941	0.113	54.8%	98.0	0.90
Pervious Area =	4,068	0.093	45.2%	74.0	0.50
VC Area =	0	0.000	0.0%	70.0	0.10
Total Area =	**9,009**	**0.207**	**100.00%**	**87.2**	**0.72**

Total Proposed Redevelopment Area	Sq. Ft	Acre	Percentage	CN	C-Value
Impervious Area =	16,469	0.378	60.5%	98.0	0.90
Pervious Area =	10,769	0.247	39.5%	74.0	0.50
VC Area =	0	0.000	0.0%	70.0	0.10
Total Area =	**27,238**	**0.625**	**100.00%**	**88.5**	**0.74**

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Fax: 847.394.6608

Detention Storage Calculations

Project: Rand Road and Chestnut Avenue
Location: Arlington Heights, IL
Project #: 22-253

Prepared: KML
Date: 2/14/2024

C. Required Volume Control Storage

Development Impervious Area = 0.378 ac

Required Volume Control Storage = 0.032 ac-ft

Volume Control Storage Provided = **0.033 af**

Volume Type	Surface Area (sq.ft.)	Elevation	Depth (ft.)	Porosity	Storage Volume	Volume Provided (cu.ft.)
V_A: Vault Storage	1,263.00	687.70	0.3	1	1.00 x 0.5 x V_A	189.45
(Below the Outlet)	1,263.00	687.40				
V_B: Course	351.00	687.70	0.3	0.36	0.50 x 0.36 x V_B	18.95
Aggregate (Above	351.00	687.40				
V_C: Vault Storage	1,263.00	687.40	0.5	1	1.00 x V_C	631.50
(Below U.D. Invert)	1,263.00	686.90				
V_D: Course	1,615.00	686.90	1	0.36	0.36 x VD	581.4
Aggregate	1,615.00	685.90				
						1421.30
						0.033 af

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Detention Storage Calculations

Project: Rand Road and Chestnut Avenue
Location: Arlington Heights, IL
Project #: 22-253

Prepared: KML
Date: 2/14/2024

D. Detention Storage

Detention Storage Required (from Arlington Heights spreadsheet) = 0.205 ac.ft.

Detention Storage Provided in Underground Vault System = **0.206 ac.ft.**

Detention Storage Provided in Vault (50% Volume for 687.50 to 687.70)

Elevation (ft)	Volume / FT (cu.ft./ft)	Volume (cu.ft.)	Cummulative Volume (cu.ft.)	Cummulative Volume (ac.ft.)
687.40	1,263.00	0.0	0	0.000
687.70	1,263.00	378.9	378.90	0.009

Detention Storage Provided in Vault (100% Volume 687.7 to 694.5)

Elevation (ft)	Volume / FT (sq.ft.)	Volume (cu.ft.)	Cummulative Volume (cu.ft.)	Cummulative Volume (ac.ft.)
687.70	1,263.00	0.0	0	0.000
688.00	1,263.00	378.9	378.90	0.009
689.00	1,263.00	1263.0	1,641.90	0.038
690.00	1,263.00	1263.0	2,904.90	0.067
691.00	1,263.00	1263.0	4,167.90	0.096
692.00	1,263.00	1263.0	5,430.90	0.125
693.00	1,263.00	1263.0	6,693.90	0.154
694.00	1,263.00	1263.0	7,956.90	0.183
694.50	1,263.00	631.5	8,588.40	0.197

Total Stage - Storage for Detention Vault

Elevation (ft)	Total Volume (cu.ft.)	Total Volume (ac.ft.)
687.40	0.00	0.0
687.70	378.90	0.009
688.00	757.80	0.017
689.00	2,020.80	0.046
690.00	3,283.80	0.075
691.00	4,546.80	0.104
692.00	5,809.80	0.133
693.00	7,072.80	0.162
694.00	8,335.80	0.191
694.50	8,967.30	**0.206**

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Schaumburg, Illinois 60173-5300
Tel: 847.394.6600
Fax: 847.394.6608

Detention Storage Calculations

Project: Rand Road and Chestnut Avenue
Location: Arlington Heights, IL
Project #: 22-253

Prepared: KML
Date: 2/14/2024

E. Existing Runoff to Rand Road

Existing Area Tributary to Rand Road	Sq. Ft	Acre	Percentage	CN	C-Value
Impervious Area =	11,681	0.268	100.0%	98.0	0.95
Pervious Area =	0	0.000	0.0%	80.0	0.50
Total Area =	**11,681**	**0.268**	**100.00%**	**98.0**	**0.95**

Time of Concentration: 5 min.

Storm Event	Rainfall Intensity (in/hr)	Exist. Runoff to Rand Road (cfs)
10-Year	7.44	1.895
50-Year	10.80	2.751
100-Year	12.36	3.149

F. Proposed Runoff to Rand Road

Proposed Area Tributary to Rand Road	Sq. Ft	Acre	Percentage	CN	C-Value
Impervious Area =	3,910	0.090	90.2%	98.0	0.95
Pervious Area =	427	0.010	9.8%	80.0	0.50
Total Area =	**4,337**	**0.100**	**100.00%**	**96.2**	**0.91**

Time of Concentration: 5 min.

Storm Event	Rainfall Intensity (in/hr)	Prop. Runoff to Rand Road (cfs)
10-Year	7.44	0.671
50-Year	10.80	0.974
100-Year	12.36	1.115

Proposed Area Tributary to Bioswales	Sq. Ft	Acre	Percentage	CN	C-Value
Impervious Area =	6,744	0.155	91.7%	98.0	0.95
Pervious Area =	607	0.014	8.3%	80.0	0.50
Total Area =	**7,351**	**0.169**	**100.00%**	**96.5**	**0.91**

Time of Concentration: 5 min.

Storm Event	Rainfall Intensity	Prop. Runoff
10-Year	7.44	1.146
50-Year	10.80	1.664
100-Year	12.36	1.904

HAEGER ENGINEERING
consulting engineers · land surveyors

100 East State Parkway
Schaumburg, Illinois 60173-5300
Tel: 847.394.6600
Fax: 847.394.6608

Detention Storage Calculations

Project: Rand Road and Chestnut Avenue
Location: Arlington Heights, IL
Project #: 22-253

Prepared: KML
Date: 2/14/2024

G. Storage in Bioswales on APC Site

Volume Type	Surface Area (sq.ft.)	Elevation	Depth (ft.)	Porosity	Storage Volume	Volume Provided
V_A: Surface Storage	286.10	700.50	1	1	1.00 x 0.5 x V_A	87.50
	63.90	699.50				
V_B: Soil Media Mix	63.90	699.50	1.5	0.25	0.50 x 0.25 x VB	11.98
	63.90	698.00				
V_C: Course Aggregate (Above	63.90	698.00	0	0.36	0.50 x 0.36 x VC	0.00
	63.90	698.00				
V_D: Course Aggregate	63.90	698.00	1	0.36	0.36 x VD	23.004
	63.90	697.00				
						122.49
						0.003 af

4/11/2024

Development
Detention Calculation Verification: PC # 23-

Site Requirements (Entire Subdivision)

Site Area =	1.060	Acres	Pervious=	0.247 Acres
Allowed Release Rate (Area x 0.18cfs/Ac) =	0.191	cfs	Impervious=	0.813 Acres
Weighted "C" Factor =	0.845		Water=	0.000 Acres
			Synth Turf=	0.000 Acres

A	B	C	D	E	F	G	H	J	K
Runoff Factor "C"	Storm Duration		**Updated** Rainfall Intensity "I"	Site Area "A"	Inflow Rate (CxIxA)	Release Rate	Storage Rate	Storage Required	
	(min)	(hrs)	(in/hr)	(acres)	(cfs)	(cfs)	(cfs)	(cu-ft)	(Ac-ft)
0.845	5	0.083	12.34	1.060	11.05	0.191	10.86	3246	0.075
0.845	10	0.167	10.80	1.060	9.67	0.191	9.48	5701	0.131
0.845	15	0.25	9.26	1.060	8.29	0.191	8.10	7293	0.167
0.845	20	0.33	7.97	1.060	7.14	0.191	6.95	8254	0.189
0.845	30	0.50	6.34	1.060	5.68	0.191	5.49	9878	0.227
0.845	40	0.67	5.27	1.060	4.72	0.191	4.53	10925	0.251
0.845	50	0.83	4.52	1.060	4.05	0.191	3.86	11526	0.265
0.845	60	1.00	4.03	1.060	3.61	0.191	3.42	12307	0.283
0.845	90	1.50	3.03	1.060	2.71	0.191	2.52	13624	0.313
0.845	120	2.00	2.49	1.060	2.23	0.191	2.04	14683	0.337
0.845	180	3.00	1.83	1.060	1.64	0.191	1.45	15640	0.359
0.845	240	4.00	1.48	1.060	1.33	0.191	1.13	16339	0.375
0.845	300	5.00	1.25	1.060	1.12	0.191	0.93	16715	0.384
0.845	360	6.00	1.07	1.060	0.96	0.191	0.77	16576	0.381
0.845	420	7.00	0.97	1.060	0.87	0.191	0.68	17081	0.392
0.845	480	8.00	0.87	1.060	0.78	0.191	0.59	16942	0.389
0.845	540	9.00	0.79	1.060	0.71	0.191	0.52	16738	0.384
0.845	600	10.00	0.72	1.060	0.64	0.191	0.45	16341	0.375
0.845	660	11.00	0.67	1.060	0.60	0.191	0.41	16201	0.372
0.845	720	12.00	0.62	1.060	0.56	0.191	0.36	15739	0.361
0.845	1080	18.00	0.45	1.060	0.40	0.191	0.21	13742	0.315
0.845	1440	24.00	0.36	1.060	0.32	0.191	0.13	11357	0.261
					A*D*E		F-G	C*H*3600	J/43560

Max Volume = 0.392 Acre-Ft
= 17,081 cu-ft

Orifice Computation

		Free Flow	Submerged Flow
1) Allowed Release Rate, Q(cfs)	0.191		
2) High Water Elevation	694.50	694.50	0.00
3) Outfall Water Elevation	688.22	-	0.00
4) Invert Elevation	688.00	688.00	0.00
5) Diameter of Restrictor (inch)	1.44	2	
6) Cross Section Area (sq ft)	-	0.022	0.000
7) Head (ft) h =	6.44	6.42	0.00
8) Discharge Coefficient	0.61	0.61	0.00

Square Edge 0.79 - 0.82
Round Edge 0.93 - 0.98
Sharp Edge 0.58 - 0.64 <-- Most common=0.61
Projecting 0.50

Q = C*a*(sqrt 2*g*h)

Orifice area: $a = \frac{Q}{C*(\text{sqrt } 2*g*h)}$

Q (cfs) = 0.27 0.000

a(sq ft) = 0.015 dia(in) = 1.68

9/21/2023

Development
Detention Calculation Verification: PC # 23-

Site Requirements

Site Area =	0.625 Acres	Pervious=	0.247	Acres
Allowed Release Rate (Area x 0.18cfs/Ac) =	0.113 cfs	Impervious=	0.378	Acres
Weighted "C" Factor =	0.772	Water=	0.000	Acres
		Synth Turf=	0.000	Acres

A	B	C	D	E	F	G	H	J	K
Runoff Factor "C"	Storm Duration		**Updated** Rainfall Intensity "I"	Site Area "A"	Inflow Rate (CxIxA)	Release Rate	Storage Rate	Storage Required	
	(min)	(hrs)	(in/hr)	(acres)	(cfs)	(cfs)	(cfs)	(cu-ft)	(Ac-ft)
0.772	5	0.083	12.34	0.625	5.95	0.113	5.84	1745	0.040
0.772	10	0.167	10.80	0.625	5.21	0.113	5.10	3065	0.070
0.772	15	0.25	9.26	0.625	4.47	0.113	4.35	3919	0.090
0.772	20	0.33	7.97	0.625	3.85	0.113	3.73	4434	0.102
0.772	30	0.50	6.34	0.625	3.06	0.113	2.95	5303	0.122
0.772	40	0.67	5.27	0.625	2.54	0.113	2.43	5861	0.135
0.772	50	0.83	4.52	0.625	2.18	0.113	2.07	6179	0.142
0.772	60	1.00	4.03	0.625	1.94	0.113	1.83	6593	0.151
0.772	90	1.50	3.03	0.625	1.46	0.113	1.35	7284	0.167
0.772	120	2.00	2.49	0.625	1.20	0.113	1.09	7837	0.180
0.772	180	3.00	1.83	0.625	0.88	0.113	0.77	8316	0.191
0.772	240	4.00	1.48	0.625	0.71	0.113	0.60	8656	0.199
0.772	300	5.00	1.25	0.625	0.60	0.113	0.49	8822	0.203
0.772	360	6.00	1.07	0.625	0.52	0.113	0.40	8711	0.200
0.772	420	7.00	0.97	0.625	0.47	0.113	0.36	8947	0.205
0.772	480	8.00	0.87	0.625	0.42	0.113	0.31	8835	0.203
0.772	540	9.00	0.79	0.625	0.38	0.113	0.27	8689	0.199
0.772	600	10.00	0.72	0.625	0.35	0.113	0.23	8438	0.194
0.772	660	11.00	0.67	0.625	0.32	0.113	0.21	8327	0.191
0.772	720	12.00	0.62	0.625	0.30	0.113	0.19	8042	0.185
0.772	1080	18.00	0.45	0.625	0.22	0.113	0.10	6747	0.155
0.772	1440	24.00	0.36	0.625	0.17	0.113	0.06	5244	0.120
					A*D*E		F-G	C*H*3600	J/43560

Max Volume = 0.205 Acre-Ft
= 8,947 cu-ft

Orifice Computation

		Free Flow	Submerged Flow
1) Allowed Release Rate, Q(cfs)	0.113		
2) High Water Elevation	694.50	694.50	0.00
3) Outfall Water Elevation	688.22	-	0.00
4) Invert Elevation	688.00	688.00	0.00
5) Diameter of Restrictor (inch)	1.29	2	
6) Cross Section Area (sq ft)	-	0.022	0.000
7) Head (ft) h =	6.45	6.42	0.00
8) Discharge Coefficient	0.61	0.61	0.00

Square Edge 0.79 - 0.82
Round Edge 0.93 - 0.98
Sharp Edge 0.58 - 0.64 <-- Most common=0.61
Projecting 0.50

Q = C*a*(sqrt 2*g*h)

Orifice area: $a = \frac{Q}{C*(\text{sqrt } 2*g*h)}$

Q (cfs) = 0.27 0.000

a(sq ft) = 0.009 dia(in) = 1.29

Village of Arlington Heights
Building & Life Safety Department

Interoffice Memorandum

To: **Jorge Torres, Director of Building & Life Safety**

From: **Elliot Eldridge, Assistant Building Official, Building & Life Safety Department**

Subject: **PC 23-011 (2201 N Chestnut Townhomes)**

SDC: **Round 1**

Date: **September 18, 2023**

General Comments:

After review of the submitted documents for round 1, and after review of the applicant's response letter to the "Preliminary Staff Development Committee Review" dated November 16, 2022, the Building & Life Safety Department have no additional comments prior to permit submittal.

ENGINEERING DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. **23-011**
Petitioner: Plummer Capital, LLC Series A
702 Thompson's Way
Inverness, IL 60067
Owner: *same as Petitioner*

Contact Person: Kelle Bruckbauer - Tinaglia Architects
Address: 814 W. Northwest Highway
Arlington Heights, IL 60004
Phone #: 847-253-0002
Fax #: n/a
Email: kqbruckbauer@tinaglia.com

P.I.N.# 03-18-401-020-0000 & 03-18-401-021-0000
Location: 315 W. Rand Road & 2201 N. Chestnut
Rezoning: Yes Current: R-1 Proposed: B-2 & R-6
Subdivision: Yes
# of Lots: 2 Current: 2 Proposed: 2
PUD: ____ For: ____
Special Use: Yes For: Minor Auto Repair on Lot 1
Land Use Variation: ____ For: ____

Land Use: ____ Current: Auto Repair & Single Family Home
Proposed: Auto Repair & Multifamily
Site Gross Area: 61,525.79 sq. ft. (1.41 acres)
# of Units Total: 5
1BR: 2BR: 3BR: 5 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 X b. IDOT X
c. ARMY CORP ____ d. IEPA ____
e. CCHD ____

	YES	NO	COMMENTS
3. R.O.W. DEDICATIONS?	X		
4. SITE PLAN ACCEPTABLE?		X	
5. PRELIMINARY PLAT ACCEPTABLE?		X	
6. TRAFFIC STUDY ACCEPTABLE?			
7. STORM WATER DETENTION REQUIRED?	X		
8. CONTRIBUTION ORDINANCE EXISTING?	X		76-04 (BOTH PINS)
9. FLOOD PLAIN OR FLOODWAY EXISTING?		X	
10. WETLAND EXISTING?		X	

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: HAEBER ENG.
DATE OF PLANS: 4/20/2023

~~Director~~ VILLAGE ENGINEER 9-25-23
Date

PLAN COMMISSION PC #23-011
2201 N Chestnut Townhomes
315 W Rand Road & 2201 N Chestnut Ave
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 widening of Chestnut Ave with curb & gutter, pavement widening, and installing public sidewalk. 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. Final engineering plans shall be georeferenced by using State Plane Coordinate System Illinois East. Below are details about projection:

Projected Coordinate System:	NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet
Projection:	Transverse_Mercator
False_Easting:	984250.00000000
False_Northing:	0.00000000
Central_Meridian:	-88.33333333
Scale_Factor:	0.99997500
Latitude_Of_Origin:	36.66666667
Linear Unit:	Foot_US
Geographic Coordinate System:	GCS_North_American_1983
Datum:	D_North_American_1983
	Prime Meridian: Greenwich
	Angular Unit: Degree

14. The Final Plat of Subdivision must be reviewed and approved by Engineering prior to final Plan Commission approval. 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.

15. Detention is required meeting both the Village and Metropolitan Water Reclamation District (MWRD) detention requirements, including volume control.
    a) The proposed detention/retention facility will be a private system and as such will not be the Village's responsibility to maintain.
    b) If the facility is to include a basin, a basin requires a 1-foot freeboard with an overflow weir at the 6" line. The basin requires a 5' flat zone around the perimeter before the top of slope begins. Provide calculations for sizing the weir.
    c) If the facility is to include a wet bottom basin, the basin shall be constructed with a minimum depth of six feet (6'). A safety ledge, five feet (5') wide, back pitched towards the shore three inches (3"), at three feet (3') below normal water level (NWL) must be provided. The side slopes leading down to the safety ledge must be 5:1 maximum. Provisions, such as a recirculation pump, must be made to keep the pond nuisance free.
    d) An MWRD permit will be required.
    e) A portion of the underground detention storage system is located under pavement, the system must be designed to AASHTO HS-25 loading standard.
    f) If the retention/detention facility is to serve both properties or a portion of the detention facility is located on the Performance Auto site, a maintenance agreement between the properties is required.

16. Plan Commission approval will require preliminary engineering plans including detention calculations showing HWL, storage required, storage provided, and restrictor sizing calculations. 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 updated Bulletin 70 rainfall data. Clearly show the overflow route for the site. Minimum restrictor size allowed, for maintenance reasons, is 2". Restrictors between 2" and 4" must be in a trap in a catch basin. Show the location and size of the restrictor. Provide a detail showing the restrictor catch basin. If the restrictor required to meet the allowable release rate is less than 2", calculate the amount of detention storage provided with a 2" restrictor. Subtract this amount from the required storage based on the allowable release rate to show the storage deficiency. This deficiency can be paid as money in lieu of detention at the rate of $1.00 per cubic foot.
    a) The Village is in receipt of the Preliminary Stormwater Report dated September 21, 2023 and received on September 25, 2023. Additional comments on the Preliminary Stormwater Report will be provided in Round 2.
    b) A portion of the existing Performance Auto site sheet drains to Rand Road and is unrestricted, the entire parkway along Rand Road from Chestnut Ave to the east property line is paved, and the parking lot is paved up to the sidewalk along Rand Road. Although a portion of the paved parkway is shown to be striped, the striping does not prevent the paved area from being used to drive or park vehicles and vehicles have been observed to be partially blocking the sidewalk.
        i. The pavement in the parkway should be removed.
        ii. Install curb & gutter for the angled parking stalls adjacent to Rand Road, and install a landscaped median in lieu of a striped median. Evaluate the feasibility of installing bioswales in the landscaped medians to capture the runoff.
        iii. Provide calculations for the existing and proposed conditions for the area that currently sheet drains to Rand Road. Provide additional storage for the townhome site to account for any unrestricted flow to Rand Road.

17. An Onsite Utility Maintenance Agreement must be executed prior to final engineering approval for all private utilities including the detention/retention facility, storm sewer, water service, and sanitary sewer service. Please contact the Village Engineer for an editable version of the OUMA.

18. A homeowner's association will be needed to address group maintenance.

19. Final subdivision approval will require final engineering plans.

20. The petitioner's request for relieve from the requirement to submit a photometric plan for the site is noted. In lieu of a full photometric plan, provide the existing levels of lighting at the property line between lots 1 and 2 to verify the spillage onto lot 2 meets the Village's maximum allowable spillage.

21. Fire lanes, where required adjacent to buildings, must meet the pavement dimensions as directed by the Fire Department. Fire lanes require a heavy-duty pavement section. Asphalt pavement section to consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-50 Binder, and 4" CA-6 Stone Subbase. Concrete driveway apron to be 8" thick.

22. The turning path of the Fire Department's responding vehicle in this case the tower truck for the proposed townhomes and the engine for the existing Performance Auto site.
    a) An additional exhibit should be provided showing access to the townhome site from northbound Chestnut Ave. Exhibits shall be provided for both the townhome site and the Performance Auto site.
    b) The vehicle shall be shown maneuvering through the site in all possible directions of travel. Attached are the specifications for the tower apparatus and fire engine.
    c) The current layout for the townhomes will required the fire truck to back out of the site. This must be approved by the Village's Fire Official.

23. The Performance Auto site is higher than the townhomes. Headlights from vehicles parking in the rear of the property could potentially shine into the adjacent townhomes.

24. The proposed entrance is to be constructed on the property line. The proposed curb is located less than 8 from the adjacent parking lot and less than 3 ft from the adjacent block wall. The adjacent parking lot is also approximately 2 ft higher.
    a) Snow removal may be problematic during winter months.
    b) Provide the following cross sections:
        i. The entrance and the adjacent block wall
        ii. The entrance and the adjacent parking lot
        iii. The southern-most parking stall and the adjacent building to the west.

25. Two-way traffic requires a minimum width of 24 ft. If required by the Village's Fire Official, additional width may be required for the fire lane.

26. Provide an exhibit showing how a garbage truck will maneuver to access the garbage corral.

27. The Performance Auto site is non-compliant for the number of accessible parking stalls. Provide two accessible stalls.

28. Rand Road is under the jurisdiction of the Illinois Department of Transportation (IDOT). Any work within IDOT right-of-way will require a permit from IDOT.

29. The angled parking requires one-way traffic circulation.
    a) Provide additional striping, evaluate if additional signage is needed.
    b) The plan as proposed shows the northwest access point off of Rand Road as an entrance, and vehicles exiting through the southeast access point. IDOT may require right-in/right-out, or possibly the removal of one of the access points off of Rand Road.

30. The pavement widening of Chestnut Ave shall meet the Village's current standard cross section: 2" N50 surface, 5 ¼" N50 Binder, 8" subbase granular material, type B, and 4" subbase granular material, type B extending to the proposed curb & gutter.

31. The pavement overlay of Chestnut Ave shall be 2" N50 surface.

32. The existing sanitary manhole south of the Performance Auto access at Chestnut Ave is located in the parkway. The proposed modifications place the structure partially in the curb and in the pavement. Adjust the curb such that the structure is completely within the pavement.

33. The plans show a storm connection to an existing manhole south of the development. The condition of the manhole shall be verified.

34. The sanitary sewer service shall be a minimum of 6 inches in diameter. If the service line is larger than 6 inches, a manhole shall be constructed at the point of its connection with the sewer main.

35. Dimension the separation of the water service and sanitary sewer service. The services shall be separated by a minimum of 10 ft.

36. For the water service to the building, provide a master meter in a vault or meter room.

37. Payment due for Contribution Ordinance 76-04:

    03-18-401-020 $1,915.20
    03-18-401-021 $1,008.00

Preliminary Plat of Subdivision:

38. The plat was reviewed against the attached Preliminary Plat of Subdivision Checklist. Items #1,2,4, and 6 are complete. Use the checklist to complete the rest of the items.
    a) Provide the name of whom prepared the Preliminary Plat.
    b) The easements are proposed, not existing. Update the legend accordingly.
    c) Dimension the easements.
    d) Dimension the setback lines.
    e) Provide dimensions and bearings for the public sidewalk easement.
    f) Provide the names and addresses of the owners of the land proposed to be subdivide, and all owners of land immediately adjoining the land proposed to be subdivided.
    g) Provide the legal description.

39. For the Final Plat of Subdivision, use the attached Final Plat of Subdivision Checklist. The elementary school district is Consolidated Community School District #25, Township High School District #214, Harper Community College District #512. Add the utility signature blocks.

Michael L. Pagones, P.E. 9/25/23
Village Engineer Date

Attachments:

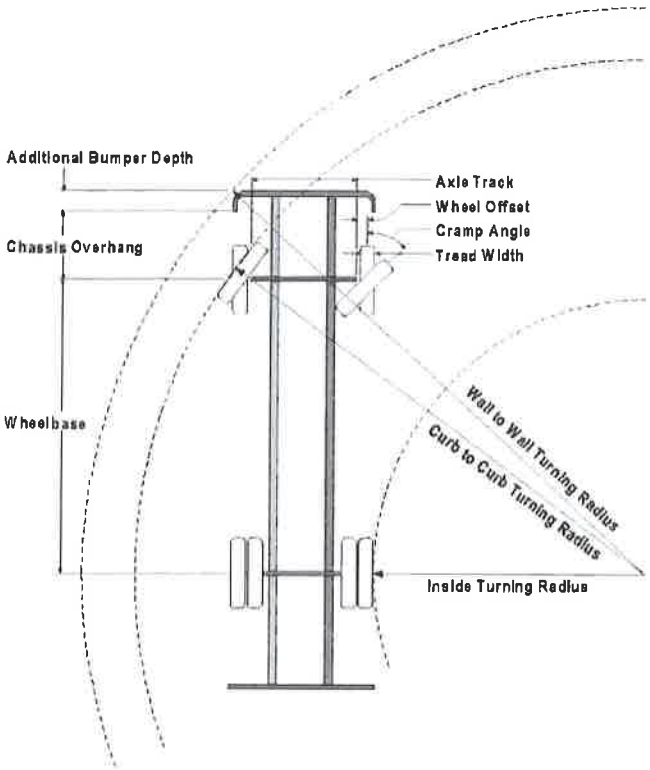
AHFD Tower 133 Turning Performance Analysis (1 page)
AHFD Engine 114 Turning Performance Analysis (1 page)
Preliminary Plat of Subdivision Checklist (1 page)
Final Plat of Subdivision Checklist (3 pages)
Contacts for Plat Signatures (1 page)
Sample Utility Signature Blocks (1 page)

Turning Performance Analysis

05/22/2018

Bid Number: 307
Department: Arlington Heights, IL

Chassis: Dash CF Chassis, PAP, PUC (Big Block)
Body: Aerial, Platform 100', PUC, Alum Body



Parameters:

*Inside Cramp Angle:	40°
Axle Track:	82.92 in.
Wheel Offset:	5.3 in.
Tread Width:	17.8 in.
Chassis Overhang:	78 in.
Additional Bumper Depth:	22 in.
Front Overhang:	136.1 in.
Wheelbase:	267.5 in.

Calculated Turning Radii:

Inside Turn:	25 ft. 3 In.
Curb to curb:	41 ft. 3 in.
Wall to wall:	48 ft. 2 in.

Category	Option	Description
Axle, Front, Custom	0090913	Axle, Front, Oshkosh TAK-4, Non Drive, 24,000 lb, Qtm/AXT/DCF
Wheels, Front	0019618	Wheels, Front, Alcoa, 22.50" x 13.00", Aluminum, Hub Pilot
Tires, Front	0078245	Tires, Front, Michelin, XZY3 (wb), 445/65R22.50, 20 ply
Bumpers	0550017	Bumper, 22" Extended, Arrow XT
Aerial Devices	0657391	Aerial, 100' Pierce Platform, 35 MPH Wind Rating, 400lb Tip Load Allowance

Notes:

*Actual Inside cramp angle may be less than shown.

Curb to Curb turning radius calculated for 9.00 inch curb.

Definitions:

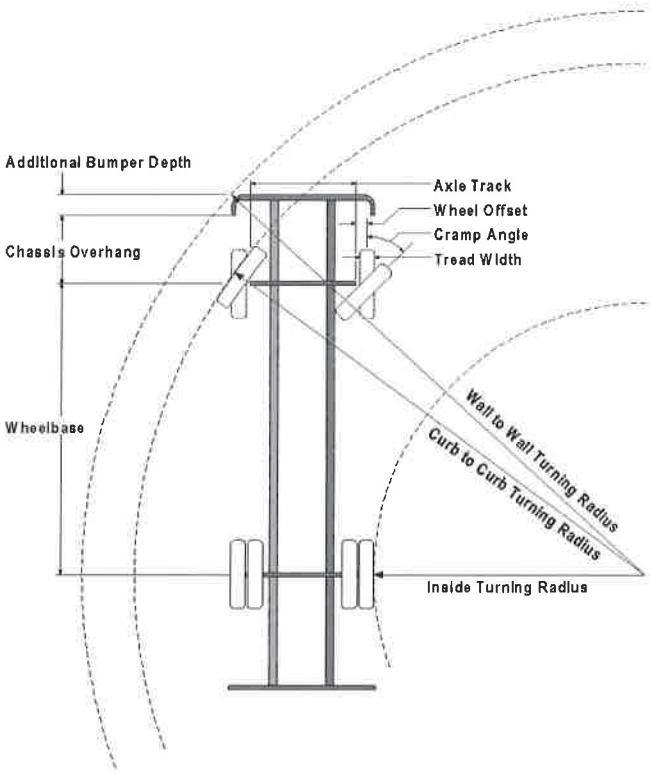
Inside CrampAngle	Maximum turning angle of the front inside fire.
Axle Track	King-pin to King-pin distance of front axle.
Wheel Offset	Offset from the center line of the wheel to the King-pin.
Tread Width	Width of the tire tread.
Chassis Overhang	Distance of the center line of the front axle to the front edge of the cab. This does not include the bumper depth.
Additional Bumper Wheel	Depth that the bumper assembly adds to the front overhang.
Wheelbase	Distance between the center lines of the vehicles front and rear axles.
Inside Turning Radius	Radius of the smallest circle around which the vehicle can turn.
Curb to Curb Turning Radius	Radius of the smallest circle around which the vehicle's tires can turn. This measures assumes a curb height of 9 inches.
Wall to Wall Turning Radius	Radius of the smallest circle around which the vehicle's tires can turn. This measures takes into account any front overhang due to chassis , bumper extensions and or aerial devices.

Turning Performance Analysis

01/13/2019

Bid Number: 624
Department: Arlington Heights, IL

Chassis: Velocity Chassis (Big Block), 2010
Body: Pumper, Medium, Aluminum, 2nd Gen



Parameters:

*Inside Cramp Angle:	45°
Axle Track:	81.92 in.
Wheel Offset:	4.68 in.
Tread Width:	17.7 in.
Chassis Overhang:	78 in.
Additional Bumper Depth:	26 in.
Front Overhang:	104 in.
Wheelbase:	201.5 in.

Calculated Turning Radii:

Inside Turn:	15 ft. 6 in.
Curb to curb:	30 ft. 0 in.
Wall to wall:	35 ft. 5 in.

Category	Option	Description
Axle, Front, Custom	0648752	Axle, Front, Dana, D2200, 22,800 lb
Wheels, Front	0019611	Wheels, Front, Alcoa, 22.50" x 12.25", Aluminum, Hub Pilot
Tires, Front	0521238	Tires, Front, Michelin, XFE (wb), 425/65R22.50, 20 ply
Bumpers	0600986	Bumper, 26" Extended, Under Slung, Painted, Xlays/Trays,12" H, Imp/Vel

Notes:

*Actual Inside cramp angle may be less than shown.

Curb to Curb turning radius calculated for 9.00 inch curb.

Definitions:	
Inside CrampAngle	Maximum turning angle of the front inside fire.
Axle Track	King-pin to King-pin distance of front axle.
Wheel Offset	Offset from the center line of the wheel to the King-pin.
Tread Width	Width of the tire tread.
Chassis Overhang	Distance of the center line of the front axle to the front edge of the cab. This does not include the bumper depth.
Additional Bumper Wheel	Depth that the bumper assembly adds to the front overhang.
Wheelbase	Distance between the center lines of the vehicles front and rear axles.
Inside Turning Radius	Radius of the smallest circle around which the vehicle can turn.
Curb to Curb Turning Radius	Radius of the smallest circle around which the vehicle's tires can turn. This measures assumes a curb height of 9 inches.
Wall to Wall Turning Radius	Radius of the smallest circle around which the vehicle's tires can turn. This measures takes into account any front overhang due to chassis , bumper extensions and or aerial devices.

Preliminary Plat of Subdivision Checklist

Municipal Code Section 29-201(b)(1 – 13)

- ○ 1. The name of the proposed subdivision.
- ○ 2. A north-point indication, scale, date of preparation of the Preliminary plat, and by whom prepared.
- ○ 3. A legal description of land proposed to be subdivided, by section, township and range, and other terms as used in describing land on the records of the Recorder of Deeds or Registrar of Titles, Cook County, Illinois.
- ○ 4. Sufficient information to locate accurately the proposed subdivision in relation to its general neighborhood, by means of references to streets, railroad lines, recorded plats, etc. If the foregoing references cannot be made, then a vicinity plat showing the location of the proposed subdivision, drawn to a smaller scale, shall accompany the Preliminary plat.
- ○ 5. The description and location of all survey monuments, existing and to be erected, in the area of the proposed subdivision.
- ○ 6. The boundary lines of the proposed subdivision, drawn to accurate scale and bearing, and a statement of the total area encompassed by the boundary lines.
- ○ 7. The location and dimensions of streets, easements, improvements and utilities within and immediately contiguous to the proposed subdivision, as well as the location and dimensions of major features such as railroad lines, airports, water courses, lakes and exceptional topography.
- ○ 8. The location, dimensions and layout of proposed streets, alleys, and sidewalks of the proposed subdivision.
- ○ 9. The layout, number, dimensions and area of each lot of the proposed subdivision.
- ○ 10. The location, dimensions and layout of all parcels of land intended to be dedicated for public use, such as parks and other open spaces, or reserved for the use of all subdivision property owners, together with an indication of the nature of each such use within the proposed subdivision.
- ○ 11. The location, dimensions and layout of all public utility easements in the proposed subdivision.
- ○ 12. The location and dimensions of all building setback lines in the proposed subdivision.
- ○ 13. The names and last known addresses of the owners of the land proposed to be subdivided, the subdivider and all owners of land immediately adjoining the land proposed to be subdivided.

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

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

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

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

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

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

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

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

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

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

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

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

_____
Notary Public"

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

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

APPROVED by the Plan Commission at a meeting held _____

_____
Chairman

_____

Secretary

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

_____

President

_____

Village Clerk

APPROVED by the Village Collector

_____

APPROVED by the Village Engineer

_____"

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

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

_____

Signature

(SURVEYOR'S SEAL)

Illinois Land Surveyor
No. _____"

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

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

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

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

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

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

Contacts for Plat Signatures

Ted Wyman
Comcast Cable
Right-of-Way Engineer
688 Industrial Drive
Elmhurst, IL 60126
Phone: (224) 229-5850 office (847) 652-6074 cell
Fax: (630) 359-5482
Ted_Wyman@comcast.com

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Katie Bengson, Real Estate Specialist **ComEd** Three Lincoln Center, 4th Floor Oakbrook Terrace, IL 60181	630-576-6867 Katie.bengson@comed.com
Ms. Gwen Borjon **NICOR Gas** 1844 W Ferry Rd Naperville, IL 60563	630-388-2976 gborjon@southernco.com
Ms. Sue E. Manshum ROW Engineer **Ameritech** 1391 Abbot Ct Buffalo Grove, IL 60089	847-271-5149 sm9231@att.com
Mr. Alonzo Escatel or Paul Flinkow **Astound** 1130 Carolina Dr West Chicago, IL 60185	Alonzo 630-631-9577 Paul 630-803-9660 Alonzo.escatel@astound.com Paul.flinkow@astound.com
Mr. Charles Saint Vil **IDOT Permits** 201 W Center Court Schaumburg, IL 60196	Charles.SaintVil@illinois.gov
Mr. Michael Sterr, P.E. Permit Division Head, Construction Bureau **Cook County Department of Transportation and Highways** 69 W Washington St 24th Floor Chicago, IL 60602	312-603-1670 michael.sterr@cookcountyil.gov hwy.permits@cookcountyil.gov

Contacts for Utility Easement Signatures

Robert L. Schulter, Jr.
Comcast Cable
Central Division Director of Construction
688 Industrial Drive
Elmhurst,IL 60126
Phone: (224) 229-5862 office (847) 652-6074 cell
Fax: (630) 359-5482
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Siyan Lucas **NICOR Gas** 1844 W Ferry Rd Naperville, IL 60563	630-388-2036 x2siluca@southernco.com
Ms. Sue E. Manshum ROW Engineer **AT&T** 1391 Abbot Ct Buffalo Grove, IL 60089	847-271-5149 sm9231@att.com
Mr. Alonzo Escatel or Paul Flinkow **Astound** 1130 Carolina Dr West Chicago, IL 60185	Alonzo 630-631-9577 Paul 630-803-9660 Alonzo.escatel@astound.com Paul.flinkow@astound.com

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

2201 N Chestnut Townhomes

Round 1 Review Comments **09/22/2023**

1. **Character of use:**
   The character of use is consistent with the area. It will be necessary to limit access to the grounds, to discourage loitering. The addition of trespass signs is recommended.

2. **Are lighting requirements adequate?**
   Lighting should be up to Village of Arlington Heights Code. Special attention should be given to those outside common areas- ie courtyard and parking lot. Landscaping must not create hiding locations and should provide for natural surveillance.

3. **Present traffic problems?**
   There are no traffic problems at this location.

4. **Traffic accidents at particular location?**
   This is not a problem area in relation to traffic accidents.

5. **Traffic problems that may be created by the development.**
   This development should not create any additional traffic problems.

6. **General comments:**

Address visibility:

-Include signage for "No Trespassing," "No Loitering" and/or "No Solicitation."

-For each individual dwelling within the complex, there should be a prominent address number which is easily visible to approaching motor vehicles, pedestrians, and first responders.

Parking Lot and exterior courtyards:

-Parking could become an issue if a larger percentage of residents, than expected have vehicles. Emergency telephones should be installed in the parking area for added safety.

-Plantings higher than 3 feet should not be placed within 10 to 15 feet of entrances to prevent hiding spots, and mature trees should be pruned to 8 feet.

-Lighting is an important aspect of CPTED. Lighting increases the amount and quality of natural surveillance. If people cannot see the activity, they cannot report the activity. Lighting can also deter those intending to conduct criminal/nuisance activity. Exterior lighting should to be activated by sensor, timer or motion depending on the need and location.

-The height of parking lot light fixtures makes a difference in the ability of pedestrians to see past the shadows caused by the cars and other obstructions naturally occurring in parking lots. Typical light poles are 30 to 45 feet high and cast a wide swath of lighting, but they create deep shadows between cars. Pedestrian-level lighting in the 12- to-14-foot range casts light that will go through the glass of cars and reflect off the cars; that can dramatically reduce shadows and dark spots.

-CCTV is an essential part of CPTED and is highly recommended for the parking lot area. Signage indicating the use of video surveillance and monitoring is also highly recommended in conjunction with CCTV.

Trash enclosure:

-Will this complex have a communal trash enclosure for residents of the complex? If yes, the ability to lock the trash enclosures is recommended to discourage foraging Additionally, the trash enclosure provides a place of concealment for criminal activity if trash areas are not properly secured.

-Should be monitored 24/7 by CCTV and contain clearly visible signage indicating the use of security cameras.

Territorial Reinforcement:

-Clear boundaries between public and private areas achieved by using physical elements such as fences, pavement treatment, art, signs, good maintenance and/or landscaping is recommended. These are ways to express ownership and delineate this property from others. It also makes identifying intruders much easier by having well defined spaces.

-Barrier fencing or similar is recommended alongside the north side of the property, adjacent to 315 W Rand Rd. Fencing should be used to create territorial reinforcement and define Townhome property as separate from 315 W Rand Rd. If utilizing fencing, should be tall enough to discourage fence hopping. Fencing should act as a barrier while not creating an opportunity for concealment. This is achieved by using fencing with adequate space between the posts to increase sight lines.

Catalytic Converter Theft Deterrent Recommendations

-Implement CCTV and lighting improvements recommended above to improve natural surveillance and reduce concealment opportunities for criminal activity.

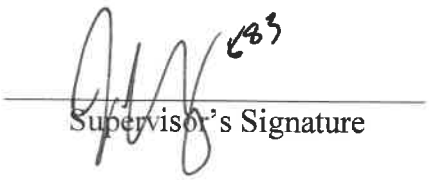
Emergency Contact Information:

-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.

A. O / #330

Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:



Supervisor's Signature

Planning & Community Development Dept. Review

December 8, 2023

REVIEW ROUND 1

Project: 2201 N Chestnut Townhomes
2201 N Chestnut Ave, 315 W. Rand Rd.

Case Number: PC 23-011

General:

7. The following zoning approvals have been requested as based on the plans. Please verify:
   a) Preliminary Plat of Subdivision to subdivide the property into two lots (Final Plat of Subdivision approval to come at a future date).
   b) Rezoning of Lot 2 lot from the R-1 District to the R-6 District and Lot 1 from the R-1 District to the B-2 District.
   c) Amendment to Comprehensive Plan to classify Lot 1 as Commercial and Lot 2 as Moderate Density Multi-Family
   d) Special Use Permit to allow Minor Auto Repair on Lot 1
   e) Variation to Chapter 28 of the Municipal Code, Section 5.1-6.4a.1, to allow a 19.9' front yard setback (west) for Lot 2 where code requires a minimum setback of 25'.
   f) Variation to Chapter 28 of the Municipal Code, Section 5.1-6.4a.2, to allow a 17' side yard setback (north/northeast) for Lot 2 where code requires a minimum setback of 21.3'.
   g) Variation to Chapter 28 of the Municipal Code, Section 5.1-11.3a., to allow a 6.8' front yard setback (west) for Lot 1 where code requires a minimum setback of 25'.
   h) Variation to Chapter 28 of the Municipal Code, Section 5.1-11.3b, to allow a 20' side yard setback (southwest) where code requires a minimum setback of approximately 21.3'.
   i) Variation to Chapter 28 of the Municipal Code, Section 10.2-8, to allow a 22' wide drive aisle where code requires a 24' wide minimum width.
   j) Variation to Chapter 28 of the Municipal Code, Section 10.2-12.2, to waive the requirement to provide a photometric plan.
   k) Variation to Chapter 28 of the Municipal Code, Section 6.12-1.3, to waive the requirement to provide a traffic and parking study.
   l) Variation to Chapter 28 of the Municipal Code, Section 6.15-1.2b, to waive the requirement for certain landscape islands on Lot 1.

   Additional variations may be required depending upon your response to certain comments and review of the revised plans.

8. Will the townhome building or site feature any sustainable/green design elements? Please update the project narrative to include information on any sustainable/green design elements.

9. The justification for variations document shall be revised to address the specific standards of approval as outlined in the code. Each requested variation shall include a separate response to the standards for approval as outlined below. Please include a response to the newly identified variations above:

   - The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and
   - The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned; and
   - The proposed variation is in harmony with the spirit and intent of this Chapter; and

- The variance requested is the minimum variance necessary to allow reasonable use of the property.

10. No Plat of Survey was included within the submission. Please provide a Plat of Survey and a legal description for the subject property in Microsoft Word format.

11. Please ensure that all plans and/or studies to be resubmitted as a result of the Round 1 Department review comments include a revision date.

12. The resubmittal shall be provided within a flash drive/USB, which shall include the response to these comments along with all revised plan sets and documents. In addition, one full sized hard copy of all revised plan sets and documents must also be provided.

Townhome Use/Auto Repair Use:

13. You're encouraged to organize and hold a neighborhood meeting well in advance of any Plan Commission hearing on the project.

14. The townhome building is proposed on one lot. Please confirm that it each townhome unit is not intended to be located on their own separate platted lot.

15. Chapter 29 of the Municipal Code requires the submission of a draft of the Declarations that will govern the townhomes. Please be aware that this document will be required at time of Final Plat of Subdivision application.

16. Impact Fee's will be required at time of building permit for the residential portion of the development, in accordance with Village Policy. Linkage Fee's will be required at time of building permit for the residential portion as per the Inclusionary Housing Ordinance.

17. The existing auto-repair use will need to be sensitive to the proposed townhomes on Lot 2. Any zoning approval of the auto-repair SUP will be conditional upon the owner/operator on Lot 1 to work with the Village to address any noise or odor issues to the satisfaction of the Village. Inoperable motor vehicle storage on Lot 1 shall be prohibited, and the automobiles shall not be stored on Lot 1 beyond the time reasonable to complete repairs, which shall be to the discretion of the Village. Exterior work on vehicles shall be prohibited.

18. Please be aware that outdoor storage of parts or equipment (tires, etc.) shall be prohibited. Please confirm that no outdoor storage shall occur on Lot 1 and any exterior storage will occur within the fenced enclosure area at the southeast of the building.

Streetscape/Landscaping:

19. The parkway along Rand Road must be restored in its entirety. The area proposed to remain as striped asphalt shall be removed and restored as parkway. Additionally, the landscape island at the northwest of the area must be incorporated into the parking lot.

20. Please explore shifting the driveway location on Lot 2 slightly further north to allow for a larger landscape area between the subject property and the single-family home to the south, which area could accommodate evergreen trees for year-round screening.

Arlington Performance Site:

21. Please reach out to IDOT to determine what access restrictions may be required and provide an update on said correspondence.

22. What is the long-term plan for the billboard and its removal?

23. The neighboring property to the southeast has been designed to provide for future cross access. Any approval of the proposed subdivision shall require, upon the request of the Village, for Lot 1 to implement a reciprocal cross access agreement with the property to the southeast. Said easement would only be required if/when the billboard is removed or Lot 1 is redeveloped, whichever shall come first.

24. The Arlington Performance site requires two ADA compliant parking stalls.

25. Please provide a detail for the proposed fence separating Lot 1 and Lot 2 (height, materials, etc.), along with the proposed dumpster enclosures on Lot 1 and Lot 2 (height, materials, etc.).

26. Provide a detail for the proposed retaining walls.

27. Please evaluate the ability for the fence proposed at the rear of Lot 1 (at the northeast of the 6 newly proposed parking stalls). The retaining wall is not shown on the landscape plan and the fence is not shown on the engineering plans.

Townhome Site:

28. Will all mechanical equipment for Lot 2 be located in "Meter Room"? Please indicate the location of any proposed ground mounted mechanical equipment (generator, HVAC equipment, utility pedestals/meters, transformer, etc.) on the site plan and provide landscape screening where applicable.

29. Given a variation has been requested to waive the photometric study, please indicate the location of any free-standing exterior or building mounted lights on Lot 2, along with a catalog cut sheet/specifications. Please indicate the location of the existing exterior lights on Lot 1.

Plat of Subdivision:

30. Final Plat of Subdivision approval shall come at a future Plan Commission meeting, to be determined when final engineering and final plat documents have been provided.

31. Chapter 29, Section 29-201.b.4 requires a location map be included on the Preliminary Plat of Subdivision.

32. Chapter 29, Section 29-201.b.12 requires the building setback lines for each lot be shown on the Plat of Subdivision.

Prepared by: 

Chestnut Townhomes

2201 N. Chestnut

PC 23-011

December 8, 2023

Tree Preservation

1. Please provide a tree survey that includes the size, species, condition and disposition for each tree.

Landscape Comments

1. Along Rand Road, restore the parkway with turf and parkway trees. Please provide three additional shade trees where asphalt is shown.

2. Provide a landscape island that includes a shade tree on the west end of the parking row that is located along Rand Road.

3. Please provide a detail of the proposed fence shown on the site plan between the commercial and the proposed townhomes. Per code, the fence must be solid and six feet high.

4. Please indicate quantities and sizes on the planting plan. The trees at the ends of the parking row must be four-inch caliper in size.

5. Provide foundation plantings on the south elevation of the townhomes.

6. Please evaluate the placement of the drive aisle for the townhomes. It is recommended that the drive be placed further from the single-family residence to allow for a dense layered buffer that consists of evergreens.

7. Landscape screening must be provided for any utility/mechanical areas. Any new utility/mechanical boxes must be placed where they are not visible and screened.

HAEGER ENGINEERING
consulting engineers · land surveyors

100 East State Parkway
Schaumburg, Illinois 60173-5300
tel: 847.394.6600
fax: 847.394.6608

VIA Email

January 11, 2024

Mr. Michael Pagones, P.E.
Village Engineer
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

RE: 2201 N. Chestnut Townhomes
315 W. Rand Rd. and 2201 N. Chestnut Ave., Arlington Heights
Response to Round 1 Village Comments
Haeger File No.: 22-253

Dear Michael,

Haeger Engineering ("Haeger") is in receipt of your review comments dated September 25, 2023. We have revised the submittal materials accordingly per the comments. Please find enclosed the following items for your review:

- Preliminary Engineering Plans, dated 01/10/2024
- Preliminary Plat of Subdivision, dated 01/10/2024

The original review comments are included below, shown in *italics*, with our responses to each comment followed in **bold**.

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.*
    Understood.

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 widening of Chestnut Ave with curb & gutter, pavement widening, and installing public sidewalk. 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.*
    Noted.

13. *Final engineering plans shall be georeferenced by using State Plane Coordinate System Illinois East. Below are details about projection:*
Projected Coordinate System: NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet
Projection: Transverse Mercator
False_Easting: 984250.00000000
False_Northing: 0.00000000
Central_Meridian: -88.33333333
Scale_Factor: 0.99997500
Latitude_Of_Origin: 36.66666667
Linear Unit: Foot US
Geographic Coordinate System: GCS North American_1983
Datum: D_North_American_1983 Prime Meridian: Greenwich Angular Unit: Degree
Noted.

14. *The Final Plat of Subdivision must be reviewed and approved by Engineering prior to final Plan Commission approval. 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.*
Noted.

15. *Detention is required meeting both the Village and Metropolitan Water Reclamation District (MWRD) detention requirements, including volume control.*
    a) *The proposed detention/retention facility will be a private system and as such will not be the Village's responsibility to maintain.*
    Noted.

    b) *If the facility is to include a basin, a basin requires a 1-foot freeboard with an overflow weir at the 6" line. The basin requires a 5" flat zone around the perimeter before the top of slope begins. Provide calculations for sizing the weir.*
    Detention will be in an underground system. A weir will be provided in the outlet control structure located downstream of the detention system.

    c) *If the facility is to include a wet bottom basin, the basin shall be constructed with a minimum depth of six feet (6'). A safety ledge, five feet (5') wide, back pitched towards the shore three inches (3"), at three feet (3') below normal water level (NWL) must be provided. The side slopes leading down to the safety ledge must be 5:1 maximum. Provisions, such as a recirculation pump, must be made to keep the pond nuisance free.*
    Detention will be in an underground system.

    d) *An MWRD permit will be required.*
    Noted.

    e) *A portion of the underground detention storage system is located under pavement, the system must be designed to AASHTO HS-25 loading standard.*
    The underground detention system will be designed to meet HS-25 loading.

    f) *If the retention/detention facility is to serve both properties or a portion of the detention facility is located on the Performance Auto site, a maintenance agreement between the properties is required.*
    The detention facility will serve both properties. A maintenance agreement will be prepared.

16. *Plan Commission approval will require preliminary engineering plans including detention calculations showing HWL, storage required, storage provided, and restrictor sizing calculations. 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 updated Bulletin 70 rainfall data. Clearly show the overflow route for the site. Minimum restrictor size allowed, for maintenance reasons, is 2". Restrictors between 2" and 4" must be in a trap in a catch basin. Show the location and size of the restrictor.*

Provide a detail showing the restrictor catch basin. If the restrictor required to meet the allowable release rate is less than 2", calculate the amount of detention storage provided with a 2" restrictor. Subtract this amount from the required storage based on the allowable release rate to show the storage deficiency. This deficiency can be paid as money in lieu of detention at the rate of $1.00 per cubic foot.

a) *The Village is in receipt of the Preliminary Stormwater Report dated September 21, 2023 and received on September 25, 2023. Additional comments on the Preliminary Stormwater Report will be provided in Round 2.*

Noted.

b) *A portion of the existing Performance Auto site sheet drains to Rand Road and is unrestricted, the entire parkway along Rand Road from Chestnut Ave to the east property line is paved, and the parking lot is paved up to the sidewalk along Rand Road. Although a portion of the paved parkway is shown to be striped, the striping does not prevent the paved area from being used to drive or park vehicles and vehicles have been observed to be partially blocking the sidewalk.*

i. *The pavement in the parkway should be removed.*

Part of the parkway (between the striped area and southern driveway) will be replaced with landscaping. The striped area will continue to be used by APC for deliveries and loading.

ii. *Install curb & gutter for the angled parking stalls adjacent to Rand Road and install a landscaped median in lieu of a striped median. Evaluate the feasibility of installing bioswales in the landscaped medians to capture the runoff.*

We request that the striped island remains asphalt for snow plowing operations and customer serviceability. The use of a bioswale in the southern landscape island will be evaluated during final engineering.

iii. *Provide calculations for the existing and proposed conditions for the area that currently sheet drains to Rand Road. Provide additional storage for the townhome site to account for any unrestricted flow to Rand Road.*

Detention will be provided for the redeveloped portion of the property (0.625 ac). Providing additional detention for the remainder of the property (0.435 ac.) is not feasible due to space limitations. We request that the deficient detention is paid at the Village's fee in lieu rate. Calculations will be provided during the final engineering phase.

17. *An Onsite Utility Maintenance Agreement must be executed prior to final engineering approval for all private utilities including the detention/retention facility, storm sewer, water service, and sanitary sewer service. Please contact the Village Engineer for an editable version of the OUMA.*

Noted.

18. *A homeowner's association will be needed to address group maintenance.*

Noted.

19. *Final subdivision approval will require final engineering plans.*

Final engineering plans will be submitted when applying for final subdivision approval.

20. *The petitioner's request for relieve from the requirement to submit a photometric plan for the site is noted. In lieu of a full photometric plan, provide the existing levels of lighting at the property line between lots 1 and 2 to verify the spillage onto lot 2 meets the Village's maximum allowable spillage.*

Noted.

21. *Fire lanes, where required adjacent to buildings, must meet the pavement dimensions as directed by the Fire Department. Fire lanes require a heavy-duty pavement section. Asphalt pavement section to consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-50 Binder, and 4" CA-6 Stone Subbase. Concrete driveway apron to be 8" thick.*

We will coordinate the locations of the fire lanes with Village staff.

22. *The turning path of the Fire Department's responding vehicle in this case the tower truck for the proposed townhomes and the engine for the existing Performance Auto site.*

a) *An additional exhibit should be provided showing access to the townhome site from northbound Chestnut Ave. Exhibits shall be provided for both the townhome site and the Performance Auto site.*

Fire Truck Access exhibits are included in the plans.

b) *The vehicle shall be shown maneuvering through the site in all possible directions of travel. Attached are the specifications for the tower apparatus and fire engine.*

See the Fire Truck Access exhibits.

c) *The current layout for the townhomes will require the fire truck to back out of the site. This must be approved by the Village's Fire Official.*

Noted.

23. *The Performance Auto site is higher than the townhomes. Headlights from vehicles parking in the rear of the property could potentially shine into the adjacent townhomes.*

A fence will be installed between Lots 1 and 2 at the top of the retaining wall that will shield headlights from vehicles parking in the rear of the property.

24. *The proposed entrance is to be constructed on the property line. The proposed curb is located less than 8 from the adjacent parking lot and less than 3 ft from the adjacent block wall. The adjacent parking lot is also approximately 2 ft higher.*

a) *Snow removal may be problematic during winter months.*

The space between the proposed curb and adjacent block wall will be filled in to reduce the grade change between properties. Snow removal will be addressed with staff during the final engineering phase.

b) *Provide the following cross sections:*

i. *The entrance and the adjacent block wall.*

The cross section is included on the Grading Plan.

ii. *The entrance and the adjacent parking lot*

The cross section is included on the Grading Plan.

iii. *The southern-most parking stall and the adjacent building to the west.*

The cross section is included on the Grading Plan.

25. *Two-way traffic requires a minimum width of 24 ft. If required by the Village's Fire Official, additional width may be required for the fire lane.*

Noted.

26. *Provide an exhibit showing how a garbage truck will maneuver to access the garbage corral.*

A Garbage Truck Access exhibit is included in the plans.

27. *The Performance Auto site is non-compliant for the number of accessible parking stalls. Provide two accessible stalls.*

Less than 25 parking spaces on the APC lot are allocated for employees and patrons. We request that only one accessible parking space is required.

28. *Rand Road is under the jurisdiction of the Illinois Department of Transportation (IDOT). Any work within IDOT right-of-way will require a permit from IDOT.*

An IDOT permit will be obtained. We are submitting to IDOT concurrently with this submittal.

29. *The angled parking requires one-way traffic circulation.*

a) *Provide additional striping, evaluate if additional signage is needed.*

Directional arrows and Do Not Enter signs were added.

b) *The plan as proposed shows the northwest access point off of Rand Road as an entrance, and vehicles exiting through the southeast access point. IDOT may require right-in/right-out, or possibly the removal of one of the access points off of Rand Road.*

Noted.

30. *The pavement widening of Chestnut Ave shall meet the Village's current standard cross section: 2" N50 surface, 5 ¼" N50 Binder, 8" subbase granular material, type B, and 4" subbase granular material, type B extending to the proposed curb & gutter.*

The Chestnut Avenue pavement section was revised to meet the Village standard.

31. *The pavement overlay of Chestnut Ave shall be 2" N50 surface.*

The pavement overlay section was updated accordingly.

32. *The existing sanitary manhole south of the Performance Auto access at Chestnut Ave is located in the parkway. The proposed modifications place the structure partially in the curb and in the pavement. Adjust the curb such that the structure is completely within the pavement.*

The curb was adjusted.

33. *The plans show a storm connection to an existing manhole south of the development. The condition of the manhole shall be verified.*

A note was added to the Utility Plan.

34. *The sanitary sewer service shall be a minimum of 6 inches in diameter. If the service line is larger than 6 inches, a manhole shall be constructed at the point of its connection with the sewer main.*

The sanitary sewer service will be 6 inches in diameter.

35. *Dimension the separation of the water service and sanitary sewer service. The services shall be separated by a minimum of 10 ft.*

The distance between services is indicated. The sanitary sewer will be constructed of watermain quality pipe where the distance is less than 10 feet at the building.

36. *For the water service to the building, provide a master meter in a vault or meter room.*

Noted.

37. *Payment due for Contribution Ordinance 76-04:*
03-18-401-020 $1,915.20
03-18-401-021 $1,008.00

Noted.

<u>Preliminary Plat of Subdivision:</u>

38. *The plat was reviewed against the attached Preliminary Plat of Subdivision Checklist. Items#1,2,4, and 6 are complete. Use the checklist to complete the rest of the items.*
    a) *Provide the name of whom prepared the Preliminary Plat.*
    b) *The easements are proposed, not existing. Update the legend accordingly.*
    c) *Dimension the easements.*
    d) *Dimension the setback lines.*
    e) *Provide dimensions and bearings for the public sidewalk easement.*
    f) *Provide the names and addresses of the owners of the land proposed to be subdivide, and all owners of land immediately adjoining the land proposed to be subdivided.*
    g) *Provide the legal description.*

The Preliminary Plat was updated to include the requested information. The names and addresses of the owners and all owners of land immediately adjoining the land will be provided at a later date.

39. *For the Final Plat of Subdivision, use the attached Final Plat of Subdivision Checklist. The elementary school district is Consolidated Community School District #25, Township High School District #214, Harper Community College District #512. Add the utility signature blocks.*

    The information will be provided on the final plat.

Should you require further information or have any questions, please do not hesitate to contact me at 847-230-3176 or kim-l@haegerengineering.com.

Sincerely,

HAEGER ENGINEERING LLC



Kim Lask, P.E., PTOE, CFM
Project Manager

cc: James J. Tinaglia – Tinaglia Architects, Inc.

TINAGLIA

ARCHITECTS

January 16, 2024

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

Re: Plan Commission 1st Round Department Comments
Proposed Subdivision and Townhome Development
315 W. Rand Road & 2201 N. Chestnut Avenue

The following is in response to the 1st Round Department Comments received on December 8, 2023. Comments are addressed in a line by line format as requested. If you should have any questions or need further assistance, please feel free to contact my office.

Health Department: No Comments

Fire Department: No Comments

Building & Life Safety: No Comments

Engineering Department:

Comments to be addressed by Civil Engineer under a separate cover.

Police Department:

1. *Character of use:*
   The character of use is consistent with the area. It will be necessary to limit access to the grounds, to discourage loitering. The addition of trespass signs is recommended.

   a. Noted.

2. *Are lighting requirements adequate?*
   Lighting should be up to Village of Arlington Heights Code. Special attention should be given to those outside common areas- ie courtyard and parking lot. Landscaping must not create hiding locations and should provide for natural surveillance.

   a. Noted.

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3. *Present traffic problems?*
   There are no traffic problems at this location.

   a. Noted.

4. *Traffic accidents at particular location?*
   This is not a problem area in relation to traffic accidents.

   a. Noted.

5. *Traffic problems that may be created by the development.*
   This development should not create any additional traffic problems.

   a. Noted.

6. *General comments:*

Address visibility:

-Include signage for "No Trespassing," "No Loitering" and/or "No Solicitation."

a. Will comply upon permit submittal.

-For each individual dwelling within the complex, there should be a prominent address number which is easily visible to approaching motor vehicles, pedestrians, and first responders.

a. Will comply upon permit submittal.

Parking Lot and exterior courtyards:

-Parking could become an issue if a larger percentage of residents, than expected have vehicles. Emergency telephones should be installed in the parking area for added safety.

a. All residences have an attached 2-car garage. Exterior parking is private and for guests only. No emergency telephones will be installed.

-Plantings higher than 3 feet should not be placed within 10 to 15 feet of entrances to prevent hiding spots, and mature trees should be pruned to 8 feet.

a. A final landscape plan will be coordinated with Derek Mach prior to Building Permit issuance.

-Lighting is an important aspect of CPTED. Lighting increases the amount and quality of natural surveillance. If people cannot see the activity, they cannot report the activity. Lighting can also deter those intending to conduct criminal/nuisance activity. Exterior lighting should to be activated by sensor, timer or motion depending on the need and location.

a. No exterior parking lot lighting is provided. Coach lighting will be provided per code at all building entrances.

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-The height of parking lot light fixtures makes a difference in the ability of pedestrians to see past the shadows caused by the cars and other obstructions naturally occurring in parking lots. Typical light poles are 30 to 45 feet high and cast a wide swath of lighting, but they create deep shadows between cars. Pedestrian-level lighting in the 12- to-14-foot range casts light that will go through the glass of cars and reflect off the cars; that can dramatically reduce shadows and dark spots.

a. N/A. No exterior parking lot lighting is provided.

-CCTV is an essential part of CPTED and is highly recommended for the parking lot area. Signage indicating the use of video surveillance and monitoring is also highly recommended in conjunction with CCTV.

a. The commercial building parking lot usage will remain as existing, and any additional surveillance/security measures will be determined by the Owner.

Trash enclosure:

-Will this complex have a communal trash enclosure for residents of the complex? If yes, the ability to lock the trash enclosures is recommended to discourage foraging. Additionally, the trash enclosure provides a place of concealment for criminal activity if trash areas are not properly secured.

a. Duly noted for Owner consideration. A residential trash enclosure is shown on the residential property and a separate one is shown on the commercial property.

-Should be monitored 24/7 by CCTV and contain clearly visible signage indicating the use of security cameras.

a. Duly noted for Owner consideration.

Territorial Reinforcement:

-Clear boundaries between public and private areas achieved by using physical elements such as fences, pavement treatment, art, signs, good maintenance and/or landscaping is recommended. These are ways to express ownership and delineate this property from others. It also makes identifying intruders much easier by having well defined spaces.

a. Duly noted.

-Barrier fencing or similar is recommended alongside the north side of the property, adjacent to 315 W Rand Rd. Fencing should be used to create territorial reinforcement and define Townhome property as separate from 315 W Rand Rd. If utilizing fencing, should be tall enough to discourage fence hopping. Fencing should act as a barrier while not creating an opportunity for concealment. This is achieved by using fencing with adequate space between the posts to increase sight lines.

a. A code compliant wooden privacy fence is identified on the site plan, separating the residential from the commercial properties.

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Catalytic Converter Theft Deterrent Recommendations

-Implement CCTV and lighting improvements recommended above to improve natural surveillance and reduce concealment opportunities for criminal activity.

a. Duly noted for Owner consideration.

Emergency Contact Information:

-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.

a. Duly noted and will provide upon Building Permit application.

Planning & Community Development:

General:

7. The following zoning approvals have been requested as based on the plans. Please verify:

a. Preliminary Plat of Subdivision to subdivide the property into two lots (Final Plat of Subdivision approval to come at a future date).
b. Rezoning of Lot 2 lot from the R-1 District to the R-6 District and Lot 1 from the R-1 District to the B-2 District.
c. Amendment to Comprehensive Plan to classify Lot 1 as Commercial and Lot 2 as Moderate Density Multi-Family
d. Special Use Permit to allow Minor Auto Repair on Lot 1
e. Variation to Chapter 28 of the Municipal Code, Section 5.1-6.4a.1, to allow a 19.9' front yard setback (west) for Lot 2 where code requires a minimum setback of 25'.
f. Variation to Chapter 28 of the Municipal Code, Section 5.1-6.4a.2, to allow a 17' side yard setback (north/northeast) for Lot 2 where code requires a minimum setback of 21.3'.
g. Variation to Chapter 28 of the Municipal Code, Section 5.1-11.3a., to allow a 6.8' front yard setback (west) for Lot 1 where code requires a minimum setback of 25'.
h. Variation to Chapter 28 of the Municipal Code, Section 5.1-11.3b, to allow a 20' side yard setback (southwest) where code requires a minimum setback of approximately 21.3'.
i. Variation to Chapter 28 of the Municipal Code, Section 10.2-8, to allow a 22' wide drive aisle where code requires a 24' wide minimum width.
j. Variation to Chapter 28 of the Municipal Code, Section 10.2-12.2, to waive the requirement to provide a photometric plan.
k. Variation to Chapter 28 of the Municipal Code, Section 6.12-1.3, to waive the requirement to provide a traffic and parking study.
l. Variation to Chapter 28 of the Municipal Code, Section 6.15-1.2b, to waive the requirement for certain landscape islands on Lot 1.

Additional variations may be required depending upon your response to certain comments and review of the revised plans.

a. Duly Noted.

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8. *Will the townhome building or site feature any sustainable/green design elements? Please update the project narrative to include information on any sustainable/green design elements.*

    a. Due to the cost of the underground storm system, no additional sustainable/green design elements are being proposed.

9. *The justification for variations document shall be revised to address the specific standards of approval as outlined in the code. Each requested variation shall include a separate response to the standards for approval as outlined below. Please include a response to the newly identified variations above:*

    • The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and
    • The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned; and
    • The proposed variation is in harmony with the spirit and intent of this Chapter; and 7
    • The variance requested is the minimum variance necessary to allow reasonable use of the property.

    a. Duly Noted.

10. *No Plat of Survey was included within the submission. Please provide a Plat of Survey and a legal description for the subject property in Microsoft Word format.*

    a. Final engineering plans which include site boundaries, etc., will be provided. A final plat of survey shall be prepared prior to Building Permit application.

11. *Please ensure that all plans and/or studies to be resubmitted as a result of the Round 1 Department review comments include a revision date.*

    a. Duly Noted.

12. *The resubmittal shall be provided within a flash drive/USB, which shall include the response to these comments along with all revised plan sets and documents. In addition, one full sized hard copy of all revised plan sets and documents must also be provided.*

    a. Duly Noted.

Townhome Use/Auto Repair Use:

13. *You're encouraged to organize and hold a neighborhood meeting well in advance of any Plan Commission hearing on the project.*

    a. Due to the obvious and clear improvement to the existing property, we would prefer to move forward directly with Plan Commission and Village Board.

14. *The townhome building is proposed on one lot. Please confirm that it each townhome unit is not intended to be located on their own separate platted lot.*

    a. The townhomes will be a part of a neighborhood association, and final ownership documents will be provided upon final approvals and entitlements.

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15. *Chapter 29 of the Municipal Code requires the submission of a draft of the Declarations that will govern the townhomes. Please be aware that this document will be required at time of Final Plat of Subdivision application.*

    a. Duly Noted.

16. *Impact Fee's will be required at time of building permit for the residential portion of the development, in accordance with Village Policy. Linkage Fee's will be required at time of building permit for the residential portion as per the Inclusionary Housing Ordinance.*

    a. Duly Noted.

17. *The existing auto-repair use will need to be sensitive to the proposed townhomes on Lot 2. Any zoning approval of the auto-repair SUP will be conditional upon the owner/operator on Lot 1 to work with the Village to address any noise or odor issues to the satisfaction of the Village. Inoperable motor vehicle storage on Lot 1 shall be prohibited, and the automobiles shall not be stored on Lot 1 beyond the time reasonable to complete repairs, which shall be to the discretion of the Village. Exterior work on vehicles shall be prohibited.*

    a. Duly Noted.

18. *Please be aware that outdoor storage of parts or equipment (tires, etc.) shall be prohibited. Please confirm that no outdoor storage shall occur on Lot 1 and any exterior storage will occur within the fenced enclosure area at the southeast of the building.*

    a. Duly Noted.

Streetscape/Landscaping:

19. *The parkway along Rand Road must be restored in its entirety. The area proposed to remain as striped asphalt shall be removed and restored as parkway. Additionally, the landscape island at the northwest of the area must be incorporated into the parking lot.*

    a. The existing commercial property's business practices will remain the same as existing. However, substantial new landscaping and decreased asphalt have been provided in the proposed commercial site plan. While the existing parkway along Rand Road is currently 100% asphalt, the proposed design decreases that by almost 50%. The deliveries and loading need to remain in the area designated in order for the business to remain as-is.

20. *Please explore shifting the driveway location on Lot 2 slightly further north to allow for a larger landscape area between the subject property and the single-family home to the south, which area could accommodate evergreen trees for year-round screening.*

    a. The petitioner will work with staff and adjust the southern drive entrance in order to save existing mature trees and increase landscaping on the southern edge of the property.

Arlington Performance Site:

21. *Please reach out to IDOT to determine what access restrictions may be required and provide an update on said correspondence.*

    a. The Civil Engineer will work with IDOT, if necessary, in order to achieve entrances and landscaping as shown on the proposed plans.

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22. *What is the long-term plan for the billboard and its removal?*

    a. The billboard will remain as-is.

23. *The neighboring property to the southeast has been designed to provide for future cross access. Any approval of the proposed subdivision shall require, upon the request of the Village, for Lot 1 to implement a reciprocal cross access agreement with the property to the southeast. Said easement would only be required if/when the billboard is removed or Lot 1 is redeveloped, whichever shall come first.*

    a. Duly Noted.

24. *The Arlington Performance site requires two ADA compliant parking stalls.*

    a. Existing parking is very limited, and provided stalls are primarily servicing the daily storage of vehicles, commensurate with the number of service bays. Far fewer stalls (less than 25) are allocated to employees or visiting customers. Consideration should be given to allow only one handicap parking stall on the property.

25. *Please provide a detail for the proposed fence separating Lot 1 and Lot 2 (height, materials, etc.), along with the proposed dumpster enclosures on Lot 1 and Lot 2 (height, materials, etc.).*

    a. Duly Noted. See provided detail.

26. *Provide a detail for the proposed retaining walls.*

    a. Details for proposed retaining walls shall be provided by the Civil Engineer.

27. *Please evaluate the ability to construct the fence proposed at the rear of Lot 1 (at the northeast of the 6 newly proposed parking stalls). The retaining wall is not shown on the landscape plan and the fence is not shown on the engineering plans.*

    a. Duly Noted. The proposed retaining wall & privacy fence shall not interfere with one another, and have been included on both drawings.

Townhome Site:

28. *Will all mechanical equipment for Lot 2 be located in "Meter Room"? Please indicate the location of any proposed ground mounted mechanical equipment (generator, HVAC equipment, utility pedestals/meters, transformer, etc.) on the site plan and provide landscape screening where applicable.*

    a. Any mechanical equipment (AC condenser, etc.) will be located in the rear or side yards and be properly screened with landscaping per Village ordinance.

29. *Given a variation has been requested to waive the photometric study, please indicate the location of any freestanding exterior or building mounted lights on Lot 2, along with a catalog cut sheet/specifications. Please indicate the location of the existing exterior lights on Lot 1.*

    a. No free standing light fixtures will be provided on Lot 2. Typical coach light fixtures will be provided at each building entrance per code. Lot 1 existing lighting will remain on the building as-is. No new freestanding fixtures will be provided.

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Plat of Subdivision:

30. *Final Plat of Subdivision approval shall come at a future Plan Commission meeting, to be determined when final engineering and final plat documents have been provided.*

    a. Duly Noted.

31. *Chapter 29, Section 29-201.b.4 requires a location map be included on the Preliminary Plat of Subdivision.*

    a. Duly Noted. Shall be provided by the Civil Engineer.

32. *Chapter 29, Section 29-201.b.12 requires the building setback lines for each lot be shown on the Plat of Subdivision.*

    a. Duly Noted. Shall be provided by the Civil Engineer.

Tree Preservation:

1. *Please provide a tree survey that includes the size, species, condition and disposition for each tree.*

    a. The Owner agrees that saving existing trees is important for maintaining a buffer between the commercial and residential properties. The Owner will attempt to save all mature trees that are not necessary to remove for construction.

Landscape Comments:

1. *Along Rand Road, restore the parkway with turf and parkway trees. Please provide three additional shade trees where asphalt is shown.*

    a. The existing commercial property's business practices will remain the same as existing. However, substantial new landscaping and decreased asphalt have been provided in the proposed commercial site plan. While the existing parkway along Rand Road is currently 100% asphalt, the proposed design decreases that by almost 50%. The deliveries and loading need to remain in the area designated in order for the business to remain as-is.

2. *Provide a landscape island that includes a shade tree on the west end of the parking row that is located along Rand Road.*

    a. See note above. The north island remains asphalt intentionally due to snow plowing operations and customer serviceability concerns.

3. *Please provide a detail of the proposed fence shown on the site plan between the commercial and the proposed townhomes. Per code, the fence must be solid and six feet high.*

    a. Duly Noted. See provided detail.

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4. *Please indicate quantities and sizes on the planting plan. The trees at the ends of the parking row must be four-inch caliper in size.*

   a. Duly noted and will comply.

5. *Provide foundation plantings on the south elevation of the townhomes.*

   a. Duly noted and will comply.

6. *Please evaluate the placement of the drive aisle for the townhomes. It is recommended that the drive be placed further from the single-family residence to allow for a dense layered buffer that consists of evergreens.*

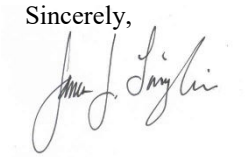
   a. The petitioner will work with staff and adjust the southern drive entrance in order to save existing mature trees and increase landscaping on the southern edge of the property.

7. *Landscape screening must be provided for any utility/mechanical areas. Any new utility/mechanical boxes must be placed where they are not visible and screened.*

   a. Any mechanical equipment (AC condenser, etc.) will be located in the rear or side yards and be properly screened with landscaping per Village ordinance.

Thank you for your attention to this submittal. Feel free to contact my office with any questions.

Sincerely,



James J. Tinaglia
President
Tinaglia Architects, Inc.

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PLAN COMMISSION PC #23-011
2201 N Chestnut Townhomes
315 W Rand Road & 2201 N Chestnut Ave
Round 2

40. The petitioner's response to comment nos. 11-14, 17-19, 23, 25, 28, 30-32, 34, 36, 37 and 39 are acceptable.

41. The petitioner's response to comment no. 15 is noted. The maintenance agreement for the detention facility serving both properties shall be provided at final engineering.

42. The petitioner's response to comment no. 16 is not acceptable.
    a) The preliminary stormwater calculations for the site development area are acceptable, however; the report does not address the area of the auto site that is not tributary to the proposed detention facility that currently sheet drains to Rand Road and is unrestricted.
        i. The pavement in the parkway should be removed.
        ii. The existing conditions allow for vehicles to regularly block the public sidewalk. Install curb & gutter for the angled parking stalls adjacent to Rand Road, and install a landscaped median in lieu of a striped median.
        iii. Evaluate the feasibility of installing bioswales in the landscaped medians to capture the runoff.
        iv. Provide calculations for the existing and proposed conditions for the area that currently sheet drains to Rand Road. The vault release rate plus the unrestricted flow release rate cannot exceed the calculated maximum allowable release rate for the site. Provide additional storage for the townhome site to account for any unrestricted flow to Rand Road. In the event that the required additional storage cannot be provided in the proposed detention facility or other detention facilities such as bioswales, documentation must be provided to verify the infeasibility.
    b) In reviewing the existing storm sewer rims and inverts shown on the plans and comparing to the Village's GIS database, staff has noticed that the Village's historical database in the vicinity of Rand/Chestnut is inaccurate and that revisions may be required for the connection to the Village storm sewer. The 2002 as-builts from the Rand-Palatine Stormwater Management Phase I for the Central Detention Basin will be provided directly to the Engineer.

43. The petitioner's response to comment no. 20 is noted. Provide the existing levels of lighting at the property line between lots 1 and 2 to verify the spillage onto lot 2 meets the Village's maximum allowable spillage.

44. The petitioner's response to comment no. 21 is noted. Provide the heavy-duty pavement cross section for the fire lanes.

45. The petitioner's response to comment no. 22 regarding the fire truck exhibits is noted.
    a) The entrance off of Chestnut Ave could be problematic during winter months. Widen the entrance off of Chestnut Ave.
    b) Provide additional exhibits for a southbound fire truck for both the sites.

46. The petitioner's response to comment no. 24 is noted. Constructing the wall on the property line and regrading will require work on the adjacent property. Permission from the adjacent property owner must be granted.

47. The petitioner's response to comment no. 27 is not acceptable. The Performance Auto site is non-compliant for the number of accessible parking stalls. Provide two accessible stalls.

48. The petitioner's response to comment no. 29 is noted. The angled parking requires one-way traffic circulation. Show the signage on the plan

49. The petitioner's response to comment no. 33 is noted. The note to verify the condition of the storm manhole is not shown on the utility plan. Provide the note.

50. The petitioner's response to comment no. 35 is noted. Indicate on the plan the section of sanitary sewer to be constructed of watermain quality pipe.

51. Remove and replace the sidewalk along Rand Road.

Preliminary Plat of Subdivision:

52. The petitioner's response to comment no. 38 is noted. The plat was reviewed against the attached Preliminary Plat of Subdivision Checklist. The following items have not been addressed:
    a) Provide the name of whom prepared the Preliminary Plat.
    b) Provide the names and addresses of the owners of the land proposed to be subdivide, and all owners of land immediately adjoining the land proposed to be subdivided.

01-26-24

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

Planning & Community Development Dept. Review

January 25, 2024

REVIEW ROUND 2

Project: 2201 N Chestnut Townhomes
2201 N Chestnut Ave, 315 W. Rand Rd.

Case Number: PC 23-011

General:

33. The response to the following comments is acceptable: 11, 15-18, 22, 23, 30-32.

34. The response to comment #7 is noted. The following approvals must be reviewed by the Plan Commission and approved by the Village Board:
    a) Preliminary Plat of Subdivision to subdivide the property into two lots (Final Plat of Subdivision approval to come at a future date).
    b) Rezoning of Lot 2 lot from the R-1 District to the R-6 District and Lot 1 from the R-1 District to the B-2 District.
    c) Amendment to Comprehensive Plan to classify Lot 1 as Commercial and Lot 2 as Moderate Density Multi-Family
    d) Special Use Permit to allow Minor Auto Repair on Lot 1
    e) Variation to Chapter 28 of the Municipal Code, Section 5.1-6.4a.1, to allow a 19.9' front yard setback (west) for Lot 2 where code requires a minimum setback of 25'.
    f) Variation to Chapter 28 of the Municipal Code, Section 5.1-6.4a.2, to allow a 17' side yard setback (north/northeast) for Lot 2 where code requires a minimum setback of 21.3'.
    g) Variation to Chapter 28 of the Municipal Code, Section 5.1-11.3a., to allow a 6.8' front yard setback (west) for Lot 1 where code requires a minimum setback of 25'.
    h) Variation to Chapter 28 of the Municipal Code, Section 5.1-11.3b, to allow a 20' side yard setback (southwest) where code requires a minimum setback of approximately 21.3'.
    i) Variation to Chapter 28 of the Municipal Code, Section 10.2-8, to allow a 22' wide drive aisle where code requires a 24' wide minimum width.
    j) Variation to Chapter 28 of the Municipal Code, Section 10.2-12.2, to waive the requirement to provide a photometric plan.
    k) Variation to Chapter 28 of the Municipal Code, Section 6.12-1.3, to waive the requirement to provide a traffic and parking study.
    l) Variation to Chapter 28 of the Municipal Code, Section 6.15-1.2b, to waive the requirement for certain landscape islands on Lot 1.

35. The response to comment #8 is noted. Other than removal of certain pavement areas and restoration with landscaping, along with compliance with Village and MWRD stormwater regulations, no sustainable/green design features have been identified.

36. The response to comment #9 did not address the comment. For clarity, please revise the Written Justification document, dated August 31, to provide justification for the variations identified in 34i and 34l. The justifications for each variation, as well as the special use permit, should reference the specific approval criteria for variations and special uses. See Section 12.2 (variations) and Section 8.5-1 thru 8.5-3 (special uses) for further details.

37. The response to comment #10 is not acceptable. A Plat of Survey is required for all PC applications, which must be provided to verify whether any easements are located within the site, and the legal description is used for the required public notice that must be placed within the newspaper. Please make sure the Plat of Survey contains a legal description and provide the legal description in Microsoft Word format as well.

38. Please ensure that all plans to be resubmitted as a result of the Round 2 Department review comments include a revision date.

39. The response to comment #12 is acceptable. Please ensure that your forthcoming Round 3 response, along with any required modifications to the plans, is provided both electronically and as a full-sized hard copy.

Townhome Use/Auto Repair Use:

40. The response to comment #13 is noted.

41. The response to comment #14 is noted. Based on the response, it appears that the rowhome units will not be separately subdivided and will all be located on a singular platted lot.

Streetscape/Landscaping:

42. The response to comment #19 is noted. However, the Staff Development Committee is recommending that the entire asphalt area be replaced with a landscaped parkway and that the striped pavement adjacent to the northwest Rand Rd. entrance be converted to a landscape island including a shade tree. If the Lot 1 site does not have the necessary land to accommodate for deliveries and loading, then the Plat of Subdivision process is the appropriate time to address this constraint via additional land added to Lot 1 to allow these functions to occur onsite, along with full with restoration of the parkway and compliant onsite landscaping.

43. The response to comment #20 is noted, however, no modification to the drive aisle has been shown. As a condition of any approval, the Staff Development Committee will recommend that a revised engineering and landscape plan be provided as part of Final Plat of Subdivision review, which shall show a slight shift of the driveway to the north for enhanced landscaping along the eastern property line.

Arlington Performance Site:

44. The response to comment #21 is noted. Please coordinate with IDOT and provide an update documenting their preliminary review of the improvements proposed within their ROW.

45. The response to comment #24 is noted, however, the Zoning Code requires compliance with the Illinois Accessibility Code and the Village does not have the authority to waive the State's requirements. Staff has checked with Felicia Burton, Accessibility Specialist with the Capitol Improvement Board, who has clarified that all onsite parking spaces, regardless of whether they are used for vehicle storage, must be factored into the required number of ADA accessible parking stalls.

46. The response to comment #25 is noted. The fence detail and elevation are acceptable, however, no detail was provided on the proposed dumpster enclosure. Please provide details on the proposed height and materials for the enclosure. Additionally, please note that the fence location shown on the architectural site plan is different from the location shown on the engineering site plan. Additionally, the northern terminus of the fence must be revised to comply with the site visibility requirements of Section 6.13-3b.3 of the Zoning Code.

47. The response to comment #26 is noted. Final details on the block retaining wall shall be provided at time of Final Plat of Subdivision application (manufacturers spec's, color, material for blocks).

Townhome Site:

48. The response to comment #29 stated that the existing lights on the APC site will remain as is. Given that a variation has been requested to waive the requirement to submit a photometric plan, please show the location of the existing lights on the APC building.

Plat of Subdivision:

49. The response to comment #32 is acceptable. At time of Final Plat of Subdivision, an extra sheet shall be required, which shows each lot without the existing and proposed underlying improvements, for better visual clarity.

Prepared by: 

Chestnut Townhomes

2201 N. Chestnut

PC 23-011

January 18, 2024

Tree Preservation

1. Please provide a tree survey that includes the size, species, condition and disposition for each tree.
   Please note that pursuant to Chapter 28, Section 6.15-5 a tree survey is required. Please provide the code required tree survey.

Landscape Comments

1. Along Rand Road, restore the parkway with turf and parkway trees. Please provide three additional shade trees where asphalt is shown.
   This is public right of way. Please restore the area with turf and parkway trees.

2. Provide a landscape island that includes a shade tree on the west end of the parking row that is located along Rand Road.
   The Staff Development Committee continue to recommend that this area be converted to a landscape island including a shade tree, as is required per code.

3. Please provide a detail of the proposed fence shown on the site plan between the commercial and the proposed townhomes. Per code, the fence must be solid and six feet high.
   Response noted.

4. Please indicate quantities and sizes on the planting plan. The trees at the ends of the parking row must be four-inch caliper in size.
   Response noted.

5. Provide foundation plantings on the south elevation of the townhomes.
   Response noted.

6. Please evaluate the placement of the drive aisle for the townhomes. It is recommended that the drive be placed further from the single-family residence to allow for a dense layered buffer that consists of evergreens.
   Response noted.

7. Landscape screening must be provided for any utility/mechanical areas. Any new utility/mechanical boxes must be placed where they are not visible and screened.
   Response noted.

T I N A G L I A

A R C H I T E C T S

March 5, 2024

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

Re: Plan Commission 2nd Round Department Comments
Proposed Subdivision and Townhome Development
315 W. Rand Road & 2201 N. Chestnut Avenue

The following is in response to the 2nd Round Department Comments received on December 8, 2023. Comments are addressed in a line by line format as requested. If you should have any questions or need further assistance, please feel free to contact my office.

Engineering Department:

Comments to be addressed by Civil Engineer under a separate cover.

Planning & Community Development:

General:

33. The response to the following comments is acceptable: 11, 15-18, 22, 23, 30-32.

a. Duly Noted.

34. The response to comment #7 is noted. The following approvals must be reviewed by the Plan Commission and approved by the Village Board:

a. Preliminary Plat of Subdivision to subdivide the property into two lots (Final Plat of Subdivision approval to come at a future date).
b. Rezoning of Lot 2 lot from the R-1 District to the R-6 District and Lot 1 from the R-1 District to the B-2 District.
c. Amendment to Comprehensive Plan to classify Lot 1 as Commercial and Lot 2 as Moderate Density Multi-Family
d. Special Use Permit to allow Minor Auto Repair on Lot 1
e. Variation to Chapter 28 of the Municipal Code, Section 5.1-6.4a.1, to allow a 19.9' front yard setback (west) for Lot 2 where code requires a minimum setback of 25'.
f. Variation to Chapter 28 of the Municipal Code, Section 5.1-6.4a.2, to allow a 17' side yard setback (north/northeast) for Lot 2 where code requires a minimum setback of 21.3'.
g. Variation to Chapter 28 of the Municipal Code, Section 5.1-11.3a., to allow a 6.8' front yard setback (west) for Lot 1 where code requires a minimum setback of 25'.

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h. *Variation to Chapter 28 of the Municipal Code, Section 5.1-11.3b, to allow a 20' side yard setback (southwest) where code requires a minimum setback of approximately 21.3'.*
i. *Variation to Chapter 28 of the Municipal Code, Section 10.2-8, to allow a 22' wide drive aisle where code requires a 24' wide minimum width.*
j. *Variation to Chapter 28 of the Municipal Code, Section 10.2-12.2, to waive the requirement to provide a photometric plan.*
k. *Variation to Chapter 28 of the Municipal Code, Section 6.12-1.3, to waive the requirement to provide a traffic and parking study.*
l. *Variation to Chapter 28 of the Municipal Code, Section 6.15-1.2b, to waive the requirement for certain landscape islands on Lot 1.*

a. Duly Noted.

35. *The response to comment #8 is noted. Other than removal of certain pavement areas and restoration with landscaping, along with compliance with Village and MWRD stormwater regulations, no sustainable/green design features have been identified.*

a. Duly Noted.

36. *The response to comment #9 did not address the comment. For clarity, please revise the Written Justification document, dated August 31, to provide justification for the variations identified in 34i and 34l. The justifications for each variation, as well as the special use permit, should reference the specific approval criteria for variations and special uses. See Section 12.2 (variations) and Section 8.5-1 thru 8.5-3 (special uses) for further details.*

a. Duly Noted.

37. *The response to comment #10 is not acceptable. A Plat of Survey is required for all PC applications, which must be provided to verify whether any easements are located within the site, and the legal description is used for the required public notice that must be placed within the newspaper. Please make sure the Plat of Survey contains a legal description and provide the legal description in Microsoft Word format as well.*

a. Duly Noted, see attached.

38. *Please ensure that all plans to be resubmitted as a result of the Round 2 Department review comments include a revision date.*

a. Duly Noted and will comply.

39. *The response to comment #12 is acceptable. Please ensure that your forthcoming Round 3 response, along with any required modifications to the plans, is provided both electronically and as a full-sized hard copy.*

a. Duly Noted and will comply.

Townhome Use/Auto Repair Use:

40. *The response to comment #13 is noted.*

a. Duly Noted.

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41. *The response to comment #14 is noted. Based on the response, it appears that the rowhome units will not be separately subdivided and will all be located on a singular platted lot.*

    a. Duly Noted and agree.

Streetscape/Landscaping:

42. *The response to comment #19 is noted. However, the Staff Development Committee is recommending that the entire asphalt area be replaced with a landscaped parkway and that the striped pavement adjacent to the northwest Rand Rd. entrance be converted to a landscape island including a shade tree. If the Lot 1 site does not have the necessary land to accommodate for deliveries and loading, then the Plat of Subdivision process is the appropriate time to address this constraint via additional land added to Lot 1 to allow these functions to occur onsite, along with full with restoration of the parkway and compliant onsite landscaping.*

    a. Duly Noted. See revised drawings.

43. *The response to comment #20 is noted, however, no modification to the drive aisle has been shown. As a condition of any approval, the Staff Development Committee will recommend that a revised engineering and landscape plan be provided as part of Final Plat of Subdivision review, which shall show a slight shift of the driveway to the north for enhanced landscaping along the eastern property line.*

    a. Duly Noted. The driveway has been shifted slightly in order to provide a landscape buffer along the residential property to the south. See revised drawings.

Streetscape/Landscaping:

44. *The response to comment #21 is noted. Please coordinate with IDOT and provide an update documenting their preliminary review of the improvements proposed within their ROW.*

    a. Duly Noted. See attached documentation.

45. *The response to comment #24 is noted, however, the Zoning Code requires compliance with the Illinois Accessibility Code and the Village does not have the authority to waive the State's requirements. Staff has checked with Felicia Burton, Accessibility Specialist with the Capitol Improvement Board, who has clarified that all onsite parking spaces, regardless of whether they are used for vehicle storage, must be factored into the required number of ADA accessible parking stalls.*

    a. Duly Noted. See revised drawings.

46. *The response to comment #25 is noted. The fence detail and elevation are acceptable, however, no detail was provided on the proposed dumpster enclosure. Please provide details on the proposed height and materials for the enclosure. Additionally, please note that the fence location shown on the architectural site plan is different from the location shown on the engineering site plan. Additionally, the northern terminus of the fence must be revised to comply with the site visibility requirements of Section 6.13-3b.3 of the Zoning Code.*

    a. Duly noted. Please see trash enclosure details added to the drawings. Architectural drawings have been modified to match the Civil Engineering drawings.

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47. *The response to comment #26 is noted. Final details on the block retaining wall shall be provided at time of Final Plat of Subdivision application (manufacturers spec's, color, material for blocks).*

    a. Duly Noted.

Townhome Site:

48. *The response to comment #29 stated that the existing lights on the APC site will remain as is. Given that a variation has been requested to waive the requirement to submit a photometric plan, please show the location of the existing lights on the APC building.*

    a. Please see Photometric plan provided by the Civil Engineer.

Plat of Subdivision:

49. *The response to comment #32 is acceptable. At time of Final Plat of Subdivision, an extra sheet shall be required, which shows each lot without the existing and proposed underlying improvements, for better visual clarity.*

    a. Duly Noted.

Tree Preservation:

1. *Please provide a tree survey that includes the size, species, condition and disposition for each tree.*
   Please note that pursuant to Chapter 28, Section 6.15-5 a tree survey is required. Please provide the code required tree survey.

    a. Duly Noted. Please see attached Tree Survey.

Landscape Comments:

1. *Along Rand Road, restore the parkway with turf and parkway trees. Please provide three additional shade trees where asphalt is shown.*
   This is public right of way. Please restore the area with turf and parkway trees.

    a. Duly Noted. Please see revised Landscape Plan.

2. *Provide a landscape island that includes a shade tree on the west end of the parking row that is located along Rand Road.*
   The Staff Development Committee continues to recommend that this area be converted to a landscape island including a shade tree, as is required per code.

    b. Duly Noted. Please see revised Landscape Plan.

3. *Please provide a detail of the proposed fence shown on the site plan between the commercial and the proposed townhomes. Per code, the fence must be solid and six feet high.*
   Response noted.

    a. Duly Noted.

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4. *Please indicate quantities and sizes on the planting plan. The trees at the ends of the parking row must be four-inch caliper in size.*
   Response noted.

   a. Duly Noted.

5. *Provide foundation plantings on the south elevation of the townhomes.*
   Response noted.

   a. Duly Noted.

6. *Please evaluate the placement of the drive aisle for the townhomes. It is recommended that the drive be placed further from the single-family residence to allow for a dense layered buffer that consists of evergreens.*
   Response noted.

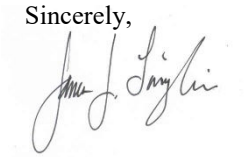
   a. Duly Noted.

7. *Landscape screening must be provided for any utility/mechanical areas. Any new utility/mechanical boxes must be placed where they are not visible and screened.*
   Response noted.

   a. Duly Noted.

Thank you for your attention to this submittal. Feel free to contact my office with any questions.

Sincerely,



James J. Tinaglia
President
Tinaglia Architects, Inc.

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HAEGER ENGINEERING
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Schaumburg, Illinois 60173-5300
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fax: 847.394.6608

VIA Email

February 19, 2024

Mr. Michael Pagones, P.E.
Village Engineer
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

RE: 2201 N. Chestnut Townhomes
315 W. Rand Rd. and 2201 N. Chestnut Ave., Arlington Heights
Response to Round 2 Village Comments
Haeger File No.: 22-253

Dear Michael,

Haeger Engineering ("Haeger") is in receipt of your review comments dated January 25, 2023. We have revised the submittal materials accordingly per the comments. Please find enclosed the following items for your review:

- Preliminary Engineering Plans, dated 02/16/2024
- Preliminary Stormwater Report, dated 02/16/2024
- Photometric Plan, dated 02/15/2024
- Preliminary Plat of Subdivision, dated 02/16/2024

The original review comments are included below, shown in *italics*, with our responses to each comment followed in **bold**.

42. The petitioner's response to comment no. 16 is not acceptable.

a) The preliminary stormwater calculations for the site development area are acceptable, however; the report does not address the area of the auto site that is not tributary to the proposed detention facility that currently sheet drains to Rand Road and is unrestricted.

i. The pavement in the parkway should be removed.

The parkway pavement will be removed.

ii. The existing conditions allow for vehicles to regularly block the public sidewalk. Install curb & gutter for the angled parking stalls adjacent to Rand Road, and install a landscaped median in lieu of a striped median.

Curb will be installed on the right-of-way line.

iii. Evaluate the feasibility of installing bioswales in the landscaped medians to capture the runoff.

Bioswales will be installed in the landscaped medians.

iv. Provide calculations for the existing and proposed conditions for the area that currently sheet drains to Rand Road. The vault release rate plus the unrestricted flow release rate cannot exceed the calculated maximum allowable release rate for the site. Provide additional storage for the townhome site to account for any unrestricted flow to Rand Road. In the event that the required additional storage cannot be provided in the proposed detention facility or other detention facilities such as bioswales, documentation must be provided to verify the infeasibility.

We understand that because the project includes a subdivision that Village code requires that stormwater detention be provided for both the proposed townhome site, and the existing automotive service (APC) site to remain. We are providing stormwater detention for the townhome site but request that the requirement for detention on the existing automotive site be allowed to be provided using the Village's fee-in-lieu program.

The proposed improvement will improve drainage conditions on the APC site. Parkway pavement and pavement at the northwest corner of the site will be removed and replaced with green space. Bioswales will be constructed at the ends of the diagonal parking that will capture and filter a portion of the APC runoff prior to leaving the site.

The Existing and proposed conditions calculations were prepared for the area that currently sheet drains to Rand Road. The existing 100-year runoff is 3.149 cfs and the proposed runoff is 3.019 cfs, however 1.904 cfs will be directed to the proposed bioswales. Since the proposed runoff is less than existing, the site meets IDOT criteria. Calculations are included in Appendix D of the Preliminary Stormwater Report.

Providing additional detention on the townhome site for the APC site is not feasible due to space constraints and cost concerns. If the APC site is redeveloped in the future, we suggest that stormwater detention can be provided at that time.

b) *In reviewing the existing storm sewer rims and inverts shown on the plans and comparing to the Village's GIS database, staff has noticed that the Village's historical database in the vicinity of Rand/Chestnut is inaccurate and that revisions may be required for the connection to the Village storm sewer. The 2002 as-builts from the Rand-Palatine Stormwater Management Phase I for the Central Detention Basin will be provided directly to the Engineer.*

The 2002 as-built plans were reviewed. The storm sewer routing on the title sheet was updated.

43. *The petitioner's response to comment no. 20 is noted. Provide the existing levels of lighting at the property line between lots 1 and 2 to verify the spillage onto lot 2 meets the Village's maximum allowable spillage.*

The light levels are indicated on the Site Lighting and Photometric Plan.

44. *The petitioner's response to comment no. 21 is noted. Provide the heavy-duty pavement cross section for the fire lanes.*

The heavy-duty pavement cross section was added to sheet C4.0.

45. *The petitioner's response to comment no. 22 regarding the fire truck exhibits is noted.*
    a) *The entrance off of Chestnut Ave could be problematic during winter months. Widen the entrance off of Chestnut Ave.*

The entrance was widened.

    b) *Provide additional exhibits for a southbound fire truck for both the sites.*

Southbound fire truck movements were added to the plans.

46. *The petitioner's response to comment no. 24 is noted. Constructing the wall on the property line and regrading will require work on the adjacent property. Permission from the adjacent property owner must be granted.*

Understood.

47. *The petitioner's response to comment no. 27 is not acceptable. The Performance Auto site is non-compliant for the number of accessible parking stalls. Provide two accessible stalls.*

Two accessible stalls are shown.

48. *The petitioner's response to comment no. 29 is noted. The angled parking requires one-way traffic circulation. Show the signage on the plan.*

Signage was added to the plan.

49. *The petitioner's response to comment no. 33 is noted. The note to verify the condition of the storm manhole is not shown on the utility plan. Provide the note.*
    The note is indicated on sheet C6.0.

50. *The petitioner's response to comment no. 35 is noted. Indicate on the plan the section of sanitary sewer to be constructed of watermain quality pipe.*
    The watermain quality sanitary sewer is indicated.

51. *Remove and replace the sidewalk along Rand Road.*
    The sidewalk is shown to be removed and replaced.

Preliminary Plat of Subdivision:

52. *The petitioner's response to comment no. 38 is noted. The plat was reviewed against the attached Preliminary Plat of Subdivision Checklist. The following items have not been addressed:*
    a) *Provide the name of whom prepared the Preliminary Plat.*
       The preparer was added to the plat.

    b) *Provide the names and addresses of the owners of the land proposed to be subdivide, and all owners of land immediately adjoining the land proposed to be subdivided.*
       The names and addresses of the owners and all owners of land immediately adjoining the land will be provided at a later date.

Should you require further information or have any questions, please do not hesitate to contact me at 847-230-3176 or kim-l@haegerengineering.com.

Sincerely,

HAEGER ENGINEERING LLC

Kim Lask

Kim Lask, P.E., PTOE, CFM
Project Manager

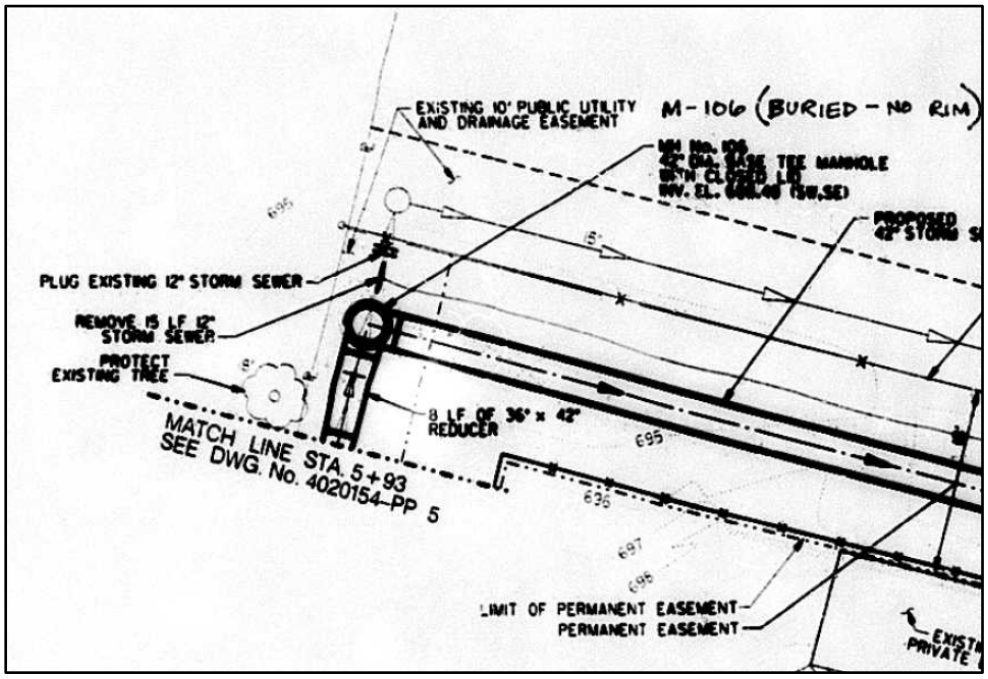
cc: James J. Tinaglia – Tinaglia Architects, Inc.

PLAN COMMISSION PC #23-011
2201 N Chestnut Townhomes
315 W Rand Road & 2201 N Chestnut Ave
Round 3 Preliminary Plat

53. The petitioner's response to comment nos. 43, 44, 47-51 is acceptable.

54. A response was not provided for comment no. 41. The maintenance agreement for the detention facility serving both properties shall be provided at final engineering.

55. The petitioner's response to comment no. 42 is noted.
    a) The fee-in-lieu for the automotive site area (0.435 ac) that is not tributary to the detention vault is acceptable. Provide calculations to show the overall site (1.06 ac) volume requirement (0.392 ac-ft per our calculations); subtracting the volume provided of 0.205 ac-ft leaves a deficiency of 0.187 ac-ft = 8,146 cu ft = $8,146 as fee-in-lieu of detention.
    b) The proposed bioswales to address the area that currently sheet drains to Rand Road is acceptable.
    c) The 2002 as-builts from the Rand-Palatine Stormwater Management Phase I for the Central Detention Basin were provided, it appears the plans still do not accurately show the existing storm sewer. An image of the as-builts is below.



56. The petitioner's response to comment no. 45 regarding the fire truck exhibits is noted. The applicant has indicated that the eave height would be less than 30 ft; therefore, the Fire Department's responding vehicle does not need to meet the turning requirements for the tower truck. Update the exhibit with the Turning Performance Analysis for the Village's pumper truck.

57. The petitioner's response to comment no. 46 is noted. Permission from the adjacent property owner must be granted to construct the wall. This can be addressed at permit.

Additional Comments:

58. Provide the PE Stamp and the Drainage Certificate on the title sheet.

59. On the demolition plan, clearly label the depressed curb to be removed and replaced per IDOT's review.

60. Detectable warning panels are currently shown at the entrance to the automotive site. Detectable warning panels should only be added for an entrance if it is under stop control; however, the Village will defer to IDOT's review.

Preliminary Plat of Subdivision:

61. The petitioner's response to comment no. 52 is noted. The plat was reviewed against the attached Preliminary Plat of Subdivision Checklist. The following items have not been addressed:
    a) Provide the names and addresses of the owners of the land proposed to be subdivided, and all owners of land immediately adjoining the land proposed to be subdivided (229 W Rand Rd, 315 W Rand Rd, 2201 N Chestnut Ave &2127 N Chestnut Ave).

03-28-24

Michael L. Pagones P.E. Date
Village Engineer

Planning & Community Development Dept. Review

April 1, 2024

REVIEW ROUND 3

Project: 2201 N Chestnut Townhomes
2201 N Chestnut Ave, 315 W. Rand Rd.

Case Number: PC 23-011

General:

50. The response to the following comments is acceptable: 33, 35-37, 39, 40, 42-44, 46, 47, and 49.

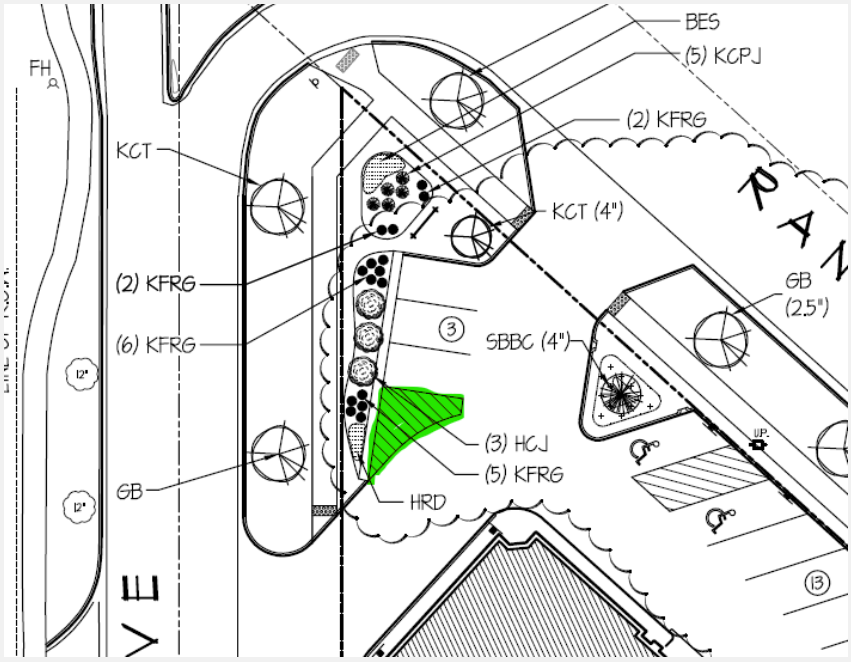
51. The response to comment #34 is noted. Based on the Round 3 submittal, the following approvals must be reviewed by the Plan Commission and approved by the Village Board:
    a) Preliminary Plat of Subdivision to subdivide the property into two lots (Final Plat of Subdivision approval to come at a future date).
    b) Rezoning of Lot 2 lot from the R-1 District to the R-6 District and Lot 1 from the R-1 District to the B-2 District.
    c) Amendment to Comprehensive Plan to classify Lot 1 as Commercial and Lot 2 as Moderate Density Multi-Family
    d) Special Use Permit to allow Minor Auto Repair on Lot 1
    e) Variation to Chapter 28 of the Municipal Code, Section 5.1-6.4a.1, to allow a 19.9' front yard setback (west) for Lot 2 where code requires a minimum setback of 25'.
    f) Variation to Chapter 28 of the Municipal Code, Section 5.1-6.4a.2, to allow a 17' side yard setback (north/northeast) for Lot 2 where code requires a minimum setback of 21.3'.
    g) Variation to Chapter 28 of the Municipal Code, Section 5.1-11.3a., to allow a 6.8' front yard setback (west) for Lot 1 where code requires a minimum setback of 25'.
    h) Variation to Chapter 28 of the Municipal Code, Section 5.1-11.3b, to allow a 20' side yard setback (southwest) where code requires a minimum setback of approximately 21.3'.
    i) Variations to Chapter 28 of the Municipal Code, Section 10.2-8, to allow the following: a 22' wide drive aisle where code requires a 24' wide minimum width, a 17' wide drive aisle for 60° angled parking stalls where code requires a 18' wide minimum width, and a 19' deep 60° angled parking stall depth where code requires a 20' minimum depth.
    j) Variation to Chapter 28 of the Municipal Code, Section 6.12-1.3, to waive the requirement to provide a traffic and parking study.
    k) Variation to Chapter 28 of the Municipal Code, Section 6.15-1.2b, to waive the requirement for certain landscape islands on Lot 1.

52. The response to comment #41 is noted. If the configuration of the lots/subdivision changes as part of the Final Plat of Subdivision process to where each townhome is located on its own platted lot of record, then a draft of the Covenants, Conditions and Restrictions must be provided as part of the Final Plat of Subdivision approval process.

53. The response to comment #45 is noted. Please double check the IAC to verify if angled parking stalls can share an accessible aisle.

54. The response to comment #48 is acceptable. Given that a photometric plan has been provided, the need for a variation has been eliminated.

55. The striped area near the entrance off of Chestnut should be converted into a landscape island (see next page).


BES
(5) KCPJ
(2) KFRG
KCT
KCT (4")
(2) KFRG
(6) KFRG
3
SBBC (4")
GB
(2.5")
(3) HCJ
(5) KFRG
GB
HRD
13

Prepared by: _____

Chestnut Townhomes

2201 N. Chestnut

PC 23-011

April 2, 2024

Landscape Comments

1. The demolition plan, landscape plan and tree survey are inconsistent. Please coordinate so that the trees identified for preservation are shown on each plan. In addition, the tree preservation plan/chart must identify whether or not each tree is being preserved or removed.

2. Please identify on the landscape plan the size (at time of installation) for all plant material. Also, please include the quantities for each species. The arborvitae on the southwest corner must be a minimum of six feet at time of installation.

HAEGER ENGINEERING
consulting engineers · land surveyors

100 East State Parkway
Schaumburg, Illinois 60173-5300
tel: 847.394.6600
fax: 847.394.6608

VIA Email

April 12, 2024

Mr. Michael Pagones, P.E.
Village Engineer
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

RE: 2201 N. Chestnut Townhomes
315 W. Rand Rd. and 2201 N. Chestnut Ave., Arlington Heights
Response to Round 3 Village Comments
Haeger File No.: 22-253

Dear Michael,

Haeger Engineering ("Haeger") is in receipt of your review comments dated March 28, 2024. We have revised the submittal materials accordingly per the comments. Please find enclosed the following items for your review:

- Preliminary Engineering Plans, dated 04/12/2024
- Preliminary Stormwater Report, dated 04/12/2024
- Preliminary Plat of Subdivision, dated 04/12/2024

The original review comments are included below, shown in *italics*, with our responses to each comment followed in bold.

53. *The petitioner's response to comment nos. 43, 44, 47-51 is acceptable.*
Noted.

54. *A response was not provided for comment no. 41. The maintenance agreement for the detention facility serving both properties shall be provided at final engineering.*
Noted.

55. *The petitioner's response to comment no. 42 is noted.*
a) *The fee-in-lieu for the automotive site area (0.435 ac) that is not tributary to the detention vault is acceptable. Provide calculations to show the overall site (1.06 ac) volume requirement (0.392 ac-ft per our calculations); subtracting the volume provided of 0.205 ac-ft leaves a deficiency of 0.187 ac-ft = 8,146 cu ft = $8,146 as fee-in-lieu of detention.*
The calculations were added to the report.

b) *The proposed bioswales to address the area that currently sheet drains to Rand Road is acceptable.*
Noted.

c) *The 2002 as-builts from the Rand-Palatine Stormwater Management Phase I for the Central Detention Basin were provided, it appears the plans still do not accurately show the existing storm sewer. An image of the as-builts is below.*
The existing storm sewer layout was revised.

56. *The petitioner's response to comment no. 45 regarding the fire truck exhibits is noted. The applicant has indicated that the eave height would be less than 30 ft; therefore, the Fire Department's responding vehicle does not need to meet the turning requirements for the tower truck. Update the exhibit with the Turning Performance Analysis for the Village's pumper truck.*
    The fire truck was changed on the exhibits.

57. *The petitioner's response to comment no. 46 is noted. Permission from the adjacent property owner must be granted to construct the wall. This can be addressed at permit.*
    Noted.

58. *Provide the PE Stamp and the Drainage Certificate on the title sheet.*
    The stamp and certificate were added to the title sheet.

59. *On the demolition plan, clearly label the depressed curb to be removed and replaced per IDOT's review.*
    The depressed curb removal was noted.

60. *Detectable warning panels are currently shown at the entrance to the automotive site. Detectable warning panels should only be added for an entrance if it is under stop control; however, the Village will defer to IDOT's review.*
    The detectable warning panels were removed.

Preliminary Plat of Subdivision:

61. *The petitioner's response to comment no. 52 is noted. The plat was reviewed against the attached Preliminary Plat of Subdivision Checklist. The following items have not been addressed:*
    a) Provide the names and addresses of the owners of the land proposed to be subdivided, and all owners of land immediately adjoining the land proposed to be subdivided (229 W Rand Rd, 315 W Rand Rd, 2201 N Chestnut Ave &2127 N Chestnut Ave).
        The names and addresses of the owners and all owners of land immediately adjoining the land were added to the plat.

Should you require further information or have any questions, please do not hesitate to contact me at 847-230-3176 or kim-l@haegerengineering.com.

Sincerely,

HAEGER ENGINEERING LLC

Kim Lask

Kim Lask, P.E., PTOE, CFM
Project Manager

cc: James J. Tinaglia – Tinaglia Architects, Inc.

TINAGLIA

ARCHITECTS

April 12, 2024

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

Re: Plan Commission 3nd Round Department Comments
Proposed Subdivision and Townhome Development
315 W. Rand Road & 2201 N. Chestnut Avenue

The following is in response to the 3nd Round Department Comments received on April 2, 2024. Comments are addressed in a line by line format as requested. If you should have any questions or need further assistance, please feel free to contact my office.

Engineering Department:

Comments to be addressed by Civil Engineer under a separate cover.

Planning & Community Development:

General:

50. The response to the following comments is acceptable: 33, 35-37, 39, 40, 42-44, 46, 47, and 49.

a. Duly Noted.

51. The response to comment #34 is noted. Based on the Round 3 submittal, the following approvals must be reviewed by the Plan Commission and approved by the Village Board:

a) Preliminary Plat of Subdivision to subdivide the property into two lots (Final Plat of Subdivision approval to come at a future date).

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c) Amendment to Comprehensive Plan to classify Lot 1 as Commercial and Lot 2 as Moderate Density Multi-Family

d) Special Use Permit to allow Minor Auto Repair on Lot 1

e) Variation to Chapter 28 of the Municipal Code, Section 5.1-6.4a.1, to allow a 19.9' front yard setback (west) for Lot 2 where code requires a minimum setback of 25'.

TINAGLIA ARCHITECTS, INC.
814 WEST NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, ILLINOIS 60004
VOICE 847 253 0002
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www.tinaglia.com

f) Variation to Chapter 28 of the Municipal Code, Section 5.1-6.4a.2, to allow a 17' side yard setback (north/northeast) for Lot 2 where code requires a minimum setback of 21.3'.

g) Variation to Chapter 28 of the Municipal Code, Section 5.1-11.3a., to allow a 6.8' front yard setback (west) for Lot 1 where code requires a minimum setback of 25'.

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a. Duly Noted.

53. *The response to comment #45 is noted. Please double check the IAC to verify if angled parking stalls can share an accessible aisle.*

a. Accessible stalls have been relocated to perpendicular stalls as shown on the plan.

54. *The response to comment #48 is acceptable. Given that a photometric plan has been provided, the need for a variation has been eliminated.*

a. Duly Noted.

55. *The striped area near the entrance off of Chestnut should be converted into a landscape island (see next page).*

a. The petitioner has provided a large amount of new impermeable surface area with added landscaping, which has impacted his flexibility for parking on existing asphalt. The petitioner respectfully requests an allowance to keep this triangle shaped, striped asphalt for motorcycle parking for employees, etc.

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Landscape Comments:

1. *Along The demolition plan, landscape plan and tree survey are inconsistent. Please coordinate so that the trees identified for preservation are shown on each plan. In addition, the tree preservation plan/chart must identify whether or not each tree is being preserved or removed.*

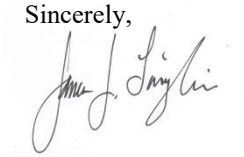
   a. Duly Noted. Please see revised plans.

2. *Please identify on the landscape plan the size (at time of installation) for all plant material. Also, please include the quantities for each species. The arborvitae on the southwest corner must be a minimum of six feet at time of installation.*

   b. Duly Noted. Please see revised Landscape Plan.

Thank you for your attention to this submittal. Feel free to contact my office with any questions.

Sincerely,



James J. Tinaglia
President
Tinaglia Architects, Inc.

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