AGENDA
President and Board of Trustees
Village of Arlington Heights
Virtual Meeting

In response to the COVID-19 pandemic, this meeting will be held virtually, which permits the public to fully participate via their computers or by using their phones.

To participate in the virtual meeting, please review these instructions.

If members of the public prefer, they can comment or ask a question pertaining to the meeting by emailing rhume@vah.com by 3 p.m. on May 3. Please limit your email to 200 words and if your question relates to a specific Agenda item, please note that in the email. Emails will be read at the meeting.

May 3, 2021
7:30 PM

I. CALL TO ORDER

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

B. Oath of Office administered to Trustees Richard Baldino and Jim Tinaglia and Trustees-elect James Bertucci and Nicolle Grasse by Village President Thomas Hayes

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

IV. APPROVAL OF MINUTES

A. Committee of the Whole 04/05/2021

B. Village Board 04/19/2021

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 04/30/2021

VI. RECOGNITIONS AND PRESENTATIONS

A. Recognition of Dave Parulo - Meet Chicago Northwest and Arlington Economic Alliance

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

IX. OLD BUSINESS

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. Berkley/Hintz Stormwater Project - Additional Engineering Fees

B. Pavement Rejuvenation 2021

CONSENT LEGAL

A. An Ordinance Amending an Approved Planned Unit Development and Granting a Special Use Permit for a Private Garage for the Property at 217 W. Campbell Street, 13-33 S. Chestnut Avenue and 26-34 Highland Avenue

B. An Ordinance Amending Chapter 18 of the Arlington Heights Municipal Code
(Section 18-211 Parking of School Buses and Trucks

CONSENT REPORT OF THE VILLAGE MANAGER

A. Destruction of the Closed Session Recordings from the meetings of: 04/15/2019, 05/29/2019 and 08/05/2019.

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

A. Greenbrier Detention Pond - NE Corner Cambridge St and Yale Ave - PC#21-004
Final Plat of Subdivision

XIII. LEGAL

A. A Resolution Regarding Zoning Regulations Applicable to the Arlington International Racecourse Property
(Direction to Plan Commission public hearing)

B. An Ordinance Amending Chapter 8 of the Municipal Code of the Village of Arlington Heights Regarding Negative Use Restrictions (Addition of Section 8-309 Gambling - Negative Use Restrictions Prohibited)

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

XVII. ADJOURNMENT

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

Village Board
5/3/2021

Item: Swearing in of Village President

Department: Village Managers Office

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

Village Board
5/3/2021

Item: Swearing in of Trustees

Department: Village Managers Office

Oath of Office administered to Trustees Richard Baldino and Jim Tinaglia and Trustees-elect James Bertucci and Nicolle Grasse by Village President Thomas Hayes

Village Board
5/3/2021

Item: Committee of the Whole 04/05/2021

Department: Village Clerk

ATTACHMENTS:

Description	**Type**
Committee of the Whole 04/05/2021	Minutes

MINUTES OF THE COMMITTEE-OF-THE-WHOLE MEETING OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS
Virtual Meeting
April 5, 2021 at 7:00 PM

President Hayes called the meeting to order at 7:00 PM.

BOARD MEMBERS PRESENT:	President Hayes; Trustees Baldino, Canty, LaBedz, Padovani, Rosenberg, Scaletta, Schwingbeck and Tinaglia
BOARD MEMBERS ABSENT:	None
STAFF MEMBERS PRESENT:	Village Manager Randy Recklaus and Assistant Village Manager Diana Mikula
OTHERS PRESENT:	Harlan Powel, Veronica Villafuerte and Melissa Cayer

Mayor Hayes called the meeting to order and explained that due to COVID 19 restrictions and guidelines, the meeting is being held virtually.

A. Consideration of recommending to the Liquor Commissioner the issuance of a Class A and Nr Liquor License to Sonesta International Hotels Corporation dba Sonesta Select Arlington Heights, 3700 N. Wilke Road

The petitioners introduced themselves, Harlan Powell attorney with Powell and Junia law firm and Veronica Villafuerte, General Manager Sonesta Select Arlington Heights. Mayor Hayes administered the oath to Veronica Villafuerte.

Assistant Village Manager Diana Mikula gave the staff report. Ms. Mikula stated that this is a change in ownership as it had been the Courtyard Marriott North. This location has had three liquor violations, 2010, 2016 and 2019 under the Courtyard Marriott ownership. The police did background checks on two corporate officers of Sonesta as well as Veronica Villafuerte, there were no issues noted.

Ms. Mikula did a walk through on March 29 and the floor plan matched that plan submitted. Sonesta Select Arlington Heights is currently going through a transition phase and is not selling any food or alcohol at this time. Sonesta did want to go ahead with obtaining a liquor license. Upon a satisfactory interview, Assistant Village Manager Mikula indicated that staff recommends the issuance of a Class A and Nr liquor license.

Mayor Hayes asked Mr. Powell if there is any relationship between Sonesta and Courtyard Marriott as Mr. Powell did represent Courtyard Marriott when they had a violation in 2019 when Mayor Hayes was liquor commissioner. Mr. Powell said they are two separate corporate entities and that there is no relationship between the two.

Ms. Villafuerte was asked by the Mayor how they plan to sell the alcohol. Ms. Villafuerte said that they will only sell liquor from 5pm – 10pm but, there is not a menu for alcohol or food yet. The Mayor asked if mixed drinks will be served and Ms. Villafuerte said that she does not have the new menu yet. Management is in the process of finalizing a menu.

Discussion ensued about Ms. Villafuerte's background and experience with serving alcohol and basset training. Ms. Villafuerte will be completing Bassett training as well as other new staff.

Discussion ensued regarding the set up of the bar area and food service. Ms. Villafuerte stated the food will be prepared in the kitchen/bar area. Servers and bartenders will be Bassett trained. Trustee Scaletta stated that questions were being asked as Arlington Heights takes the issuance of a liquor license very seriously and that there is a lot of responsibility with selling and serving liquor. Trustee Rosenberg questioned if the liquor license should be granted without really knowing how they will be serving liquor.

Trustee Schwingbeck asked about the Nr license and how that would look. Ms. Villafuerte stated that there is a gift shop where beer and wine are sold within a locked cooler. Ms. Mikula stated that under the license classification, only guests of the hotel are allowed to purchase alcohol.

Mayor Hayes suggested that the license be approved conditionally with the submission of the final plan for sale of alcohol and final menu subject to the liquor commissioner's discretion if there is need to return to the Board.

Trustee Scaletta moved, seconded by Trustee Baldino to recommend that the Village Board of Trustees recommend to the Liquor Commissioner the issuance of a Class A and Nr Liquor License, pending submission of menu and operation plan of liquor service, to Sonesta International Hotels Corporation dba Sonesta Select Arlington Heights, 3700 N. Wilke Road.

The following voice vote was recorded:

9 Ayes **0 Nays**

The motion passed.

B. OTHER BUSINESS – The Mayor asked if there were questions from the audience. Melissa Cayer asked if Assisted Living Facilities have to have a liquor license if they sell guests meals that may include alcohol. Ms. Mikula stated that Arlington Heights does have some Assisted Living Facilities that do have a liquor license, not all of them have one but, if they are planning on sell liquor, they would need a liquor license.

C. ADJOURNMENT – Trustee Baldino moved, and Trustee Padovani seconded the motion to adjourn. The meeting was adjourned at 7:29pm.

Village Board
5/3/2021

Item: Village Board 04/19/2021

Department: Village Clerk

ATTACHMENTS:

Description	**Type**
Village Board 04/19/2021	Minutes

MINUTES
President and Board of Trustees
Village of Arlington Heights
Virtual Meeting
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
April 19, 2021
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: Tinaglia, Baldino, Canty, Rosenberg, LaBedz, Schwingbeck, Scaletta, and Padovani.

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

IV. APPROVAL OF MINUTES

A. Village Board 04/05/2021 Approved

Trustee Bert Rosenberg moved to approve. Trustee Tom Schwingbeck Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Schwingbeck, Tinaglia

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 04/15/2021 Approved

Trustee Bert Rosenberg moved to approve in the amount of $843,749.09.
Trustee Greg Padovani Seconded the Motion.
The Motion: Passed

Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Schwingbeck, Tinaglia

VI. RECOGNITIONS AND PRESENTATIONS

A. Recognition of Outgoing Trustee Greg Padovani and Trustee Bert Rosenberg

President Hayes read the proclamations for outgoing Trustees Rosenberg and Padovani. Their service and commitment were recognized. April 19, 2021 was named Bert Rosenberg Day honoring his 34 years of service to the Village of Arlington Heights. He served as Trustee for 21 of those years.

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

Stephen Hogan spoke on behalf of his parents. Their trees were gutted and they now have a clear view of Route 12 Rental and Rand Road. The former tree buffer on public property was cleared. There was no input from residents. No thought was given to the neighbors. There was a request in December to clean up the area, but trees were taken out more than 10 feet from the property line. The Public Works staff member on site said all the trees were dead and needed to be removed because the Village didn't want to be liable for the falling branches. The workers did not follow the agreed upon limits with the townhome management. Mr. Hogan asked for better notification, for the land to be replanted, and for the project lead to be disciplined. He said he does not want this to be allowed to happen again.

Jane Born said the development asked for dead trees to be removed, but what happened was a clear cut. It has traditionally been a natural wood area. They no longer have a pleasant view or hear the birds sing. She asked what the plans were to beautify the area. She offered to work with staff.

Stephan Divitkov said people are upset about this. It was a busy walking area. He said he would like to remedy the situation. Mr. Divitikov suggested a prairie pocket to beautify the area rather than planting new trees. He offered to help. He suggested a local high school might like it for a reclamation project.

Sheryl Hogan disagreed with Mr. Divitikov saying grass will not do the job. She could never even see the buildings before. Now there is nothing. She said they asked for a cleanup, but it was wholesale cleaned out. She said she has a lovely town house, but she can't stay there now. She sees nothing but big buildings, and has no shade. This was a detestable action and she will not stay in the Village. Over 100 trees were taken down.

President Hayes said whatever action was taken was not spiteful. The Board was apprised of the facts. Mr. Recklaus said he was very aware of their feelings and visited the site himself. After getting the history from the Village's Forester, there were multiple requests for some clean out. There were a number of dead and dying trees and the area was not maintained. The Police Department asked for clean out as well. The Forestry unit intended to cut a perimeter so the dead/dying trees were no longer a threat however, it was difficult to access the dead trees and they had to cut additional trees to get to the area. The forestry unit is planning on replacing the dead trees that were removed and the Village will continue to stay in correspondence with the HOA and the homeowners. Selection of trees will be based on what species will do well in that environment. The goal is to create a space that can easily be maintained and that the residents can come to enjoy.

President Hayes thanked the residents for bringing this to the Board's attention. The Village Manager will continue to follow up in this issue.

IX. OLD BUSINESS

X. CONSENT AGENDA

CONSENT OLD BUSINESS

CONSENT APPROVAL OF BIDS

A. Northwest Highway Beautification - Phase 4 Contract Award — Approved

Trustee Jim Tinaglia moved to approve. Trustee Mary Beth Canty Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Schwingbeck, Tinaglia

B. Thermoplastic Lane Marking 2021 - Contract Award — Approved

Trustee moved to approve. Trustee Seconded the Motion.
The Motion: Passed

C. Manhole Rehabilitation - Contract Extension 2021 — Approved

Trustee Jim Tinaglia moved to approve. Trustee Mary Beth Canty Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Schwingbeck, Tinaglia

D. Water Meter & Backflow Device Services – Contract Extensions 2021 — Approved

Trustee Jim Tinaglia moved to approve. Trustee Mary Beth Canty Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Schwingbeck, Tinaglia

E. Resurfacing Program & Sidewalk Program 2021 - Contract Award — Approved

Trustee Jim Tinaglia moved to approve. Trustee Mary Beth Canty Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Schwingbeck, Tinaglia

CONSENT REPORT OF THE VILLAGE MANAGER

CONSENT APPOINTMENTS

A. Boards & Commissions Reappointments — Approved

Trustee Jim Tinaglia moved to approve. Trustee Mary Beth Canty Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Schwingbeck, Tinaglia

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

A. Arlington 425 - Highland/Campbell/Chestnut - Approved
PC#21-002
Amendment to Planned Unit Development

Trustee Tingalia recused himself from the discussion and vote as his architecture firm designed the project. He left the meeting.

Mike Frisel presented the amended Arlington 425 project. It's the same as before, but they are cutting out 42 units going from 361 to 319. The office/retail/restaurant space has been greatly reduced. The tallest building will now be the Campbell building which has one story added. The Highland building is now a 4 or 5 story parking garage. They are proposing a sky bridge to the parking garage from the Campbell building. The developer has agreed to comply with the Affordable Housing Ordinance as passed. The Plan Commission passed the amendment with unanimous approval. Mr. Frisel said they agree with the Plan Commission recommendations and conditions.

Mr. Perkins said 5 variations were originally granted for the setbacks. There is also a Land Use variation and a Use variation. Mr. Perkins outlined the conditions and stipulations that the project must meet with an emphasis on parking. The Chestnut building is consistent with the Master Plan, the Campbell building is consistent with the zoning, but slightly higher than the Master Plan. The developer has agreed to comply with the Inclusionary Housing regulations and will provide 16 units on site and an additional $25,225 per unit fee in lieu of providing an additional eight units.

Mr. Perkins said the main concern is that the Chestnut building may be under parked. Staff believes there should be more spaces, the developer disagrees. Staff would like a stipulation to review the data after Campbell has been built, so the project can be modified to include more parking if needed. Staff has also suggested the location of the garbage to be changed. The Plan Commission had no issue with what was proposed in regards to the location of the garbage.

Trustee LaBedz asked if the increased number of studio and one-bedroom apartments impacts the parking numbers. Mr. Frisel said the unit count does not impact parking ratios. They followed the Code and think there is sufficient parking based on that. They may change Chestnut into condos, which would make for more 2 bedrooms. They are proposing to build a 4-story parking garage and 44 spaces under Chestnut or build a fifth story on the garage without the spaces under Chestnut. The top deck will be open in either case. In the Campbell building, they will have 3,500 square feet of retail space and the balance will be a restaurant. Service trucks will back

down the ramp to the rear of the Chestnut building. The move in/move out space will be recessed on the street and must be reserved. Trustee LaBedz thanked them for adhering to the Affordable Housing Ordinance. She said she would be in favor of parking the cars in Vail for those tenants.

Trustee Schwingbeck asked if the panels bolted to concrete on Highland in the Parking garage are for access. Mr. Perkins said yes, those panels can be removed if needed. Trustee Schwingbeck asked for why the petitioner wanted the loading on Highland. Mr. Firsel said the location was already approved in 2019. It's a better function for the property, as they don't want garbage trucks on the interior roadways. This access point takes 3 spaces, but there is sufficient parking in the Vail garage for these lost spaces. There are 18 remaining spaces on Highland. Handicapped parking is planned for the space where staff wants the garbage to go. Trustee Schwingbeck asked for clarification on the timing of the parking issue. The Chestnut building will not be constructed until after the Campbell building is complete. The parking garage will begin construction at the midpoint of the Campbell building.

Trustee Scaletta stated the project has been reviewed many times and everyone wants to make sure this is a quality development. Mr. Adreani said until final plans and approvals are given, they will not receive financing. Mr. Adreani explained the garbage truck does not back into the deck, garbage totes are brought to the truck which waits on Highland. Deliveries will go into that space and this has been vetted. Trustee Scaletta said he thinks there will be more employees at the restaurant than what is planned for.

On the parking issue, Mr. Adreani said they have enough parking for the Chestnut Building. Many people are using one car per family now with the advent of Uber and Lyft. He suggested that after the buildings are there, they review the parking and create more spaces if it is necessary. Trustee Scaletta said many people bought cars this year, so it is yet to be seen if the trend of fewer cars holds after Covid.

As to the retail parking, Mr. Adreani explained that there will be electronic restrictions for commercial/resident spaces. Parkers will not be able to get out of the retail parking without a stamped ticket or they will have to pay. The space will be supervised to make sure parking is used appropriately. Trustee Scaletta said he hoped the Chestnut building becomes condos to limit the move in/out traffic on the street.

Mr. Recklaus said the Code requirements on parking are not relevant because this is a PUD. Under a PUD, the project is viewed holistically as to whether it meets the goals of the Village. Staff has been very clear that parking is something that we were looking at closely. Parking standards were used that reflect this development's ability to self-park. After Phase I is complete, they may not need to do anything more afterwards. All the Village is asking for is data so that a review can occur.

Debbie Smart, Property Consultant, said if Chestnut is apartments, the petitioner would consider extending the driveway entrance for a holding area to allow for small moving vans. As far as the handicapped parking in the garage, their goal was for it to be easy on people with disabilities. The developer believes the handicapped spots should be preserved as they are presented. The trash bins are on wheels and are not the same as the big bins.

Trustee Canty questioned why is there a problem with staff's recommendation for a parking review. Mr. Frisel said the developer won't build a development where the tenants and buyers don't have a place to park, the dilemma is money. The developer doesn't want to spend $2.7 million on parking they may never need. The come-back-later idea means they could not plan to start building the Chestnut building for 3-4 years. They believe the proposed 44 spaces are adequate for that building. Mr. Frisel disagreed with the Village's parking counts.

Trustee Canty suggested it is unlikely extra spaces would go unused. She said the middle ground might be to build the 5-story garage now. Mr. Adreani said he would like to bridge the underwriting, and has ability to put the parking under Chestnut, it's costlier to do the 5th level right now. Trustee Canty said Mr. Adreani and staff seemed to be asking for similar things. She would like to make sure the parking is right. She is leaning toward the Plan Commission's recommendation.

Trustee Baldino said the developer won't make money if there is not enough parking for their site. This project is stand alone, it is not going to park the greater downtown. His support is based on the project being right sized. He is concerned about adding a 5th level onto the Chestnut building, but it's also important that Mr. Adreani is complying with the Housing Ordinance. He said he is willing to compromise on the height on Chestnut but it comes down to one question, if this is approved, what is the likelihood that the project moves forward. Bruce Adreani said the plans will get drawn, then they will work with Power to get bids and get financing from there. Covid has had a huge impact and there are increases in construction costs. Trustee Baldino said he agreed with the Plan Commission.

Trustee Rosenberg asked about the parking ratio of residents to guests. Twelve guests are expected and 289 spaces are allocated for residential. Mr. Perkins said he agreed that building the 5th floor now is hard and staff is trying to be flexible. Staff is not convinced that 85 units will need only 44 spaces in the Chestnut building.

Guest cars in the Campbell building will have an electronic system that the management company will work out. The roof top restaurant is no longer part of the plans. Staff will get permits to park on the property. Trash pick up will be 5 days a week. Ms. Smart said 5 day a week pick up is standard

in the downtown buildings already. Trustee Rosenberg said there seems to be a worry that parking will over flow to the Vail garage. Mr. Frisel said the project has to park itself. No where else in the Village has that been required before. They feel like they are not being treated the same.

Trustee Padovani noted that parking for Phase 1 is more than adequate. It will take 30 months to discern the success of the Campbell building. When it is 80% built, the next phase should begin. A wait and see attitude makes sense in a pandemic world. Giving the project the flexibility gives then the best chance to get the financing.

Resident Keith Moens expressed disappointment that due to conflict of interest a Trustee had to recuse himself on a vital vote.

President Hayes said every Board member may have to recuse themselves on something, there is no way to ensure all 9 votes on every issue.

After much discussion, Trustee Canty made the motion.

Trustee Mary Beth Canty moved to concur with the Plan Commission's recommendation, with the following exceptions: with respect to Condition #12, the Director of Community Development will have the authority to determine whether, in connection with the construction of Phase Two (the Chestnut Building) of the development, the developer must construct either the fifth floor of the Highland parking lot, the 44 off-street parking spaces below the Chestnut Building, or both. The Director will make that determination upon review of parking data to be submitted by the developer. If the developer is aggrieved by the determination of the Director, it may appeal that determination to the Village Manager, and, following the Manager's determination, to the Village Board. Trustee John Scaletta Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Schwingbeck

Absent: Tinaglia

XIII. LEGAL

A.	An Ordinance Amending Chapter 13 of the Municipal Code of the Village of Arlington Heights Regarding Class J Alcoholic Liquor Licensees and a Resolution Authorizing the use of Village Right-of-Way by a Class J Alcoholic Liquor Licensee During the 2021 Calendar Year.	Approved

In order for Metropolis to sell liquor at it's outdoor tent this season, the Liquor Code needed to be amended and approval given.

Trustee John Scaletta moved to approve 2021-12. Trustee Richard Baldino Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Schwingbeck

Absent: Tinaglia

Trustee Mary Beth Canty moved to approve R2021-15. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Schwingbeck

Absent: Tinaglia

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

A. Closed Session -

Request for Closed Session per 5 ILCA 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

XVII. ADJOURNMENT

Trustee Richard Baldino moved to adjourn to Closed Session at 10:42. Trustee Greg Padovani Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Schwingbeck

Absent: Tinaglia

Village Board
5/3/2021

Item: Warrant Register 04/30/2021

Department: Village Clerk

ATTACHMENTS:

Description	Type
Warrant Register 04/30/2021	Warrant Register

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER FOR

CHECK DATE: 4-30-2021

Fund	Fund Description	Total Transaction Amount
101	General Fund	$249,444.03
215	CDBG Fund	$10,487.50
231	Criminal Investigation Fd	$6,829.07
235	Municipal Parkg Opr Fund	$6,078.60
263	TIF IV	$480,603.55
267	South Arl Hts Rd TIF	$9,953.22
301	Debt Service Fund	$1,258,868.04
401	Capital Projects Fund	$34,707.74
426	Storm Water Control Fund	$624,480.30
505	Water and Sewer Fund	$100,652.46
515	Arts,Entert & Events Fund	$9,868.56
605	Health Insurance Fund	$347,667.50
611	General Liability Ins Fnd	$17,935.47
615	Workers Compensation Ins	$2,056.41
621	Fleet Operations Fund	$19,173.96
625	Technology Fund	$26,930.57
715	Guaranty Deposits Fund	$11,157.00
TOTAL ALL FUNDS		**$3,216,893.98**

WARRANT REGISTER - GM0002

Department: 0

Division: 0

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
228789	505-0000-120.80-00	ABRAMS, BOB	WATER BILL REFUND	$25.20	$25.20
228806	101-0000-433.14-00	BLUE CROSS BLUE SHIELD OF IL	REFUND AMBULANCE PAYMENT	$1,457.60	$2,342.61
			REFUND AMBULANCE PAYMENT	$885.01	
228808	101-0000-421.05-00	CAROL BRANDSTATTER	REFUND VEHICLE STICKER	$30.00	$30.00
228809	715-0000-220.93-00	BRYAN MARTIN 21-478	BOND REFUND	$200.00	$200.00
228810	715-0000-220.93-00	BRYAN MARTIN 21-478	BOND REFUND	$200.00	$200.00
228818	715-0000-220.93-00	CHICAGO BUILDERS INC 20 1318	BOND REFUND	$200.00	$200.00
228837	101-0000-421.10-00	FRANKS CONCRETE	OL REFUNDS	$130.00	$130.00
228842	101-0000-140.45-00	GROOT INC	YARD WASTE STICKERS	$4,900.00	$4,900.00
228848	505-0000-120.80-00	HEMBD, EDWARD & JEANINE	WATER BILL REFUND	$187.22	$187.22
228850	101-0000-433.14-00	KAREN HERBERT	REFUND AMBULANCE PAYMENT	$1,300.80	$1,300.80
228856	505-0000-452.42-00	ANTHONY KELLOGG	WATER BILL REFUND	$998.48	$998.48
228866	715-0000-220.93-00	MATTIO, MICHAEL 21 391	BOND REFUND	$200.00	$200.00
228891	715-0000-220.93-00	SANDRA MORREALE 21-479	BOND REFUND	$200.00	$200.00
228892	715-0000-220.93-00	SANDRA MORREALE 21-479	BOND REFUND	$200.00	$200.00
228895	101-0000-422.05-00	JACK SIEGELLAK	BOND REFUND	$110.00	$110.00
	101-0000-432.12-00	JACK SIEGELLAK	BOND REFUND	$50.00	$50.00
228908	101-0000-421.10-00	TL CAPITAL VENTURE INC DBA TOM	OL REFUNDS	$130.00	$130.00
228916	715-0000-220.93-00	UP DEVELOPMENT 18 1160	BOND REFUND	$9,957.00	$9,957.00
228919	101-0000-211.06-00	VISION SERVICE PLAN	PREMIER VISION PREMIUM	$3,454.55	$4,614.39
			BASE VISION PREMIUM	$1,159.84	
901697	101-0000-210.92-00	EMPLOYEE BENEFITS CORP	FSA MEDICAL	$2,906.64	$2,906.64
	101-0000-210.94-00	EMPLOYEE BENEFITS CORP	FSA DEPENDENT CARE	$192.30	$192.30

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
901698	101-0000-210.92-00	EMPLOYEE BENEFITS CORP	FSA MEDCIAL	$9,058.09	$9,058.09
901699	101-0000-210.81-00	DEARBORN LIFE INS CO	VILLAGE STD	$6,463.69	$6,588.01
			LIBRARY STD	$124.32	
901704	101-0000-210.92-00	EMPLOYEE BENEFITS CORP	FSA MEDICAL 2021 PREFUND	$10,000.00	$10,000.00
				Division 0 Total	$54,720.74
				Department 0 Total	$54,720.74

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Department: 1 Board of Trustees

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
228861	101-0101-501.21-65	LORELLE COMMUNICATIONS INC	SERVICE MISCELLANEOUS	$4,500.00	$4,500.00
228902	101-0101-501.30-05	SUMMIT PRINT SOLUTIONS	SERVICE PRINTING	$98.00	$98.00
				Division 1 Total	$4,598.00
				Department 1 Total	$4,598.00

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Department: 2 Integrated Services

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
228814	101-0201-502.22-15	CANON SOLUTIONS AMERICA	PAPER, OFFICE, MAILROOM	$13.61	$13.61
228886	101-0201-502.22-02	ROTARY CLUB OF ARLINGTON HTS	QUARTERLY DUES	$110.00	$110.00
228918	101-0201-502.21-65	VERIZON WIRELESS	ACCT 88534852600001	$121.60	$121.60
				Division 1 Total	$245.21
				Department 2 Total	$245.21

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Department: 3 Human Resources

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
228804	605-0301-552.20-55	BENISTAR/HARTFORD - 6795	RETIREE CARVE OUT	$9,534.77	$9,534.77
228814	101-0301-503.22-15	CANON SOLUTIONS AMERICA	COPIER MAINTENANCE	$37.71	$37.71
228844	101-0301-503.22-01	HARRIS TRUST & SAVINGS BANK	WORKPLACE DIVERSITY LLC	$200.00	$200.00
	101-0301-503.40-70	HARRIS TRUST & SAVINGS BANK	SMK SURVEYMONKEY.COM	$384.00	$384.00
	605-0301-552.22-03	HARRIS TRUST & SAVINGS BANK	FSP HRA OF GREATER OAK	$90.00	$90.00
228853	615-0301-552.42-81	INTERGOVERNMENTAL RISK MGMT AGENCY	2020 WORKERS COMP	$357.91	$2,056.41
			2021 MARCH WORKERS COMP	$1,698.50	
228868	101-0301-503.40-70	METRO CREDIT UNION	EMPLOYEE RECOGNITION	$12,435.00	$12,435.00
228875	605-0301-552.20-50	NORTHWEST COMMUNITY HOSPITAL	SERVICE HEALTH TESTING	$2,771.00	$8,118.00
			SERVICE HEALTH TESTING	$2,216.00	
			SERVICE HEALTH TESTING	$3,131.00	
901699	605-0301-552.20-65	DEARBORN LIFE INS CO	VILLAGE BASIC LIFE	$3,147.85	$6,829.35
			VILLAGE SUPPL LIFE	$3,387.10	
			DIRECTORS BASIC LIFE	$294.40	
	605-0301-552.20-66	DEARBORN LIFE INS CO	LIBRARY BASIC LIFE	$682.95	$806.55
			LIBRARY SUPPL LIFE	$123.60	
901703	605-0301-552.20-44	EMPLOYEE BENEFITS CORP	EBC FLEX FEES	$700.50	$700.50
901705	605-0301-552.20-60	HMO ILLINOIS	HMO BILLING MAY 2021	$321,588.33	$321,588.33
				Division 1 Total	$362,780.62
				Department 3 Total	$362,780.62

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Department: 4 Legal Department

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
228823	101-0401-503.20-20	CLARK BAIRD SMITH LLP	SERVICE PROFESSIONAL	$11,790.00	$11,790.00
228832	101-0401-503.20-15	ERNEST R BLOMQUIST PC	LEGAL SERVICES	$1,500.00	$5,670.00
			RETAINER	$4,170.00	
228885	101-0401-503.21-65	ROSE MARY JURINEK	COURT REPORTER	$330.00	$330.00
228924	101-0401-503.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	$140.90	$140.90
				Division 1 Total	$17,930.90
				Department 4 Total	$17,930.90

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Department: 5 Finance

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
228793	101-0501-503.21-65	ANDRES MEDICAL BILLING LTD	SERVICE FINANCIAL	$7,529.45	$7,529.45
228814	101-0501-503.30-05	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$11.50	$11.50
228828	101-0501-503.30-01	DAILY HERALD	ADVERTISING	$194.40	$283.50
			ADVERTISING	$89.10	
228844	101-0501-503.22-02	HARRIS TRUST & SAVINGS BANK	GOVERNMENT FINANCE OFF	$300.00	$1,550.00
			GOVERNMENT FINANCE OFF	$610.00	
			GOVERNMENT FINANCE OFF	$640.00	
228853	611-0501-552.42-61	INTERGOVERNMENTAL RISK MGMT AGENCY	2019 AUTO CLOSED	$3,123.25	$17,935.47
			2021 CLOSED AUTO	$14,492.22	
			2021 MARCH DEDUCTIBLE	$320.00	
228878	101-0501-503.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	$3.62	$247.48
			OFFICE SUPPLIES, GENERAL	$236.87	
			OFFICE SUPPLIES, GENERAL	$6.99	
228910	101-0501-503.21-65	TRACKER	PORTFOLIO ACCOUNTING	$5,750.00	
228924	101-0501-503.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	$37.96	$37.96
				Division 1 Total	$33,345.36
				Department 5 Total	$33,345.36

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Department: 6 Information Technology

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
228817	625-0601-572.50-10	CDS OFFICE TECHNOLOGIES	COMPUTERS,DP & WORD PROC.	$3,740.00	$3,740.00
228844	625-0601-553.21-02	HARRIS TRUST & SAVINGS BANK	APPLE.COM/US	$484.44	$484.44
	625-0601-572.50-10	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US M91KL1EN	$146.42	$656.42
			CDS OFFICE TECHNOLOGIES	$510.00	
228852	625-0601-572.50-10	INSIGHT PUBLIC SECTOR	COMPUTERS,DP & WORD PROC.	$4,346.44	$4,346.44
228897	625-0601-572.50-10	SOUTHERN COMPUTER WAREHOUSE	PRINTER REPLACEMENT	$526.12	($1.62)
			COMPUTERS,DP & WORD PROC	($527.74)	
228903	625-0601-553.20-39	SUPERION LLC	COMPUTERS,DP & WORD PROC.	$17,704.89	$17,704.89
				Division 1 Total	$26,930.57
				Department 6 Total	$26,930.57

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Department: 10 Boards & Commissions

Division: 8

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
228844	101-1008-502.22-01	HARRIS TRUST & SAVINGS BANK	IN THE BLUE LINE	$499.00	$796.00
			IN THE BLUE LINE	$297.00	
				Division 8 Total	$796.00
				Department 10 Total	$796.00

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Department: 20 Special Events

Division: 5

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
228844	515-2005-525.50-55	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US M54AK5CE3	$620.09	$620.09
				Division 5 Total	$620.09
				Department 20 Total	$620.09

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Department: 30 Police Department

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
228813	101-3001-511.21-65	CAMIC JOHNSON LTD	SERVICE PROFESSIONAL	$350.00	$350.00
228826	101-3001-511.21-65	COMPASSION FUNERAL SERVICES INC	SERVICE MISCELLANEOUS	$215.25	$215.25
228827	101-3001-511.33-05	CROWN TROPHY	PLAQUE	$80.00	$264.00
			PLAQUE	$184.00	
228840	101-3001-511.21-65	GOLF ROSE PET LODGE	SERVICE MISCELLANEOUS	$85.00	$184.00
			SERVICE MISCELLANEOUS	$99.00	
228844	101-3001-511.22-03	HARRIS TRUST & SAVINGS BANK	CIRCLE K # 01409	$30.70	$50.50
			DECATUR CONF CENT AND	$182.40	
			DECATUR CONF CENT AND	$182.40	
			NATIONAL ASSOCIATION OF	($345.00)	
	101-3001-511.30-05	HARRIS TRUST & SAVINGS BANK	CDW GOVT #b164890	($228.58)	($228.58)
	101-3001-511.33-25	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US 2924S1RI3	$153.72	$153.72
228847	101-3001-511.22-03	JEFFREY HEFFERNAN	TRAVEL & TRAINING	$100.00	$860.00
			TRAVEL & TRAINING	$175.00	
			TRAVEL & TRAINING	$250.00	
			TRAVEL & TRAINING	$335.00	
228855	101-3001-511.30-35	JG UNIFORMS	CLOTHING & APPAREL	($99.27)	$619.53
			CLOTHING & APPAREL	$259.95	
			CLOTHING & APPAREL	$77.85	
			CLOTHING & APPAREL	$256.00	
			CLOTHING & APPAREL	$125.00	
	101-3001-511.33-25	JG UNIFORMS	CLOTHING & APPAREL	$815.00	$815.00
228877	101-3001-511.22-03	NORTHWEST POLICE ACADEMY	REGISTRATION	$25.00	$125.00

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
228877	101-3001-511.22-03	NORTHWEST POLICE ACADEMY	REGISTRATION	$25.00	$125.00
			REGISTRATION	$25.00	
			REGISTRATION	$25.00	
			REGISTRATION	$25.00	
228890	101-3001-511.30-05	SAMS CLUB/SYNCHRONY BANK	OFFICE SUPPLIES, GENERAL	$14.96	$14.96
	101-3001-511.33-25	SAMS CLUB/SYNCHRONY BANK	POLICE EQUIPMENT & SUPPLY	$148.12	$148.12
228897	101-3001-511.30-05	SOUTHERN COMPUTER WAREHOUSE	OFFICE SUPPLIES	$835.68	$835.68
228902	101-3001-511.22-10	SUMMIT PRINT SOLUTIONS	SERVICE PRINTING	$96.00	$96.00
228912	101-3001-511.22-03	MICHAEL TURANO	IATAI CONFERENCE	$728.50	$728.50
228913	401-3001-572.50-15	ULTRA STROBE COMMUNICATIONS INC	VEH MAINTENANCE	$1,080.00	$2,160.00
			VEH MAINTENANCE	$1,080.00	
228920	101-3001-511.21-65	WALGREEN COMPANY	SERVICE MISCELLANEOUS	$11.99	$11.99
				Division 1 Total	$7,403.67

Division: 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
228857	231-3003-511.40-11	LEADSONLINE LLC	ANNUAL SERVICE FEE	$6,688.00	$6,688.00
228893	231-3003-511.40-01	SCIENTIFIC ANIMAL FEEDS AND NEEDS	POLICE EQUIPMENT & SUPPLY	$141.07	$141.07
				Division 3 Total	$6,829.07
				Department 30 Total	$14,232.74

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Department: 35 Fire

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
228838	101-3501-512.30-35	GALLS LLC	CLOTHING & APPAREL	$180.00	$180.00
228863	101-3501-512.22-02	MABAS DIVISION #1	DUES, MEMBERSHIP	$5,000.00	$5,000.00
228874	101-3501-512.21-65	NORTHWEST CENTRAL DISPATCH SYS	SERVICE DATA PROC, SFTWR	$7,001.94	$7,001.94
228878	101-3501-512.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	$54.22	$268.15
			OFFICE SUPPLIES, GENERAL	$171.94	
			OFFICE SUPPLIES, GENERAL	$41.99	
228883	101-3501-512.30-35	RED WING BUSINESS ADVANTAGE ACCT	SHOES AND BOOTS	$130.49	$130.49
228917	401-3501-572.50-15	US DIGITAL DESIGNS INC	FIRE PROTECTION EQUIP/SUP	$21,903.74	$21,903.74
228924	101-3501-512.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	$26.00	$104.00
			OFFICE MACHINES & ACCESS	$26.00	
			OFFICE MACHINES & ACCESS	$26.00	
			OFFICE MACHINES & ACCESS	$26.00	
				Division 1 Total	$34,588.32
				Department 35 Total	$34,588.32

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Department: 40 Planning

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
228844	101-4001-521.40-40	HARRIS TRUST & SAVINGS BANK	APPLE.COM/BILL	$2.99	$2,931.99
			THE TAMIS CORPORATION	$753.25	
			THE TAMIS CORPORATION	$2,175.75	
228884	263-4001-571.20-05	RJN GROUP INC	SERVICE PROFESSIONAL	$5,603.55	$5,603.55
	267-4001-571.50-25	RJN GROUP INC	SERVICE PROFESSIONAL	$9,953.22	$9,953.22
228924	101-4001-521.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	$37.96	$37.96
901702	263-4001-571.50-25	ATTORNEYS TITLE GUARANTY FUND	139 E GOLF ACQUISITION	$475,000.00	$475,000.00
				Division 1 Total	$493,526.72
				Department 40 Total	$493,526.72

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Department: 41 Community Devl Block Grnt

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
228820	215-4101-522.41-17	CHILDREN'S ADVOCACY CENTER	CDBG PROGRAM	$625.00	$625.00
228833	215-4101-522.41-62	ESCORTED TRANSPORTATION SERV	CDBG PROGRAM	$756.87	$756.87
228834	215-4101-522.41-70	FAITH COMMUNITY HOMES	CDBG PROGRAM	$625.00	$625.00
228851	215-4101-522.41-01	IBBOTSON HEATING CO	CDBG PROGRAM	$3,550.00	$3,550.00
228860	215-4101-522.41-78	LITTLE CITY FOUNDATION	CDBG PROGRAM	$2,000.00	$2,000.00
228909	215-4101-522.41-54	TOWNSHIP HIGH SCHOOL DIST #214	CDBG PROGRAM	$530.91	$530.91
228923	215-4101-522.41-52	WINGS PROGRAM INC	CDBG PROGRAM	$2,399.72	$2,399.72
				Division 1 Total	$10,487.50
				Department 41 Total	$10,487.50

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Department: 45 Building

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
228844	101-4501-523.21-65	HARRIS TRUST & SAVINGS BANK	DMI DELL HLTHCR/PTR	$1,681.04	$2,458.44
			AMAZON.COM VV4BP8OR3	$459.96	
			AMZN MKTP US QI98I06R3	$317.44	
	101-4501-523.22-03	HARRIS TRUST & SAVINGS BANK	EB APRIL IACE TRAINING	$87.75	$579.25
			EB APRIL IACE TRAINING	$105.30	
			EB APRIL IACE TRAINING	$105.30	
			INTL CODE COUNCIL INC	$137.00	
			NFSA	$10.00	
			INTL CODE COUNCIL INC	$133.90	
228852	101-4501-523.21-65	INSIGHT PUBLIC SECTOR	COMPUTERS, DP&WORD PROC.	$1,764.00	$1,764.00
228907	101-4501-523.21-65	THOMPSON ELEVATOR INSPECTION	SERVICE BLDG MAINT	$4,050.00	$4,050.00
228924	101-4501-523.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	$26.00	$26.00
				Division 1 Total	$8,877.69
				Department 45 Total	$8,877.69

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Department: 70 Health

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
228792	101-7001-541.22-40	AMERICAN TAXI	TAXI SUBSIDY	$9.00	$9.00
228795	101-7001-541.20-25	ARLINGTON CENTER FOR RECOVERY	COUNSELING SUBSIDY	$300.00	$1,030.00
			COUNSELING SUBSIDY	$730.00	
228844	101-7001-541.33-10	HARRIS TRUST & SAVINGS BANK	EZCATERTROPICAL SMOOTHIE	$185.50	$185.50
	101-7001-541.40-53	HARRIS TRUST & SAVINGS BANK	WARBY PARKER	$75.00	$221.45
			WARBY PARKER	$146.45	
228854	101-7001-541.22-02	LORELEI JACOBS	NURSING SERVICES CERT	$60.00	$60.00
228858	101-7001-541.20-25	SHERRY LEMKE	COUNSELING SUBSIDY	$200.00	$235.00
			COUNSELING SUBSIDY	$35.00	
228878	101-7001-541.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	$30.61	$65.57
			OFFICE MACHINES & ACCESS	$34.96	
				Division 1 Total	$1,806.52

Division: 7

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
2246	101-7007-541.21-65	EGG HARBOR	VOLUNTEER APPRECIATION	$950.00	$950.00
2247	101-7007-541.21-65	PALM COURT RESTAURANT	VOLUNTEER APPRECIATION	$1,650.00	$1,650.00
2248	101-7007-541.21-65	TOSCANA	VOLUNTEER APPRECIATION	$1,350.00	$1,350.00
228844	101-7007-541.21-65	HARRIS TRUST & SAVINGS BANK	WWW.VOLGISTICS.COM	$61.00	$61.00
	101-7007-541.31-65	HARRIS TRUST & SAVINGS BANK	DOLLAR TREE	$62.50	$768.44
			SPICE HOUSE, LLC	$705.94	
228898	101-7007-541.21-65	SPICE HOUSE	PROGRAM INSTRUCTIONAL FEE	$450.00	$450.00
228904	101-7007-541.21-65	ROBIN TARRAGANO	PROGRAM INSTRUCTIONAL FEE	$400.00	$400.00

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
				Division 7 Total	**$5,629.44**
				Department 70 Total	**$7,435.96**

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Department: 71 Public Works

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
228794	101-7101-531.21-02	AQUALAB WATER TREATMENT INC	WATER TREATMENT CHEMICALS	$100.00	$100.00
	101-7101-531.31-55	AQUALAB WATER TREATMENT INC	WATER TREATMENT CHEMICALS	$100.00	$100.00
228797	101-7101-531.31-90	ARROW ROAD CONSTRUCTION CO	STREET/SIDEWALK SUPPLIES	$661.50	$661.50
228798	101-7101-531.22-70	AT & T	ACCT 84725331203952	$1,997.52	$1,997.52
228799	101-7101-531.22-70	AT & T	ACCT 84734215183700	$755.36	$755.36
228800	101-7101-531.22-70	AT & T	ACCT 8310010146347	$577.71	$577.71
228801	101-7101-531.22-70	AT & T	ACCT 8310010134261	$809.34	$809.34
228807	101-7101-531.30-35	BRAND IT ON APPAREL CO	CLOTHING & APPAREL	$2,214.62	$2,214.62
228821	426-7101-571.50-25	CHRISTOPHER B BURKE LTD	SERVICE PROFESSION	$3,496.50	$3,496.50
228824	101-7101-531.31-65	CMS COMMUNICATIONS INC	PHONE SYSTEM SUPPLIES	$4,175.00	$4,175.00
228825	101-7101-531.22-70	COMCAST CABLE	ACCT 8771 10 072 0901436	$72.94	$72.94
228829	426-7101-571.50-25	DIMEO BROTHERS INC	SERVICE CONSTRUCTION	$620,983.80	$620,983.80
228835	101-7101-531.31-40	FIORE	AGRICULTURAL SUPPLIES	$209.15	$209.15
228839	101-7101-531.30-39	GAS DEPOT INC	FUEL,OIL,GREASE, & LUBES	$19,181.83	$38,449.32
			FUEL,OIL,GREASE, & LUBES	$19,267.49	
228841	101-7101-531.31-55	GRAINGER W W INC	ROOFING MATERIALS	$76.15	$76.15
228843	401-7101-571.50-30	HAEGER ENGINEERING LLC	SERVICE CONSTRUCTION	$3,800.00	$5,300.00
			SERVICE CONSTRUCTION	$1,500.00	
228845	101-7101-531.21-02	HAYES MECHANICAL	HVAC MAINTENANCE	$533.16	$6,858.24
			HVAC MAINTENANCE	$294.08	
			SERVICE BLDG MAINT	$6,031.00	
	101-7101-531.21-11	HAYES MECHANICAL	SERVICE BLDG MAINT	$13,381.75	$13,381.75
228849	101-7101-531.21-55	HENDRICKSEN ROBERT W COMPANY	SERVICE TREES	$8,295.00	$15,556.00

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
228849	101-7101-531.21-55	HENDRICKSEN ROBERT W COMPANY	SERVICE TREES	$7,261.00	$15,556.00
228862	401-7101-571.50-30	LURVEY LANDSCAPE SUPPLY	BRICK PAVERS	$5,344.00	$5,344.00
228870	101-7101-531.31-40	MIDWEST GROUNDCOVERS	AGRICULTURAL SUPPLIES	$406.55	$1,386.56
			AGRICULTURAL SUPPLIES	$980.01	
228873	101-7101-531.21-50	NICOR	ACCT 01701843946	$1,800.74	$1,800.74
228876	101-7101-531.31-55	NORTHWEST ELECTRICAL SUPPLY CO	METROPOLIS BLDG MAINT	$76.95	$76.95
228878	101-7101-531.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	$22.54	$22.54
228879	101-7101-531.31-90	OZINGA READY MIX CONCRETE INC	CONCRETE	$1,105.83	$2,609.28
			CONCRETE	$1,503.45	
228881	101-7101-531.21-15	POTHOLE PROS INC	SERVICE CONSTRUCTION	$3,592.00	$3,592.00
228883	101-7101-531.30-35	RED WING BUSINESS ADVANTAGE ACCT	CLOTHING & APPAREL	$195.49	$195.49
228887	101-7101-531.31-65	ROUTE 12 RENTAL CO INC	KEROSENE	$39.00	$249.55
			PROPANE REFILL	$210.55	
228889	101-7101-531.31-85	RUSSO	VEH MAINTENANCE SUPPLY	$47.98	$47.98
228894	101-7101-531.31-40	SHERWIN ACE HARDWARE	AGRICULTURAL SUPPLIES	$11.99	$11.99
	101-7101-531.31-55	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	$11.58	$19.57
			PAINT & EQUIPMENT	$7.99	
	101-7101-531.31-65	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	$4.99	$12.58
			HARDWARE SUPPLIES	$7.59	
	101-7101-531.31-75	SHERWIN ACE HARDWARE	STREET LIGHT SUPPLIES	$11.98	$11.98
	101-7101-531.31-85	SHERWIN ACE HARDWARE	HAND TOOLS-POWER/NON POW	$14.57	$78.55
			HAND TOOLS-POWER/NON POW	$49.99	
			HAND TOOLS-POWER/NON POW	$13.99	
	101-7101-531.31-90	SHERWIN ACE HARDWARE	STREET/SIDEWALK SUPPLIES	$5.59	$5.59
228896	101-7101-531.22-70	SOUND INCORPORATED	PHONE WARRANTY	$72.73	$72.73

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
228901	101-7101-531.31-55	STANDARD PIPE & SUPPLY INC	JANITORAL SUPPLIES	$702.08	$702.08
228906	101-7101-531.31-65	TEMPLE DISPLAY LTD	HOLIDAY DECOR	$3,162.56	$3,162.56
228911	101-7101-531.31-65	TRAFFIC CONTROL & PROTECTION	STREETS SUPPLIES	$3,240.00	$4,150.60
			STREETS SUPPLIES	$910.60	
228914	101-7101-531.21-11	UNIFIRST CORPORATION	FLOOR MATS	$121.48	$1,457.36
			FLOOR MATS	$47.48	
			FLOOR MATS	$30.30	
			FLOOR MATS	$39.72	
			FLOOR MATS	$22.69	
			FLOOR MATS	$142.52	
			FLOOR MATS	$33.70	
			FLOOR MATS	$22.69	
			FLOOR MATS	$34.48	
			FLOOR MATS	$94.24	
			FLOOR MATS	$29.23	
			FLOOR MATS	$22.69	
			FLOOR MATS	$142.52	
			FLOOR MATS	$41.48	
			FLOOR MATS	$22.69	
			FLOOR MATS	$34.48	
			FLOOR MATS	$94.24	
			FLOOR MATS	$29.23	
			FLOOR MATS	$22.69	
			FLOOR MATS	$142.52	
			FLOOR MATS	$41.48	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
228914	101-7101-531.21-11	UNIFIRST CORPORATION	FLOOR MATS	$22.69	$1,457.36
			FLOOR MATS	$34.48	
			FLOOR MATS	$94.24	
			FLOOR MATS	$29.23	
			FLOOR MATS	$22.69	
			FLOOR MATS	$41.48	
228924	101-7101-531.22-15	XEROX CORPORATION	SERVICE MISCELLANEOUS	$6.89	$6.89
228926	101-7101-531.20-05	RYAN ZIMMERMAN	WEATHER FORECASTING	$322.50	$322.50
228927	101-7101-531.30-35	ZORO TOOLS INC	PPE SUPPLIES	$517.38	$517.38
	101-7101-531.31-45	ZORO TOOLS INC	SANITIZING SUPPLIES	$409.39	$409.39
802059	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	ACCT 2985063029	$282.49	$464.52
			ACCT 3183115007	$21.12	
			ACCT 4643388009	$93.00	
			ACCT 5492508009	$67.91	
802060	101-7101-531.22-70	AT & T	ACCT 84725961248940	$49.60	$799.87
			ACCT 84743978686650	$99.19	
			ACCT 847Z9727849771	$651.08	
802061	101-7101-531.21-50	CONSTELLATION NEW ENERGY INC	ACCT 92054512	$9,660.80	$9,660.80
				Division 1 Total	$752,966.93
				Department 71 Total	$752,966.93

WARRANT REGISTER - GM0002

Department: 72 Water and Sewer

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
228790	505-7201-561.31-55	ACTIVE ELECTRICAL SUPPLY CO	ELECTRICAL SUPPLIES	$211.80	$211.80
228791	505-7201-561.31-60	ALEXANDER CHEMICAL CORP	CHLORINE	$891.50	$391.50
			CYLINDER RETURN	($500.00)	
228803	505-7201-561.33-05	BATTERIES PLUS BULBS #842	BATTERIES	$59.83	$59.83
228805	505-7201-561.31-55	BENJAMIN MOORE MT PROSPECT PAINT	HARDWARE SUPPLIES	$28.29	$28.29
228807	505-7201-561.30-35	BRAND IT ON APPAREL CO	CLOTHING & APPAREL	$2,214.63	$2,214.63
228812	505-7201-561.50-15	BURNS MCDONNELL	SERVICE CONSULTING	$7,751.40	$7,751.40
228830	505-7201-561.31-05	DREISILKER ELECTRIC MOTORS INC	HARDWARE SUPPLIES	$3,124.00	$3,124.00
228831	505-7201-561.31-01	EJ USA INC	WATER SEWER SYSTEM SUPPLY	$22,930.40	$22,930.40
228846	505-7201-561.21-35	HBK WATER METER SERVICE INC	WATER SEWER SYSTEM SUPPLY	$14,478.40	$14,478.40
228872	505-7201-561.50-20	NATL LADDER & SCAFFOLD CO	EQUIPMENT, NON OFFICE	$5,222.00	$5,222.00
228883	505-7201-561.30-35	RED WING BUSINESS ADVANTAGE ACCT	CLOTHING & APPAREL	$165.74	$325.69
			CLOTHING & APPAREL	$159.95	
228884	505-7201-561.20-05	RJN GROUP INC	SERVICE CONSULTING	$2,875.82	$2,875.82
228894	505-7201-561.31-01	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	$17.97	$17.97
	505-7201-561.31-65	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	$7.99	$7.99
228901	505-7201-561.31-65	STANDARD PIPE & SUPPLY INC	HARDWARE SUPPLIES	$59.74	$59.74
228905	505-7201-561.21-35	TAYLOR PLUMBING	WATER SEWER SYSTEM SUPPLY	$8,554.70	$11,314.54
			WATER SEWER SYSTEM SUPPLY	$2,759.84	
228921	505-7201-561.31-01	WATER PRODUCTS CO	WATER SEWER SYSTEM SUPPLY	$712.50	$1,540.50
			WATER SEWER SYSTEM SUPPLY	$828.00	
	505-7201-561.31-07	WATER PRODUCTS CO	WATER SEWER SYSTEM SUPPLY	$2,492.84	$2,492.84
228925	505-7201-561.31-01	ZIEBELL WATER SERVICE PRODUCTS	WATER SEWER SYSTEM SUPPLY	$1,590.83	$3,675.83

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
228925	505-7201-561.31-01	ZIEBELL WATER SERVICE PRODUCTS	WATER SEWER SYSTEM SUPPLY	$2,085.00	$3,675.83
228926	505-7201-561.20-05	RYAN ZIMMERMAN	WEATHER FORECASTING	$322.50	$322.50
228927	505-7201-561.30-35	ZORO TOOLS INC	PPE SUPPLIES	$101.00	$101.00
802059	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0087155164	$384.78	$1,793.09
			ACCT 0645171017	$64.44	
			ACCT 1257044037	$1,343.87	
802061	505-7201-561.21-50	CONSTELLATION NEW ENERGY INC	ACCT 9205457	$8,513.29	$18,501.80
			ACCT 9205452	$926.33	
			ACCT 9205450	$988.19	
			ACCT 9205459	$3,967.59	
			ACCT 9205455	$4,106.40	
				Division 1 Total	$99,441.56
				Department 72 Total	$99,441.56

WARRANT REGISTER - GM0002

Department: 73 Parking

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
228790	235-7301-532.31-65	ACTIVE ELECTRICAL SUPPLY CO	ELECTRICAL SUPPLY	$1,908.90	$1,908.90
228876	235-7301-532.31-65	NORTHWEST ELECTRICAL SUPPLY CO	ELECTRICAL SUPPLY	$151.80	$151.80
228894	235-7301-532.31-65	SHERWIN ACE HARDWARE	STREET/SIDEWALK SUPPLIES	$13.99	$13.99
228915	235-7301-532.21-40	UNION PACIFIC RAILROAD	1ST QTR LOT P 2021	$157.10	$157.10
802060	235-7301-532.21-50	AT & T	ACCT 847R0608437214	$404.04	$404.04
				Division 1 Total	$2,635.83

Division: 2

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
802061	235-7302-532.21-50	CONSTELLATION NEW ENERGY INC	ACCT 9205451	$1,811.05	$1,811.05
				Division 2 Total	$1,811.05

Division: 4

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
802061	235-7304-532.21-50	CONSTELLATION NEW ENERGY INC	ACCT 9205458	$1,631.72	$1,631.72
				Division 4 Total	$1,631.72
				Department 73 Total	$6,078.60

WARRANT REGISTER - GM0002

Department: 75 Municipal Fleet Services

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
228796	621-7501-551.31-51	ARLINGTON HTS FORD INC	VEH MAINTENANCE SUPPLY	$11.60	$312.56
			VEH MAINTENANCE SUPPLY	$89.47	
			VEH MAINTENANCE SUPPLY	$178.94	
			VEH MAINTENANCE SUPPLY	$32.55	
228802	621-7501-551.31-51	AUTO TECH CENTERS INC	VEH MAINTENANCE SUPPLY	$2,672.88	$2,672.88
228811	621-7501-551.31-51	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	$6.46	$254.19
			VEH MAINTENANCE SUPPLY	$106.68	
			VEH MAINTENANCE SUPPLY	$21.95	
			VEH MAINTENANCE SUPPLY	$20.58	
			VEH MAINTENANCE SUPPLY	$42.96	
			VEH MAINTENANCE SUPPLY	$55.56	
228815	621-7501-551.31-51	CASEY EQUIPMENT CO	VEH MAINTENANCE SUPPLY	$2,447.84	$2,447.84
228816	621-7501-551.31-51	CASSIDY TIRE & SERVICE	VEH MAINTENANCE SUPPLY	$280.00	$280.00
228819	621-7501-551.31-51	CHICAGO PARTS AND SOUND LLC	VEH MAINTENANCE SUPPLY	$289.00	$289.00
228822	621-7501-551.21-36	CITY WELDING SALES & SERVICE	VEH MAINTENANCE SUPPLY	$263.45	$263.45
228836	621-7501-551.31-51	FOSTER COACH SALES INC	VEH MAINTENANCE SUPPLY	$142.54	$142.54
228859	621-7501-551.31-51	LIEBOVICH STEEL & ALUMINUM CO	VEH MAINTENANCE SUPPLY	$660.99	$660.99
228864	621-7501-551.31-51	MACQUEEN EMERGENCY GROUP	VEH MAINTENANCE SUPPLY	$1,968.23	$2,911.01
			VEH MAINTENANCE SUPPLY	$942.78	
228865	621-7501-551.31-51	MASTER HITCH INC	VEH MAINTENANCE SUPPLY	$747.25	$747.25
228867	621-7501-551.31-51	MC MASTER CARR SUPPLY CO	VEH MAINTENANCE SUPPLY	$76.08	$231.40
			VEH MAINTENANCE SUPPLY	$155.32	
228871	621-7501-551.31-51	NAPA HEIGHTS AUTOMOTIVE	VEH MAINTENANCE SUPPLY	$165.56	$612.50

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
228871	621-7501-551.31-51	NAPA HEIGHTS AUTOMOTIVE	VEH MAINTENANCE SUPPLY	$41.88	$612.50
			VEH MAINTENANCE SUPPLY	$29.43	
			VEH MAINTENANCE SUPPLY	$23.82	
			VEH MAINTENANCE SUPPLY	$29.43	
			VEH MAINTENANCE SUPPLY	$3.74	
			VEH MAINTENANCE SUPPLY	$5.20	
			VEH MAINTENANCE SUPPLY	$10.04	
			VEH MAINTENANCE SUPPLY	$2.49	
			VEH MAINTENANCE SUPPLY	$241.48	
			VEH MAINTENANCE SUPPLY	$33.54	
			VEH MAINTENANCE SUPPLY	$3.74	
			VEH MAINTENANCE SUPPLY	$9.81	
			VEH MAINTENANCE SUPPLY	$12.34	
228880	621-7501-551.31-51	PATLIN INC	VEH MAINTENANCE SUPPLY	$56.57	$121.77
			VEH MAINTENANCE SUPPLY	$65.20	
228882	621-7501-551.21-07	RACEWAY CARWASH	MARCH CAR WASHES	$283.00	$283.00
228888	621-7501-551.31-51	INTERSTATE BILLING SERVICE INC	VEH MAINTENANCE SUPPLY	$664.03	$905.05
			VEH MAINTENANCE SUPPLY	$46.26	
			VEH MAINTENANCE SUPPLY	$97.38	
			VEH MAINTENANCE SUPPLY	$97.38	
228894	621-7501-551.31-51	SHERWIN ACE HARDWARE	VEH MAINTENANCE SUPPLY	$20.94	$20.94
228899	621-7501-551.31-51	STANDARD & ASSOCIATES INC	VEH MAINTENANCE SUPPLY	$546.40	$546.40
228900	621-7501-551.31-51	STANDARD EQUIPMENT CO	VEH MAINTENANCE SUPPLY	$869.82	$4,471.01
			VEH MAINTENANCE SUPPLY	$187.86	
			VEH MAINTENANCE SUPPLY	$2,908.25	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
228900	621-7501-551.31-51	STANDARD EQUIPMENT CO	VEH MAINTENANCE SUPPLY	$313.22	$4,471.01
			VEH MAINTENANCE SUPPLY	$59.05	
			VEH MAINTENANCE SUPPLY	$132.81	
228913	621-7501-551.31-51	ULTRA STROBE COMMUNICATIONS INC	VEH MAINTENANCE SUPPLY	$349.90	$349.90
228914	621-7501-551.30-35	UNIFIRST CORPORATION	UNIFORMS	$68.88	$68.88
228922	621-7501-551.31-51	WENTWORTH TIRE SERVICE	VEH MAINTENANCE SUPPLY	$581.40	$581.40
				Division 1 Total	$19,173.96
				Department 75 Total	$19,173.96

WARRANT REGISTER - GM0002

Department: 95 Debt Service

Division: 50

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
901701	301-9550-582.60-15	BANK OF NEW YORK MELLON	2010 GO BONDS	$8,937.50	$8,937.50
				Division 50 Total	$8,937.50

Division: 52

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
901701	301-9552-582.60-15	BANK OF NEW YORK MELLON	2012 GO BONDS	$35,200.00	$35,200.00
				Division 52 Total	$35,200.00

Division: 55

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
901700	301-9555-582.60-15	UMB BANK	2016 GO BONDS	$493,850.00	$493,850.00
				Division 55 Total	$493,850.00

Division: 56

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
901700	301-9556-582.60-15	UMB BANK	2018 GO BONDS	$173,050.00	$173,050.00
				Division 56 Total	$173,050.00

Division: 57

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
901700	301-9557-582.60-15	UMB BANK	2019 GO BONDS	$199,625.00	$199,625.00
				Division 57 Total	$199,625.00

Division: 58

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
901700	301-9558-582.60-15	UMB BANK	2020 GO BONDS	$348,205.54	$348,205.54
				Division 58 Total	$348,205.54
				Department 95 Total	$1,258,868.04

WARRANT REGISTER - GM0002

Department: 99 Non Operating

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
228869	515-9901-525.40-83	METROPOLIS COMMERCIAL CONDO ASSN	CAM CHARGE	$6,956.20	$6,956.20
	515-9901-525.40-92	METROPOLIS COMMERCIAL CONDO ASSN	BUILDING RESERVE CHARGE	$2,292.27	$2,292.27
				Division 1 Total	$9,248.47
				Department 99 Total	$9,248.47
TOTAL ALL FUNDS:					$3,216,893.98

Village Board
5/3/2021

Item: Recognition of Dave Parulo - Meet Chicago Northwest

Department: Village Managers Office

Recognition of Dave Parulo - Meet Chicago Northwest and Arlington Economic Alliance

Village Board
5/3/2021

Item: Berkley/Hintz Stormwater Project - Additional Engineering Fees

Department: Public Works

On December 16, 2019, the Village Board awarded the contract for design and construction engineering of the Berkley/Hintz Stormwater Improvement Project to Crawford, Murphy, and Tilly (CMT) Engineers. The original awarded contract value is $343,434.

Since beginning the design, the project has been faced with a few hurdles that were unanticipated when the project was awarded. Most notably, the Cook County Highway Department (CCHD) is requiring a drainage study before they will allow us to potentially direct more stormwater flows to their stormwater system. This was not anticipated due to the fact that the County system drains back into McDonald Creek which is under Village control. Once completed, it is also possible that some significant design changes may be necessary if the study shows capacity limitations.

Unfortunately, we do not have any other option. Attached is the letter proposal for the additional engineering fees at a cost of $32,790. Staff has reviewed the scope of work and finds the fees acceptable.

The Stormwater Utility Fund Account No. 426-7101-571.50-25 (SW2001) has sufficient funds to cover these additional costs.

RECOMMENDATION

It is recommended that the Village Board approve Contract Amendment #1 for Stormwater Study to CMT Engineers in the amount of $32,790 for the Berkley/Hintz Stormwater Project - Additional Engineering fees, and authorize Staff to execute the necessary documents.

ATTACHMENTS:

Description	Type
Berkley Hintz Stormwater Project - Additional Engineering Fees ATTACHMENT	Exhibits

via e-mail:
sshirley@vah.com

March 26, 2021

Scott Shirley, Director of Public Works
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Re: Berkley Square Subdivision Drainage Improvements
Cook County Highway Department Drainage
Supplemental Services

Scott:

We are in receipt of your letter of March 10, 2021. In that letter, the Village concurs with CMT that a request for a supplement to the engineering agreement is warranted. The request is due to the requirement of the Cook County Highway Department (CCDH) that additional drainage evaluations beyond those contemplated in the original scope of services is now necessary to secure a permit from the CCDH.

CCDH has requested that a detailed drainage report be prepared to address flows downstream from the intended connection point at Arlington Heights Road. The report is to address flows from Arlington Heights Road to the outfall of the culvert at McDonald Creek, a significant distance beyond the project limits.

To address the request from CCDH, a significant amount of effort is required to develop the analysis. We will have to undertake additional field investigations and prepare a detailed drainage report that addresses the off-site components. The tasks that are required are as follows:

- Prepare a drainage report for existing and proposed site conditions
  - Develop the XPSWMM reporting
  - Prepare a technical memorandum on impacts and mitigation of impacts
  - Assemble the technical memorandum/report and transmit to CCHD

- Prepare the drainage report on downstream conditions
  - Evaluate downstream conditions, expanding the model from Arlington Heights Road to the outfall at McDonald Creek - North Branch per county request. Use the model to create the critical storm analysis and prepare the summarized reports.
  - Extend the profiles to include the culvert from Arlington Heights Road to the outfall at McDonald Creek - North Branch
  - Document and prepare the assessment of the stormwater detention on the drainage system
  - Respond to the CCHD comments

- Develop the report to include:
  - Critical storm assessment
  - Construction sequencing
  - Run-off rate evaluation

The anticipated effort to complete these tasks is $32,790. A breakout of the engineering hours is shown below.

Classification	Hours	Rate	Cost
Project Engineer II	6	$ 220	$ 1,320
Project Engineer I	28	$ 190	$ 5,320
Engineer I	153	$ 130	$19,890
Senior Technician II	32	$ 160	$ 5,120
Administrative. Asst.	12	$ 95	$ 1,140
Totals	231		$32,790

Should the village find this request acceptable, kindly provide us with a supplemental purchase order. We would be pleased to discuss this request with you and staff should you have any questions.

Respectfully Submitted,
CRAWFORD, MURPHY & TILLY, INC.

Joel Koenig, P.E., Env SP
Senior Project Manager

cc: Michael Pagones – (mpagones@vah.com)
Cris Papierniak – (cpapierniak@vah.com)
Jim Zaharopoulos – (jzaharopoulos@vah.com)

Village Board
5/3/2021

Item: Pavement Rejuvenation 2021

Department: Public Works

Since 2017, the Village has utilized Reclamite pavement rejuvenation as part of our roadway preventive maintenance plan. Reclamite, which is an emulsion made up of specific petroleum oils and resins and was formulated to extend the life cycle of asphalt pavement by restoring and preserving the asphalt's binder. Staff has been pleased with the product's performance in reducing cracks and prolonging the life of the pavement. It is our recommendation to continue the use of Reclamite and to apply Reclamite to all asphalt streets completed in 2020. The total pavement surface area to have Reclamite applied is 150,000 sq yds. Funding is available through the Capital Projects Fund.

The Municipal Partnering Initiative (MPI) is a working group of sixteen Chicagoland suburban municipalities which have been working together in group bids since the fall of 2010. Combining multiple municipal bids allows for lower pricing through greater quantities. The Village of Winnetka led a group of municipalities this year on a three-year bid for Pavement Rejuvenation. Bids were duly advertised and publicly opened by the Village of Winnetka on behalf of the Municipal Partnering Initiative on March 11, 2021.

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

Amount (Sq. Yd.)	Price (Sq.Yd.)
Less than or equal to 19,999 Sq. Yds.	$1.02
20,000 Sq. Yds. to 39,999 Sq. Yds.	$0.97
40,000 Sq. Yds. to 74,999 Sq. Yds.	$0.94
Greater than or equal to 75,000 Sq. Yds.	$0.90

As the surface area is greater than 75,000 square yards, the unit price applicable to this contract is $0.90 per square yard. The above unit prices will be in effect for a minimum of three years (2021 thru 2023).

Bid Summary:

150,000 sq yds @ $0.90 per sq yd $135,000.00

Amount of Bid Recommended (FY 2021) $135,000.00

Funds for these services are available in Account No. 401-7101-571.50-30 (ST1802). Funds will be budgeted for the Pavement Rejuvenation necessary for the 2022 & 2023 services.

RECOMMENDATION

It is recommended that the Village Board approve the three-year contract for Pavement Rejuvenation to Corrective Asphalt Materials, Inc. of South Roxana, Illinois, in the amount of $135,000 (Year 1) and authorize staff to execute the necessary documents.

Village Board
5/3/2021

Item: Ordinance - PUD Amendment - Arlington 425

Department: Planning/Legal

Amendment to the Arlington 425 Planned Unit Development (property bordered by Highland Avenue, Campbell Street, Chestnut Avenue and Sigwalt Avenue) was discussed and approved at the April 19th Village Board meeting.

ATTACHMENTS:

Description	**Type**
PUD Amendment - Arlington 425	Ordinance

THIS SPACE FOR RECORDERS USE ONLY

VILLAGE OF ARLINGTON HEIGHTS

ORDINANCE NO. 2021-_____

AN ORDINANCE AMENDING
AN APPROVED PLANNED UNIT DEVELOPMENT
AND GRANTING A SPECIAL USE PERMIT FOR A PRIVATE GARAGE
FOR THE PROPERTY AT 217 W. CAMPBELL STREET,
13-33 S. CHESTNUT AVENUE, AND 26-34 HIGHLAND AVENUE

ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF ARLINGTON HEIGHTS
THIS ____ DAY OF _____, 2021.

AN ORDINANCE AMENDING
AN APPROVED PLANNED UNIT DEVELOPMENT
AND GRANTING A SPECIAL USE PERMIT FOR A PRIVATE GARAGE
FOR THE PROPERTY AT 217 W. CAMPBELL STREET,
13-33 S. CHESTNUT AVENUE, AND 26-34 HIGHLAND AVENUE

WHEREAS, CCH LLC (*"Applicant""*) is the owner of record of that certain property located in the Village's B-5 Downtown Business District (*"B-5 District"*), commonly known as 217 W. Campbell Street, 13-33 S. Chestnut Avenue, and 26-34 Highland Avenue, and legally described in Exhibit A attached to and, by this reference, made a part of this Ordinance (*"Property"*); and

WHEREAS, on June 3, 2019, the Village Board of Trustees adopted Ordinance No. 19-019, approving: (1) the re-zoning of the Property from the R-3 One Family Dwelling District to the B-5 District; (2) approving a planned unit development for the Property; (3) approving a preliminary plat of subdivision for the Property; (4) approving a land use variation for the Property to allow residential uses as a primary use in the B-5 District; and (5) approving variations from certain provisions of the "Municipal Code of Arlington Heights, Illinois 1995" ("*Village Code"*) for the Property, all subject to certain conditions (*"PUD Ordinance"*); and

WHEREAS, the PUD Ordinance permits the development of the Property as a mixed use development, consisting of 361 residential units, and commercial and office uses, including the construction of three buildings and related facilities, with one building located along Highland Avenue ("*Highland Building*"), one building located along Campbell Street ("*Campbell Building"*), and one building located along Chestnut Avenue ("*Chestnut Building"*) (collectively, the "*Approved Planned Development*"); and

WHEREAS, Section 2 of the PUD Ordinance requires that the Approved Planned Development on the Property must be developed, used, and maintained in substantial accordance with those plans identified in Section 2 of the PUD Ordinance (collectively, the "*Site Plan*"); and

WHEREAS, the Applicant now desires to amend the Approved Planned Development and the Site Plan to: (i) reduce the density of the Approved Planned Development from 361 units to 319 units; (ii) limit commercial uses within the Approved Planned Development to a designated portion of the first floor of the Campbell Building, totaling 7,962 square feet; (iii) eliminate all second floor office uses throughout the Approved Planned Development; (iv) reduce the size and use of the Highland Building from a 13-story garage and apartment tower to a four- or five-story garage; (v) increase the height of the Campbell Building from nine floors to ten floors; and (vi) increase the size of the Chestnut Building from four floors to five floors (collectively, the *"Proposed Amendment"*); and

WHEREAS, pursuant to Section 5-5.1 of "The 2002 Comprehensive Amendment of the Zoning Ordinance of the Village of Arlington Heights," as amended ("*Zoning Code"*), property in the B-5 District may not be used for a private garage except upon issuance by the Village Board of Trustees of a special use permit therefor; and

WHEREAS, the Applicant has filed an application with the Village for an amendment to the Approved Planned Development, and for all additional zoning relief necessary, to allow the development of the property in accordance with the Proposed Amendment; and

WHEREAS, a public hearing of Plan Commission of the Village to consider the Proposed Amendment to the Approved Planned Development was duly advertised in the Daily Herald on March 16, 2021, and held on March 31, 2021; and

WHEREAS, on March 31, 2021, the Plan Commission recommended that the Board of Trustees approve the Proposed Amendment, subject to certain conditions; and

WHEREAS, the Board of Trustees has determined that the Proposed Amendment complies with the required standards for planned unit developments, as set forth in Sections 9-1 through 9-13 of the Zoning Code, and the required standards for special use permits, as set forth in Sections 8-1 through 8-7 of the Zoning Code; and

WHEREAS, consistent with the Plan Commission recommendation, the Board of Trustees has determined that it will serve and be in the best interests of the Village and its residents to approve the Proposed Amendment to the Approved Planned Development for the Property, in accordance with, and 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. APPROVAL OF AMENDMENT TO APPROVED PLANNED DEVELOPMENT. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 5 of this Ordinance, the Village Board hereby approves the Proposed Amendment to the Approved Planned Development for the Property, in accordance with, and pursuant to, Section 9-11 of the Zoning Code and the home rule powers of the Village.

SECTION 3. APPROVAL OF AMENDED SITE PLAN DOCUMENTS.

A. Approval of Amended Site Plan Documents. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 5 of this Ordinance, the Village Board hereby amends the Site Plan for the Approved Planned Development (as amended pursuant to Section 2, the *"Amended Planned Development"*) to include the following documents, all of which are attached to this Ordinance as Exhibit B (collectively, the *"Amended Site Plan Documents"*):

The following plans prepared by Tinaglia Architects:

Cover Sheet and Architectural Site Plan, dated September 15, 2020 with revisions through February 25, 2021, consisting of sheet CS;
Highland Parking Garage Floor Plans, dated December 4, 2020 with revisions through February 25, 2021, consisting of sheet HL.1;
Highland Parking Garage Elevations, dated September 15, 2020 with revisions through February 25, 2021, consisting of sheet HL.2;
225 W Campbell Building Floor Plans, dated September 15, 2020 with revisions through February 25, 2021, consisting of sheets CA.1 and CA.2;
225 W Campbell Building Elevations, dated November 17, 2020 with revisions through February 25, 2021, consisting of sheets CA.3;
225 W Campbell Building Elevations, dated September 15, 2020 with revisions through February 25, 2021, consisting of sheets CA.4;
Elevated Pedestrian Bridge Plans and Elevations, dated February 19, 2021 with revisions through February 25, 2021, consisting of sheet PB.1;

33 S. Chestnut Building Floor Plans, dated December 8, 2020 with revisions through February 25, 2021, consisting of sheet CH.1;
33 S. Chestnut Building Elevations, dated December 8, 2020 with revisions through February 25, 2021, consisting of sheet CH.2
Site Section Comparison, dated November 20, 2020 with revisions through February 25, 2021, consisting of sheet SCS;
Highland Alt Garage w/5th Floor, dated March 22, 2021, consisting of sheet HL.A;
Parking Allocation Diagram, dated December 4, 2020 with revisions through March 12, 2021, consisting of sheet PA.1;

The following plans prepared by Spaceco Inc.:

Cover Sheet, dated September 21, 2018, consisting of sheet P-CS;
Existing Conditions, dated September 21, 2018, consisting of sheet P-EC;
Preliminary Geometric Plan, dated September 21, 2018 with revisions through February 25, 2021, consisting of sheet P-GM;
Preliminary Grading Plan, dated September 21, 2018 with revisions through February 25, 2021, consisting of sheet P-GR;
Preliminary Utility Plan, dated September 21, 2018 with revisions through February 25, 2021, consisting of sheet P-UT;

The following plans prepared by Hitchcock Design Group;

Overall Plan, dated February 26, 2021, consisting of one sheet;
Landscape Plan, dated February 26, 2021, consisting of one sheet

The following plans and documents submitted as part of the Proposed Amendment Plan Commission application;

Arlington 425 Managing from the Inside Out document, dated March 2021, consisting of four sheets;
Petitioner Responses to Round 1 Comments, dated February 26, 2021, consisting of twenty-three sheets;
Petitioner Responses to Round 2 Comments, dated March 11, 2021, consisting of nine sheets;

B. Conflicts. In the event that any of the Amended Site Plan Documents conflict with the plans and documents identified in the PUD Ordinance or the Site Plan, the Amended Site Plan Documents control.

SECTION 4. APPROVAL OF SPECIAL USE PERMIT. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 5 of this Ordinance, the Board of Trustees hereby grants a special use permit for a "Private Garage, Customer/Employee" in the B-5 District to allow for the construction and operation of the garage in the Highland Building pursuant to the Proposed Amendment, in accordance with, and subject to, Section 8.3 of the Zoning Code and the home rule powers of the Village:

SECTION 5. CONDITIONS. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Zoning Code or any other rights the Applicant may have, the approvals granted in Sections 2, 3, and 4 of this Ordinance are hereby expressly subject to and contingent upon the redevelopment, use, and maintenance of the Property in compliance with each and all of the following conditions.

A. Compliance with Regulations. The redevelopment, use, operation, and maintenance of the

Property and the Amended Planned Development must comply with all applicable Village codes and ordinances, as the same have been or may be amended from time to time, except to the extent specifically provided otherwise in this Ordinance and the PUD Ordinance.

B. Compliance with Amended Site Plan Documents. The redevelopment, use, operation, and maintenance of the Property and the Amended Planned Development must comply with the Amended Site Plan Documents, except for minor changes and site work approved by the Director of Planning and Community Development and the Village Engineer (for matters within their respective permitting authorities) in accordance with all applicable Village standards.

C. Prerequisites to Beginning Construction of Chestnut Building. The Village may determine, during the course of construction of the Amended Planned Development and prior to commencement of construction of the Chestnut Building, that the Applicant must incorporate additional parking spaces within the Amended Planned Development through one or both of the following options: (i) adding a fifth parking story (90 Spaces) to the Highland Building garage ("*Highland Parking Addition"*) and (ii) providing an additional 44 parking spaces in an underground garage below the Chestnut Building ("*Chestnut Parking Addition"*). The Applicant may not commence construction of the Chestnut Building prior to: (1) submission by the Applicant to the Village Director of Planning & Community Development of data concerning the parking usage of the then-completed portion of the Amended Planned Development, and of nearby on-street and off-street parking facilities; and (2) the written determination by the Director of Planning & Community Development concerning whether Applicant must provide the Highland Parking Addition or the Chestnut Parking Addition, or both, as part of the Amended Planned Development. The Applicant may appeal, in writing, the determination of the Director of Community Development to the Village Manager within 15 days after receipt of the Director's written determination. Within 30 days after receipt of the appeal, the Village Manager must review the appeal and the data submitted by the Applicant, and the determination of the Director, and either uphold, modify, or reject the Director's determination. The Applicant may further appeal, in writing, the decision of the Village Manager to the Village Board of Trustees, within 15 days after receipt of the Village Manager's decision. The Board of Trustees may uphold, modify, or reject the Manager's decision in its discretion.

D. Fire/Safety Conditions.

1. The Applicant must modify the interior access drives of the Amended Planned Development as necessary to comply with all fire lane concerns as outlined by the Building Department-Fire Safety Division and the Fire Department in the Amended Site Plan Documents. Details of all pavers that will be used in the Amended Planned Development must be provided to the Village to assure the Village that the pavers will support fire apparatus load and the point load of any fire apparatus outriggers.

E. Building Conditions.

1. The Applicant must enter into an indemnification agreement with the Village, in a form to be approved by the Village Manager and the Village Attorney, in the event that any balcony or portion of any building encroaches into the public right-of-way.

2. All building-mounted and site mechanical equipment (meters, panels, utility connections, fire department connections, transformers, utility pedestals, etc.) must be appropriately sited and screened from public view, as determined by the Village. To the fullest extent possible, these elements must be internalized within structures.

3. The Amended Planned Development must not damage or threaten the structural integrity of the publicly owned Vail Avenue garage located at 22 S Vail Venue. Prior to building permit issuance, the Applicant must provide a structural analysis and soil borings that address potential impacts to the Vail Avenue garage. The Village reserves the right to review any proposed modifications to the Vail Avenue garage and the ability to require certain upgrades to the garage as the Village determines necessary to facilitate the Amended Planned Development. The costs of any required modifications to the Vail Avenue garage will be borne by the Applicant, and any required insurance, bonds, and deposits will be the Applicant's responsibility. The Village reserves the right to reject any proposed modifications, or require the removal of any completed modifications, that the Village determines may negatively impact the Vail Avenue garage.

4. The Applicant will provide a schedule for the timing of the phases of construction of the Amended Planned Development in consultation with Village staff.

F. Site Conditions.

1. All utility service lines must be underground. Prior to final plat of subdivision approval, the Applicant must provide a plan for burial of any overhead utilities that need to be relocated to accommodate the Amended Planned Development.

2. Prior to final plat of resubdivision approval, the Applicant must provide final detailed plans concerning the Chestnut Building garage ramp wall (materials, height, etc.) for review and approval by the Village.

3. Prior to final plat of resubdivision approval, the Applicant must provide final detailed plans concerning all site fencing, including the height, style and materials of all fences proposed on the Property. Final fence details will be subject to review and approval by the Village. Additionally, the loading space screen walls must be revised to be a solid masonry material to match the buildings. Where required, the fence along the southern property line must be a decorative black metal style open fence.

4. Prior to final plat of resubdivision approval, the Applicant must incorporate the following revisions to the Amended Site Plan Documents, as identified within the departmental review comments:

    a. The median within the porte cochere must be extended south, and on the north side must be revised so that it does not encroach into the pedestrian way.

    b. Additional striping, signage, or other modification must be added to delineate turning movements near the Highland Building garage northwest access point.

c. "No Right Turn" signage must be added to the Highland Building garage exit to direct vehicles to the traffic circle/interior motorcourt.

d. Burial of fiber optic and copper cable located in the east parkway of Chestnut Avenue to provide a minimum of 30 inches of cover for those cables, if required by the Village.

e. Any other revisions as necessary to address any other comments raised within the departmental review comments of the Village.

5. The Applicant must explore options to minimize or eliminate the retaining wall along the southern property line, and if it is determined that a retaining wall is necessary, the retaining wall may not exceed three feet in height. Additionally, any retaining wall must be set back from the southern property line no less than one foot to allow for maintenance.

6. The Applicant must explore further enhancements to the northeast corner of the site to provide a focal point for this prominent corner.

G. Parking and Loading Conditions.

1. The Highland Building garage must be operated as presented within the Amended Site Plan Documents.

2. Parking within the PUD is subject to the following additional conditions:

a. Phase One – Development of Campbell Building with 234 residential rental units, 7,962 square feet of commercial space, and 345 parking stalls within the four-story Highland Building garage:

i. 56 spaces must be dedicated and reserved on the first floor of the garage for the commercial uses within the Campbell Building. Residential guests or residential tenants must not be permitted to park in these spaces.

ii. 289 spaces must be dedicated and reserved for the residential uses. Of these spaces, 12 must be open to residential tenants and their guests, and 277 must be open to residential tenants only.

b. Phase One A – if required by the Village, construction of the Highland Parking Addition to provide a total of 435 parking spaces within the garage. This may be completed as a separate phase or may be combined with Phase One or Phase Two.

c. Phase Two – As described in Section 5.C of this Ordinance, the Village may determine, during the course of construction of the Amended Planned Development and prior to commencement of construction of the Chestnut Building, that the Applicant must incorporate additional parking spaces within the Amended Planned Development through construction of the Highland Parking Addition or the Chestnut Parking Addition. The Applicant may not commence construction of the Chestnut Building prior

to completion of the prerequisites provided in Section 5.C of this Ordinance. Upon authorization to commence construction of the Chestnut Building, the development of Chestnut Building would include a maximum of 85 residential rental units..

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d. Parking Spaces for Commercial Users.

i. Parking spaces within the Highland Building garage must not be individually assigned to specific commercial tenants/individuals/employees and must be open to any commercial user/customer/employee.

ii. Leases for commercial tenants must specify that parking is provided within the Highland Building garage and that all employees must park within the Highland Building garage.

iii. Employee parking rates must not exceed employee parking rates set by the Village for the Vail Avenue garage.

iv. Part-time employees of the commercial uses on the Property must be provided free parking within the Highland Building garage, consistent with the free parking provided by the Village within the Vail Avenue garage.

v. Customer parking for customers and patrons of the commercial uses on the Property must be free of charge.

vi. Customer parking must be restricted to a maximum of four hours. No long-term parking will be allowed within the 56 commercial use parking spaces.

vii. Valet parking for restaurants on the Property must be provided on Thursday through Saturday within the spaces dedicated for commercial uses.

e. Parking Spaces for Residential Users. All residential parking within the Highland Building garage must be rented separately and must not automatically be included with a residential lease

f. At the request of the Village, the Applicant must provide details and data on the operation, management, and usage of the parking within the Highland Building garage. If parking issues arise, the Applicant must work with the Village to modify the parking plan to address any such issues, to the satisfaction of the Village. The Applicant must use good faith efforts to implement and enforce said Highland Building garage parking conditions and restrictions, and will have the ability to adjust the above referenced conditions so long as the project is in substantial conformance and the Amended Planned Development continues to adequately

accommodate the developments' parking demand to the satisfaction and approval of the Village.

g. In the event of a conflict between the Amended Site Plan Documents and Section 5.G of this Ordinance, Section 5.G will control.

3. Except for the allowance of one parking permit for each actual affordable housing unit provided, no employee or residential parking permits for parking within the Vail Avenue garage will be issued to tenants, residents or guests of the Property, unless determined acceptable by the Village.

4. Prior to building permit issuance, the property owner must provide a parking signage plan outlining how shoppers, employees, and residents will be guided to appropriate parking spaces. Signage must clearly indicate what spaces are available for public customers. The plan must also include garage safety measures such as emergency call boxes.

5. Loading operations for the Amended Planned Development are restricted to the following:

a. Commercial/restaurants/offices: 7:00 am to 3:00 pm on. Monday through Saturday. No loading permitted on Sundays.

b. Residential: 7:00 am to 6:00 pm on Monday through Saturday.

c. Street deliveries are prohibited, with exception to the on-street loading space in front of the Chestnut Building.

d. All trash must be loaded onto trucks within the loading area or within the base of the Chestnut Building ramp. No on-street trash collection is permitted.

e. All tenants must be provided with access to the loading and trash areas.

6. Should portions of the property be sold to separate property owners, the property owners must draft and record provisions for shared parking, shared access, and shared maintenance of common elements and utilities.

H. Traffic/Street Infrastructure Conditions.

1. Intersection improvements are required at the following intersections:

a. Highland Avenue/Campbell Street. This intersection must be under three-way stop sign control. The Applicant must install high-visibility crosswalks across Highland Avenue within this intersection. The Village will relocate the proposed mid-block crosswalk to the eastern leg of this intersection, which will extend across Campbell Street.

b. Highland Avenue/Sigwalt Street. This intersection must be under four-way stop sign control. The Applicant must install high-visibility crosswalks within this intersection.

c. The Applicant must install bump-outs for the on-street parking spaces along the southern side of Campbell Street between Highland and Chestnut Avenues. This may include the relocation of an existing fire hydrant and installation of required streetscape improvements. Additionally, the Applicant is responsible for installing bump-outs for the proposed crosswalk at the eastern leg of the Campbell Street/Highland Avenue intersection.

d. The Applicant must install bump-outs for the on-street parking spaces along the western side of Highland Avenue between Campbell Street and the access drive to the Subject Property.

2. The Applicant is responsible for the expansion of Chestnut Avenue and installation of the parking lane as depicted on the engineering plans, which must occur as follows:

a. Between Campbell Street and the drive aisle exit of the Amended Planned Development as part of phase one of construction;

b. Between the exit drive of the Amended Planned Development and the south property line at the earliest of the following:

i. During Phase Two of construction;

ii. Concurrent with the widening of Chestnut Avenue from Sigwalt Street to the south property line of the Subject Property. If Phase Two has not commenced, the curb bump out may be omitted (but must be constructed when either event identified in Section 5.H.2.b.i or 5.H.2.b.iii have occurred); or

iii. Within four years of adoption of this Ordinance.

3. The Applicant is required, as a condition of approval for a final plat of resubdivision, to provide within the final plat for the dedication of eight feet of public right- of-way along Chestnut Avenue and along a portion of Highland Avenue, as shown on the preliminary plat of resubdivision.

4. If it is determined by the Village that there is unsatisfactory traffic circulation and congestion within and through the Property, the Applicant must modify the driveway access along Highland Avenue so that the driveway can accommodate two-way travel. Prior to making this determination, the Village will consult with the Applicant.

5. The Applicant must provide visible warning beacons on the garage ramp for the Chestnut Building, as well as on the Highland Building garage entrances/exits, as determined necessary by the Village.

6. The Applicant must ensure full streetscape compatibility with the rest of the downtown and must ensure that all disturbed public sidewalks are restored in conformance to all applicable downtown streetscape requirements. Furthermore, prior to building permit issuance, the Applicant will be required to provide a

complete site furnishings package for review and approval by the Village.

7. The Applicant must revise the one-way exit to Chestnut Avenue to bump-out the curb so that the exit tapers down to discourage southbound egress along Chestnut Avenue.

I. Inclusionary Housing Conditions.

1. The Applicant is responsible to ensure that the Amended Planned Development is and remains in full compliance with the requirements of Article XVII of Chapter 7 of the Village Code, being the Village's Inclusionary Zoning Ordinance, and the Village's Inclusionary Housing Guidelines, including, without limitation, the following:

a. Providing, at a minimum, 16 actual affordable on-site units in the Amended Planned Development (5% of the total number of units) and fee-in-lieu payments for 8 units (2.5% of total number of units) in compliance with Section 7-1707(b)(1)(b) of the Village Code;

b. Satisfying all conditions and requirements necessary for Applicant to obtain development cost offsets pursuant to Section 7-1709 of the Village Code, including, without limitation, obtaining a proportional fee waiver for the affordable units actually provided within the Amended Planned Development pursuant to Section 7-1709(b) of the Village Code, and obtaining one parking permit in the Village garage for each on-site affordable unit provided pursuant to Section 7-1709(c) of the Village Code.

c. Ensuring compliance with all other provisions of the Inclusionary Zoning Ordinance and the Inclusionary Housing Guidelines as applicable.

J. General Conditions.

1. At time of application for approval of a Final Plat of resubdivision, the Applicant must provide a construction phasing plan, which must include details on all infrastructure that will be constructed in each phase of the Amended Planned Development, as well as a phased landscape plan, all for final review and approval by the Village.

2. At time of application for building permit, the Applicant must provide a detailed final construction schedule and logistics plan that identifies staging areas, material storage, lane closures and construction worker parking for review and approval by the Village. Any work taking place within the right-of-way must be scheduled to minimize disruption to other businesses and patrons of the downtown vicinity. Construction traffic must be limited to pre-approved lanes and locations to be determined by the Village. Emergency access must be maintained at all times during each phase.

3. The Applicant must install and maintain a gateway sign at the northwest corner of the Property within the public right- of-way, as part of the required streetscape improvements within Phase One of the Amended Planned Development. The

design of said sign must be in substantial compliance with the sign details document dated April 4, 2019.

4. Conversion of any building to condominium units will require an amendment to the Amended Planned Development and the provision of sufficient parking for such change as determined by the Village.

5. The Applicant must provide all required impact fees in accordance with the requirements of Chapter 29 of the Village Code.

6. The Applicant must comply with all of the requirements set forth in the March 30, 2021 motion of the Village's Design Commission concerning approval of the design revisions for the buildings within the Amended Planned Development, as provided in the Amended Site Plan Documents.

7. All restaurants that desire to operate within the Amended Planned Development must obtain a special use permit or receive a waiver of the special use permit requirement if deemed acceptable by the Village.

8. Medical office uses within the Amended Planned Development will only be allowed after review and approval by Village staff of their projected parking impact. If it is determined by Village staff that parking for medical offices uses cannot be adequately accommodated on the Property, medical office uses will not be allowed.

9. The Applicant must comply with all Federal, State, and Village codes, regulations, and policies.

K. Deadline for Issuance of Building Permits; Expiration of Preliminary Plat. Building Permits to commence construction of the Amended Planned Development must be obtained by the Applicant on or before May 2, 2023, and the preliminary plat of resubdivision will remain effective through May 2, 2023.

L. Expiration of Authority to Commence Construction of Chestnut Building. The authorization in this Ordinance to commence construction of the Chestnut Building will automatically expire unless the Applicant files a completed application for a building permit on or before April 30, 2028.

SECTION 6. CONTINUED EFFECT; CONFLICTS. Except as provided otherwise in this Ordinance, all terms, provisions, and requirements of the Amended Planned Development remain unchanged and in full force and effect. In the event of a conflict between this Ordinance and the Amended Site Plan Documents on the one hand, and the PUD Ordinance and the Site Plan on the other, this Ordinance and the Amended Site Plan Documents will control. Specifically, and without limitation of the foregoing, the conditions set forth in Section 3 of the PUD Ordinance are hereby superseded by the conditions in Section 5 of this Ordinance, and, upon the effective date of this Ordinance, the conditions set forth in Section 3 of the PUD Ordinance will be of no further force or effect.

SECTION 7. RECORDATION; BINDING EFFECT. A copy of this Ordinance will be recorded in the Office of the Cook County Recorder of Deeds. This Ordinance and the privileges, obligations, and provisions contained herein will run with the Property and will inure to the benefit of, and be binding upon, Applicant and its personal representatives, successors, and assigns.

SECTION 8. 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, in addition to all other remedies available to the Village, the approvals granted in this Ordinance, and in the Amended Planned Development (as amended) (collectively, the *"Approvals"*), will, at the sole discretion of the Village Board, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Village Board may not so revoke the Approvals unless it first provides 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 Board. In the event of such revocation, the Village Manager and Village Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances.

SECTION 9. AMENDMENTS. Any amendment to any provision of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Code for the granting of planned unit developments.

SECTION 10. 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 11. EFFECTIVE DATE.

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

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

    b. The filing by 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.

2. In the event the Applicant does not file fully executed copies of the Unconditional Agreement and Consent, as required by Section 11.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 3rd day of May, 2021.

(SIGNATURES ON FOLLOWING PAGE)

_____
Village President

ATTEST:

_____
Village Clerk

EXHIBIT A

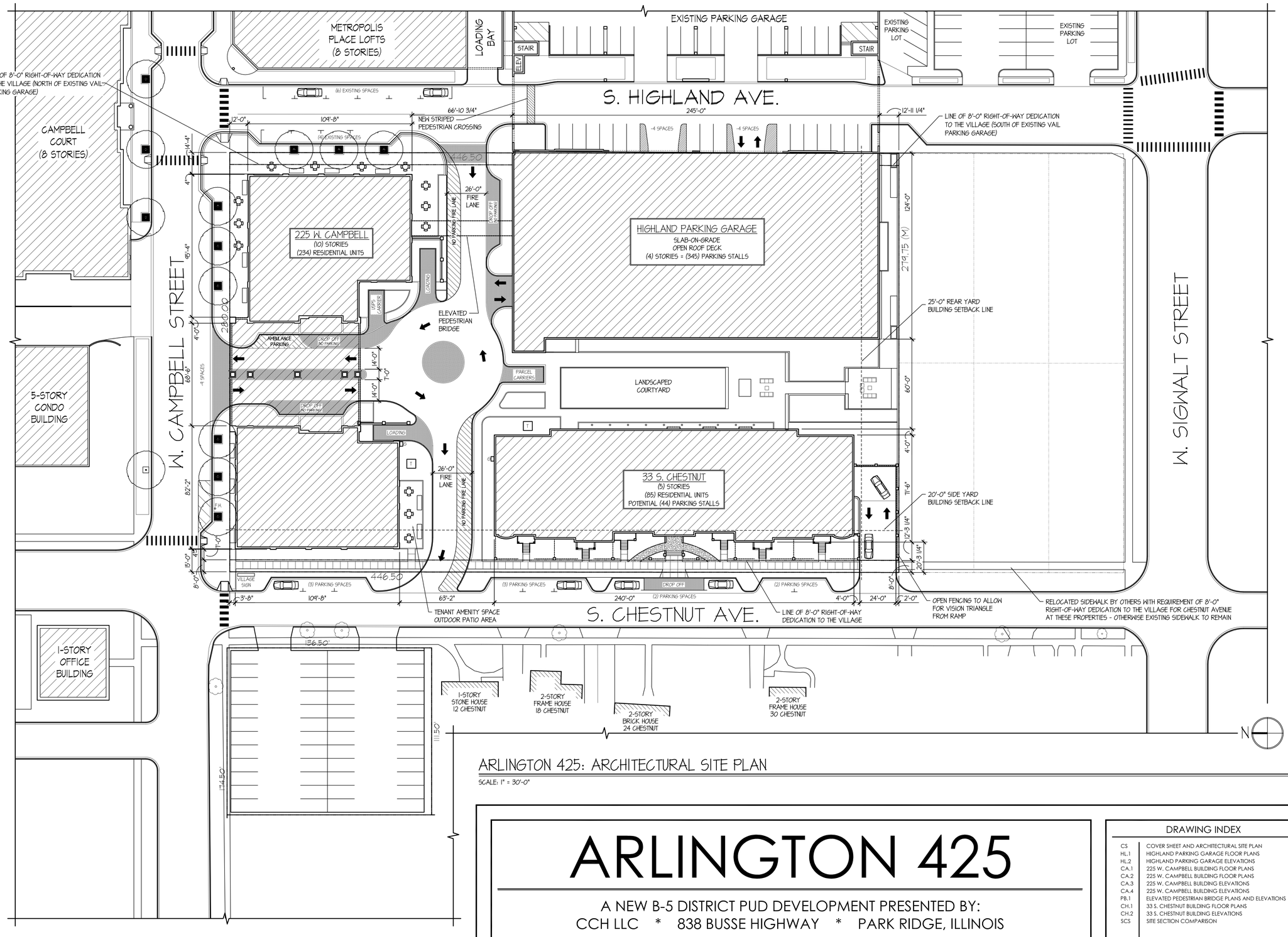
Legal Description of the Property

Lots 12, 13, 14, 15, 16 and 17 in Block 2 in a subdivision of Lots 26, 27 and 28 and 29 in Assessor's Subdivision of Section 30, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

PIN 03-30-425-012, -013, -014, -021, 022, -023

EXHIBIT B

Amended Site Plan Documents



ARLINGTON 425: ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'-0"

ARLINGTON 425

A NEW B-5 DISTRICT PUD DEVELOPMENT PRESENTED BY:
CCH LLC * 838 BUSSE HIGHWAY * PARK RIDGE, ILLINOIS

DRAWING INDEX

CS	COVER SHEET AND ARCHITECTURAL SITE PLAN
HL.1	HIGHLAND PARKING GARAGE FLOOR PLANS
HL.2	HIGHLAND PARKING GARAGE ELEVATIONS
CA.1	225 W. CAMPBELL BUILDING FLOOR PLANS
CA.2	225 W. CAMPBELL BUILDING FLOOR PLANS
CA.3	225 W. CAMPBELL BUILDING ELEVATIONS
CA.4	225 W. CAMPBELL BUILDING ELEVATIONS
PB.1	ELEVATED PEDESTRIAN BRIDGE PLANS AND ELEVATIONS
CH.1	33 S. CHESTNUT BUILDING FLOOR PLANS
CH.2	33 S. CHESTNUT BUILDING ELEVATIONS
SCS	SITE SECTION COMPARISON

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TINAGLIA ARCHITECTS

CLIENT

CCH LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425

ARLINGTON HEIGHTS, ILLINOIS
MIXED-USE DEVELOPMENT

DRAWING TITLE

ARCHITECTURAL SITE PLAN

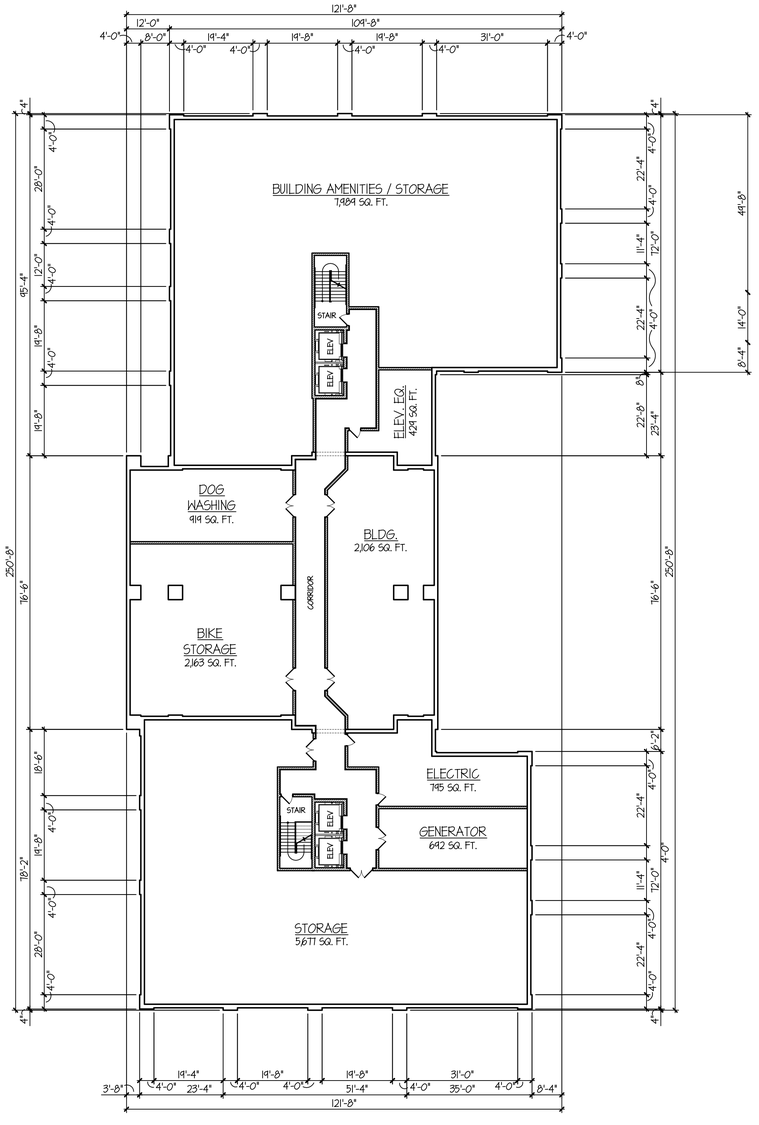
FILE NAME 3883-31P Site Plan
DRAWN BY RDL DATE 9.15.20

NO.	REVISED PER	DATE	BY
1	DESIGN DEVELOPMENT	11.2.20	KQB
2	DESIGN DEVELOPMENT	12.21.20	KQB
3	PC/DC SUBMITTAL	2.25.21	KQB

JOB NO. 388315

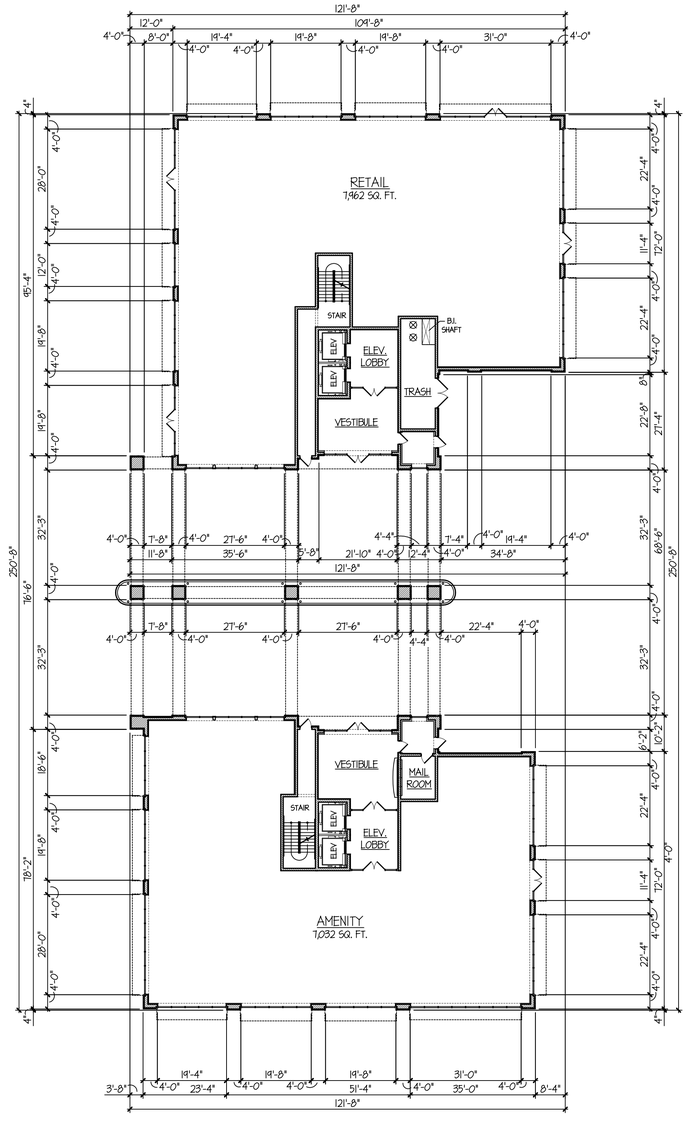
SHEET NO. CS
OF 11

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



FOUNDATION PLAN

24,515 SQ. FT. FOOTPRINT



FIRST FLOOR PLAN

18,300 SQ. FT.

ARLINGTON 425 DEVELOPMENT: 225 W. CAMPBELL FLOOR PLANS

SCALE: 1" = 20'-0"

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TINAGLIA ARCHITECTS

CLIENT

CCH LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425
ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

225 W. CAMPBELL
FLOOR PLANS

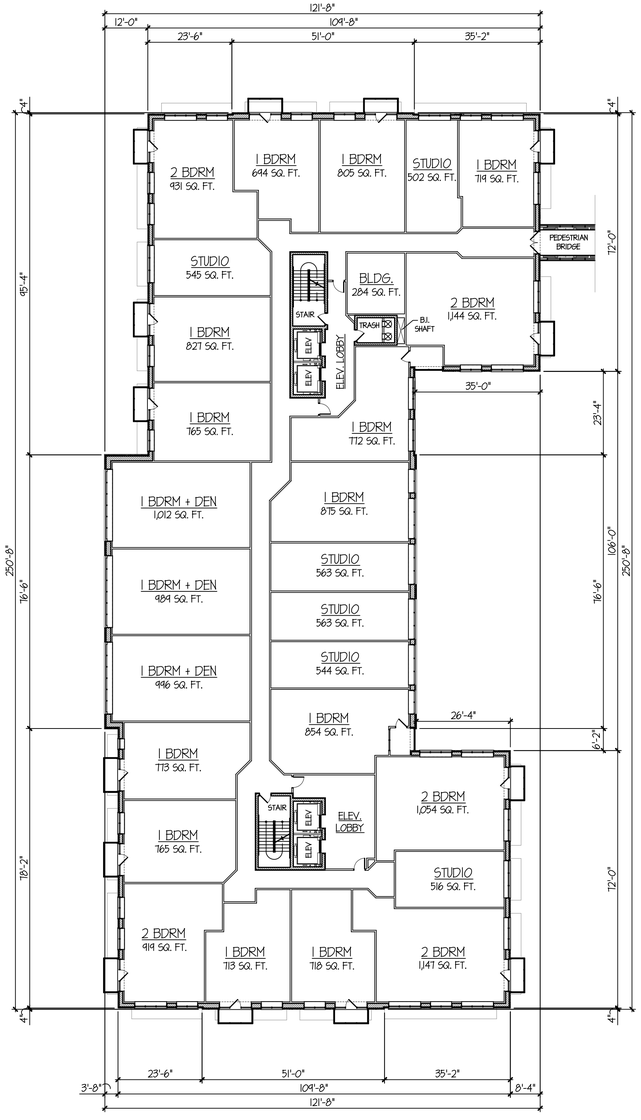
FILE NAME 3883-33P Campbell
DRAWN BY RDL DATE 9.15.20

NO.	REVISED PER	DATE	BY
3	PC/DC SUBMITTAL	2.25.21	KQB

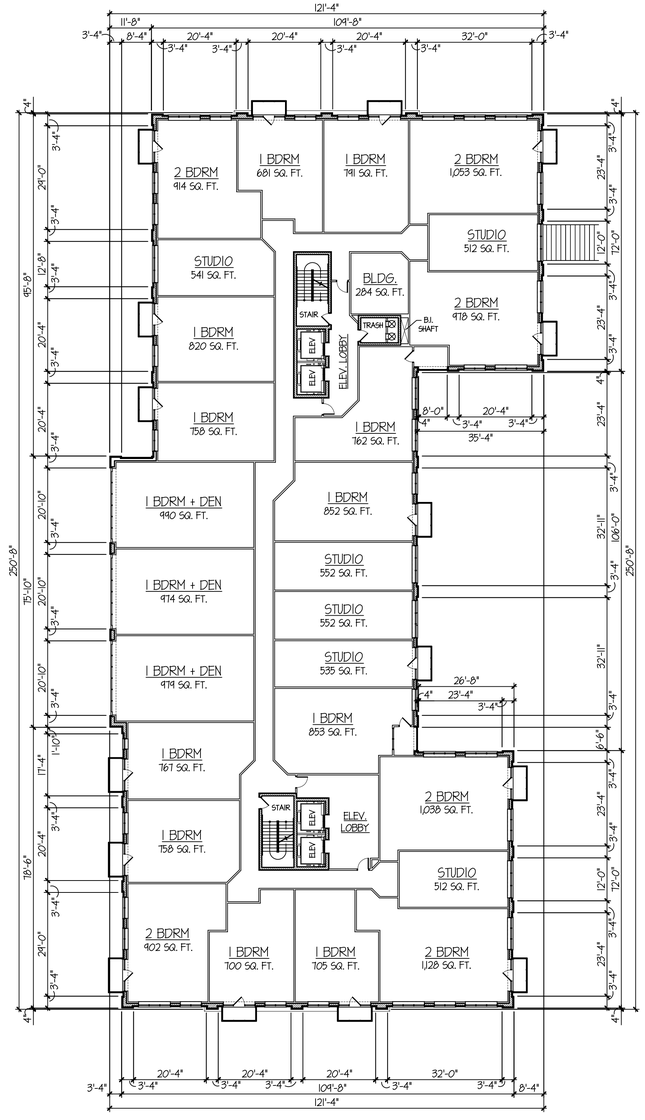
JOB NO. 388315

SHEET NO. CA.1
OF 11

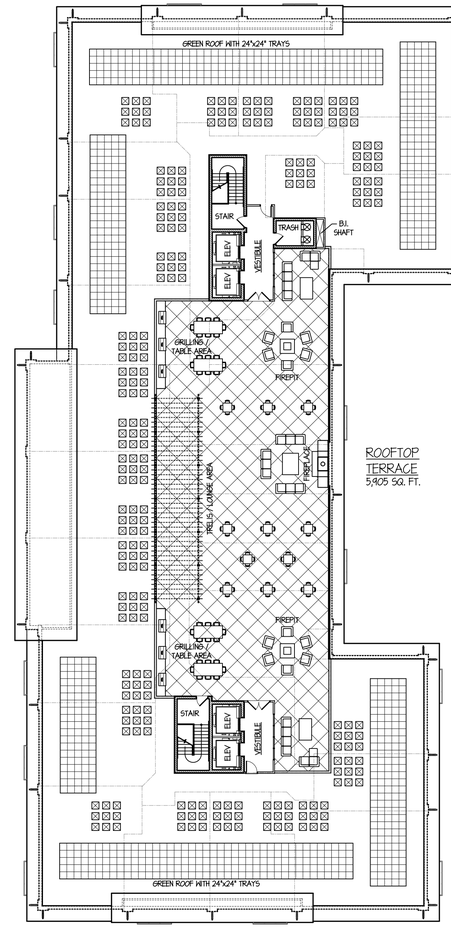
PROFESSIONAL DESIGN FIRM LICENSE #184-002934



SECOND FLOOR PLAN 24,733 SQ. FT.



TYPICAL RESIDENTIAL FLOOR PLAN (FLOORS 3-10) 24,424 SQ. FT.



ROOF TERRACE PLAN 7,302 SQ. FT.

ARLINGTON 425 DEVELOPMENT: 225 W. CAMPBELL FLOOR PLANS

SCALE: 1" = 20'-0"

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ARLINGTON 425
ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

225 W. CAMPBELL FLOOR PLANS

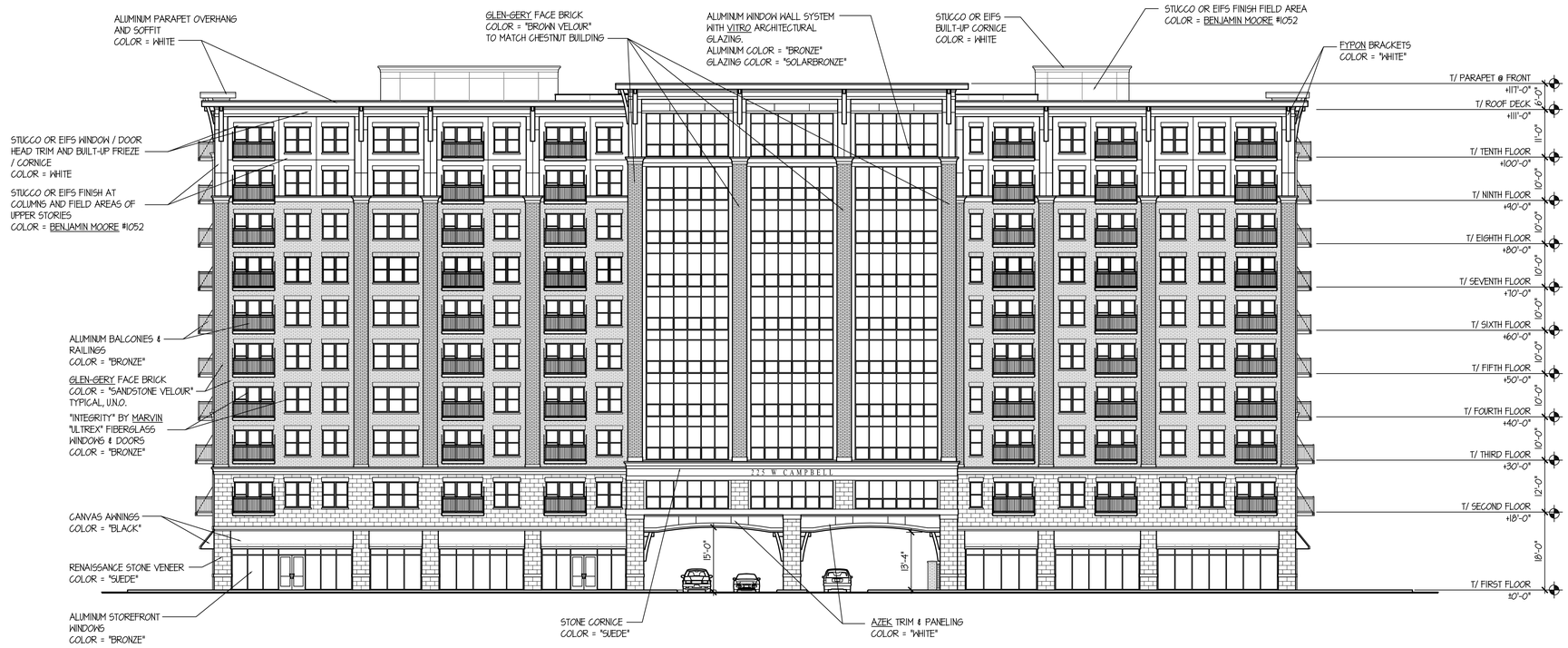
FILE NAME 3883-33P Campbell
DRAWN BY RDL DATE 9.15.20

NO.	REVISED PER	DATE	BY
3	PC/DC SUBMITTAL	2.25.21	KQB

JOB NO. 388315

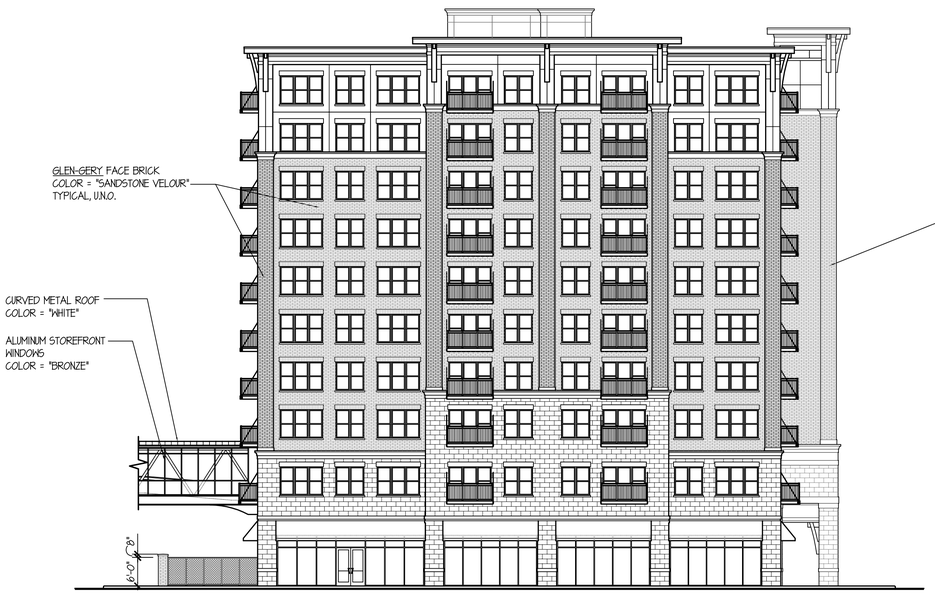
SHEET NO. CA.2
OF 11

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



ARLINGTON 425: 225 W. CAMPBELL NORTH ELEVATION

SCALE: 1" = 15'-0"



ARLINGTON 425: 225 W. CAMPBELL EAST ELEVATION

SCALE: 1" = 15'-0"

ARLINGTON 425: 225 W. CAMPBELL WEST ELEVATION

SCALE: 1" = 15'-0"

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PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425

ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

225 W. CAMPBELL ELEVATIONS

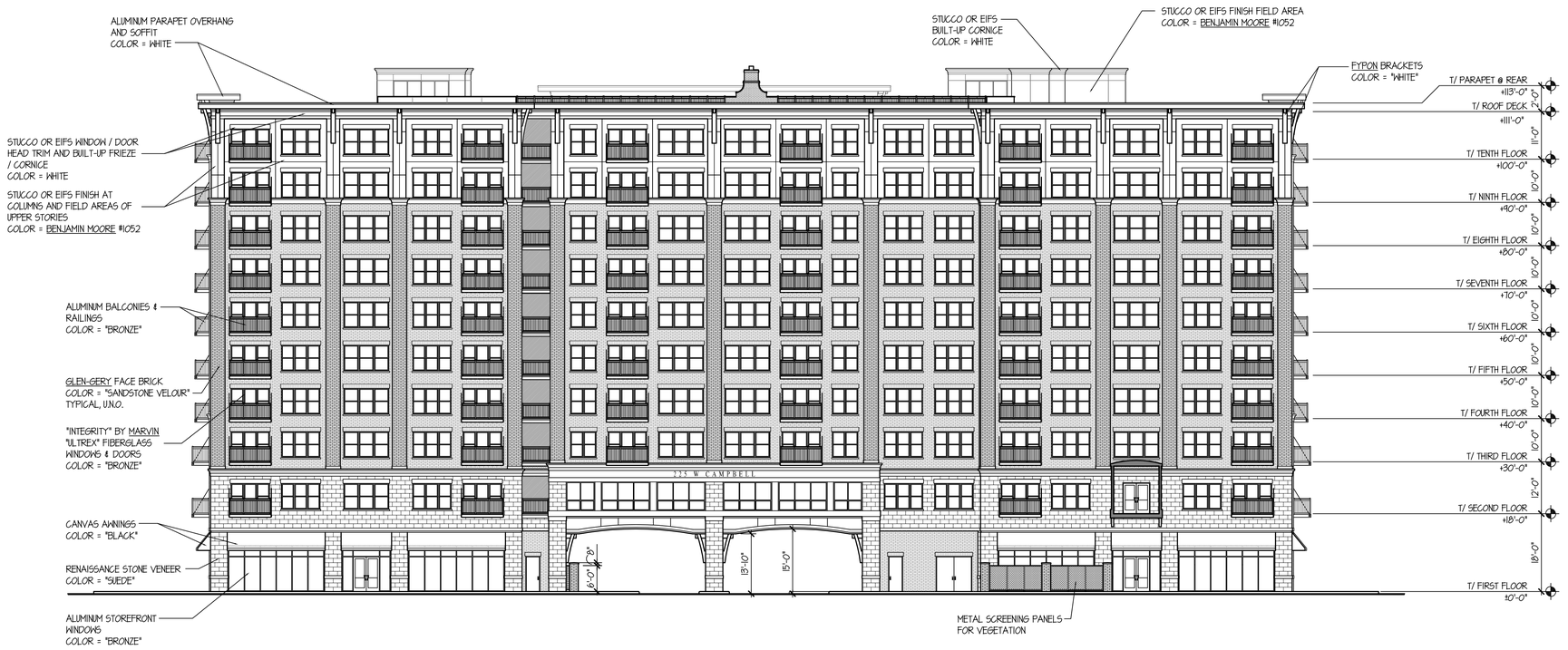
FILE NAME 3883-33P CAMPBELL
DRAWN BY RDL DATE 11.17.20

NO.	REVISED PER	DATE	BY
3	PC/DC SUBMITTAL	2.25.21	KQB

JOB NO. 388315

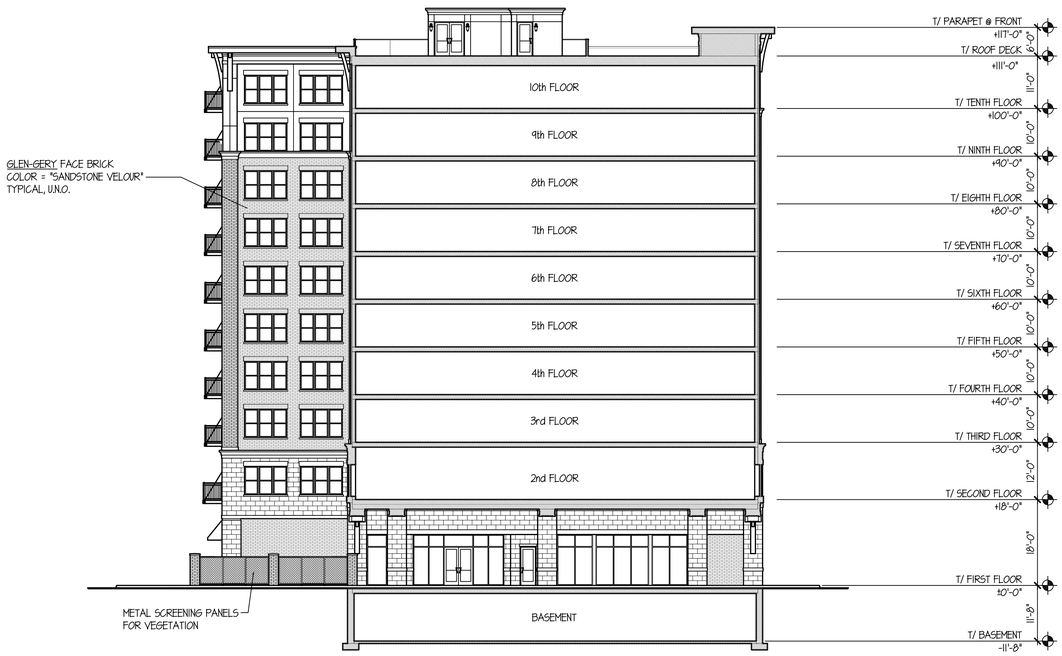
SHEET NO. CA.3
OF 11

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



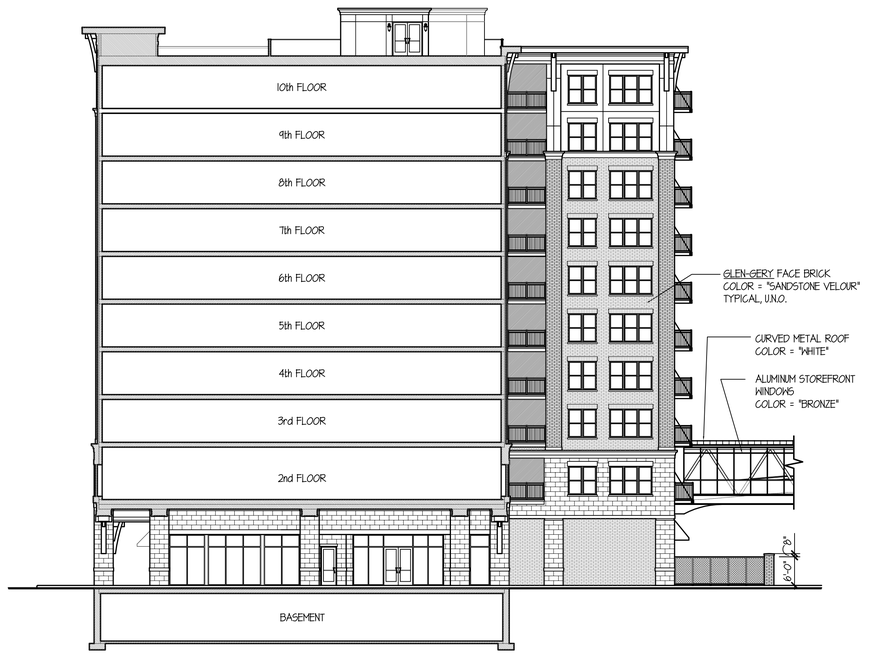
ARLINGTON 425: 225 W. CAMPBELL SOUTH ELEVATION

SCALE: 1" = 15'-0"



ARLINGTON 425: 225 W. CAMPBELL DRIVE-THRU UNDERPASS LOOKING WEST SECTION ELEVATION

SCALE: 1" = 15'-0"



ARLINGTON 425: 225 W. DRIVE-THRU UNDERPASS LOOKING EAST SECTION ELEVATION

SCALE: 1" = 15'-0"

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PROJECT

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ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

225 W. CAMPBELL ELEVATIONS

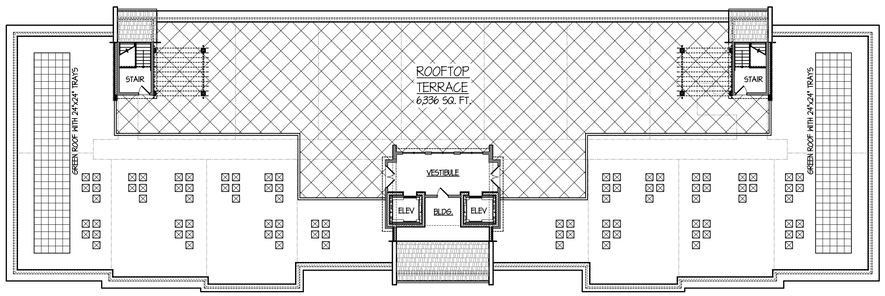
FILE NAME 3883-33P CAMPBELL
DRAWN BY RDL DATE 9.15.20

NO.	REVISED PER	DATE	BY
3	PC/DC SUBMITTAL	2.25.21	KQB

JOB NO. 388315

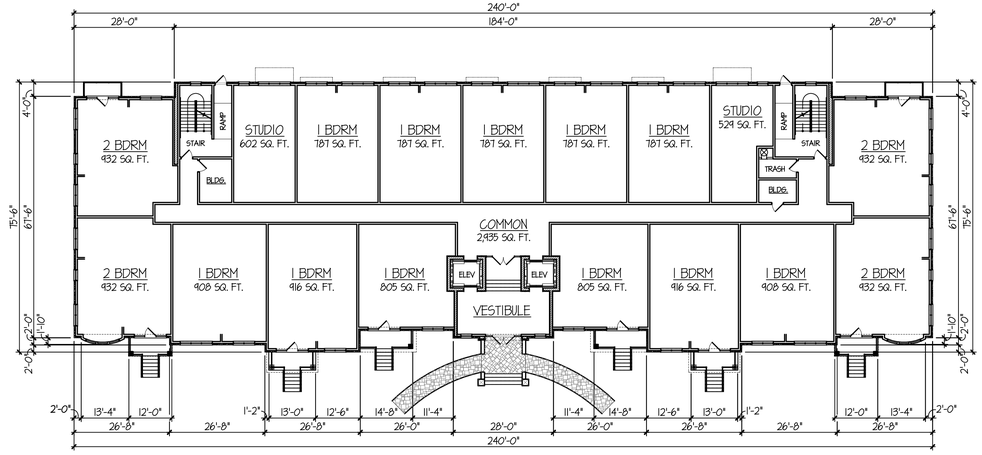
SHEET NO. CA.4
OF 11

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



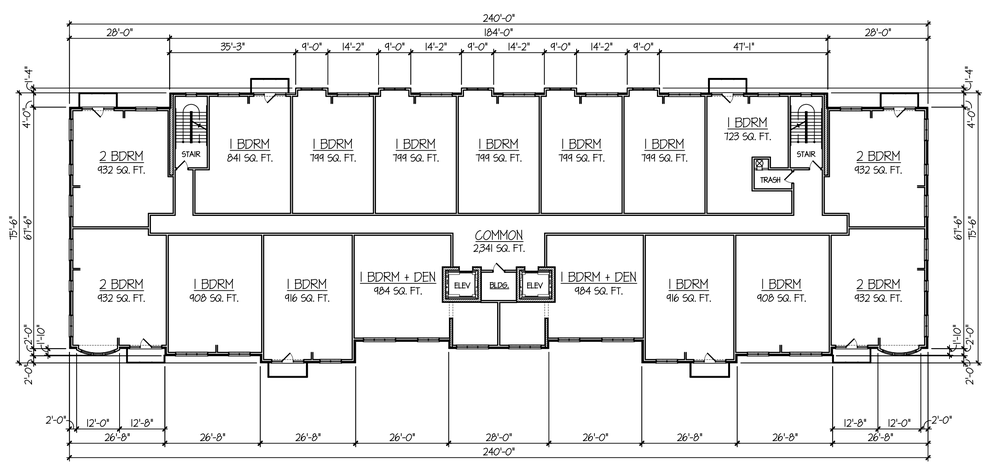
ROOF / ROOFTOP TERRACE PLAN

7,123 SQ. FT.



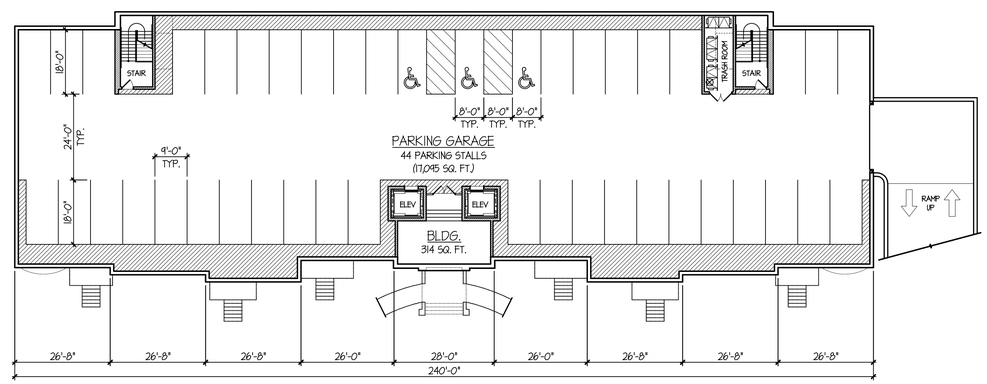
FIRST FLOOR PLAN

17,184 SQ. FT.



TYPICAL 2nd, 3rd, 4th & 5th RESIDENTIAL LEVEL FLOOR PLANS

17,212 SQ. FT. AT FLOOR 5
17,244 SQ. FT. AT FLOOR5 2, 3 AND 4



UNDERGROUND PARKING GARAGE PLAN

17,161 SQ. FT. FOOTPRINT

ARLINGTON 425 DEVELOPMENT: 33 S. CHESTNUT FLOOR PLANS

SCALE: 1" = 20'-0"

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CCH LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425
ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

33 S. CHESTNUT
FLOOR PLANS

FILE NAME 3883-33P Chestnut
DRAWN BY RDL DATE 12.8.20

NO.	REVISED PER	DATE	BY
3	PC/DC SUBMITTAL	2.25.21	KQB

JOB NO. 388315

SHEET NO. CH.1
OF 11

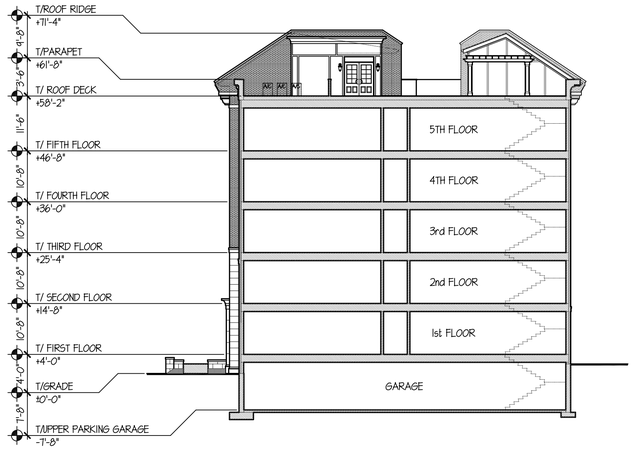
PROFESSIONAL DESIGN FIRM LICENSE #184-002934

ARLINGTON 425: 33 S. CHESTNUT WEST ELEVATION

SCALE: 1" = 15'-0"

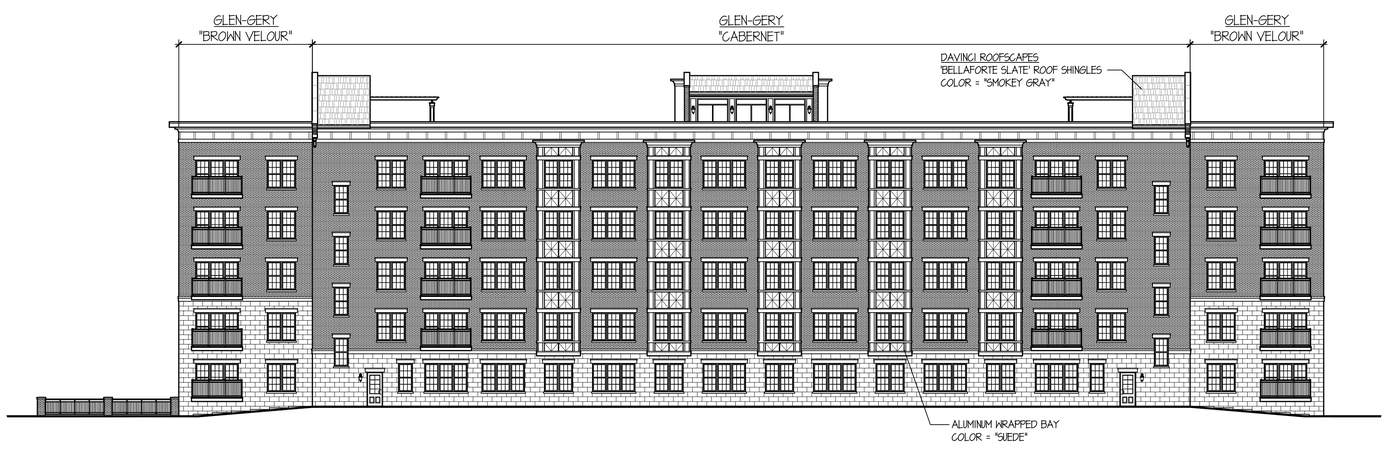
ARLINGTON 425: 33 S. CHESTNUT SOUTH ELEVATION

SCALE: 1" = 15'-0"



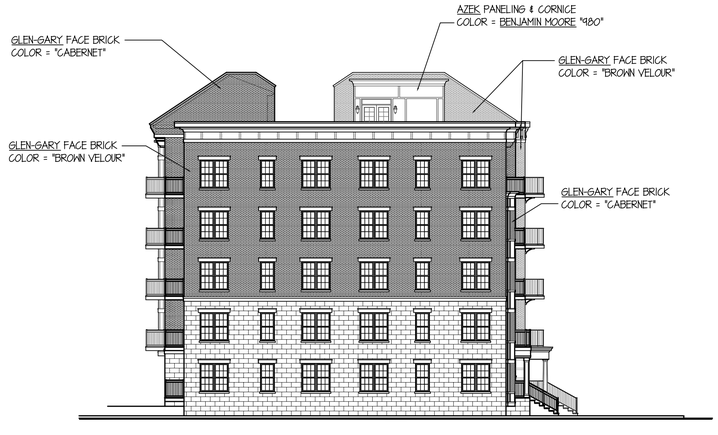
ARLINGTON 425: 33 S. CHESTNUT EAST-WEST SECTION ELEVATION

SCALE: 1" = 15'-0"



ARLINGTON 425: 33 S. CHESTNUT EAST ELEVATION

SCALE: 1" = 15'-0"



ARLINGTON 425: 33 S. CHESTNUT NORTH ELEVATION

SCALE: 1" = 15'-0"

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PROJECT

ARLINGTON 425

ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

33 S. CHESTNUT ELEVATIONS

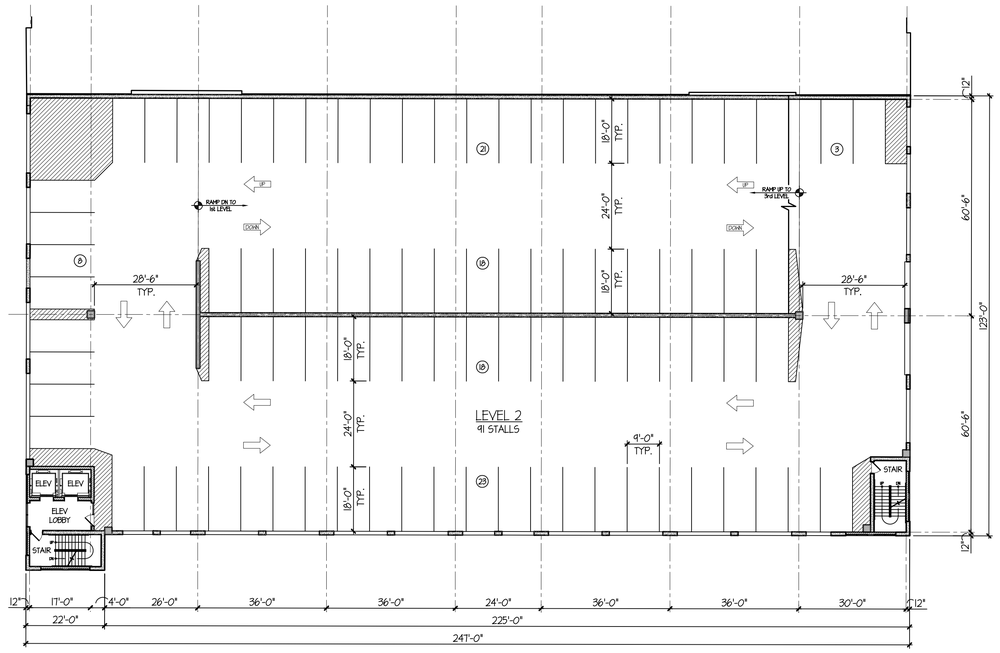
FILE NAME 3883-33P Chestnut
DRAWN BY RDL DATE 12.8.20

NO.	REVISED PER	DATE	BY
3	PC/DC SUBMITTAL	2.25.21	KQB

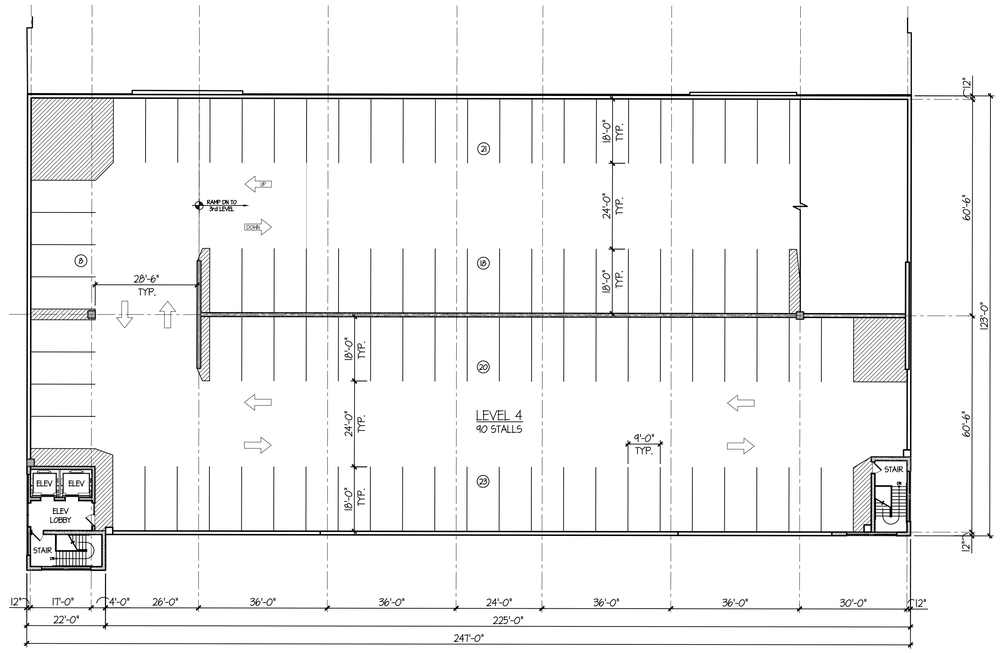
JOB NO. 388315

SHEET NO. OF 11 CH.2

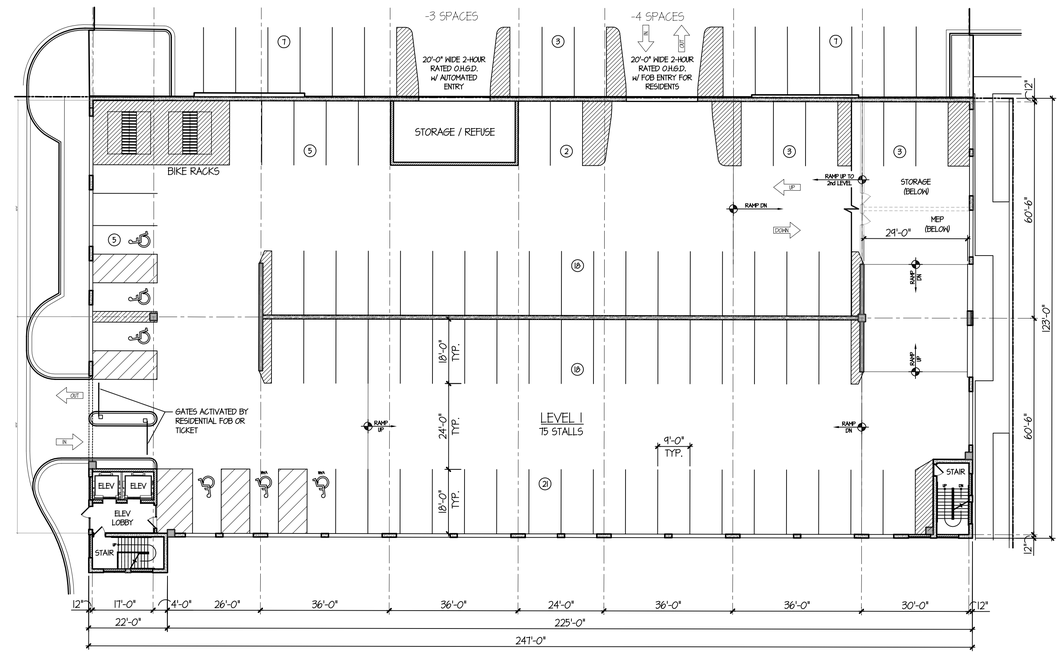
PROFESSIONAL DESIGN FIRM LICENSE #184-002934



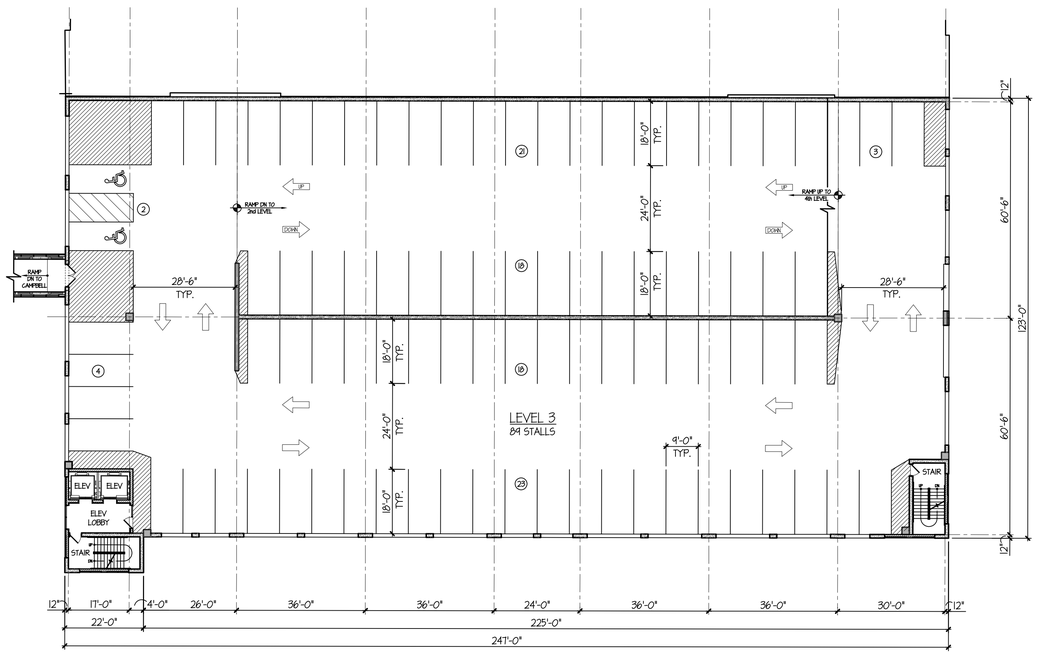
SECOND LEVEL PARKING GARAGE PLAN — 30,600 SQ. FT.



FOURTH LEVEL PARKING GARAGE PLAN — 30,600 SQ. FT.



GROUND FLOOR LEVEL PARKING GARAGE PLAN — 30,600 SQ. FT.



THIRD LEVEL PARKING GARAGE PLANS — 30,600 SQ. FT.

ARLINGTON 425: HIGHLAND PARKING GARAGE FLOOR PLANS

SCALE: 1" = 20'-0"

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PROJECT

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ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

HIGHLAND GARAGE PLANS

FILE NAME 3883-33P Highland
DRAWN BY RDL DATE 12.4.20

NO.	REVISED PER	DATE	BY
1	DC SUBMITTAL	2.10.21	KQB
2	PC REVISIONS	2.19.21	KQB
3	PC/DC SUBMITTAL	2.25.21	KQB

JOB NO. 388315

SHEET NO. HL.1
OF 11

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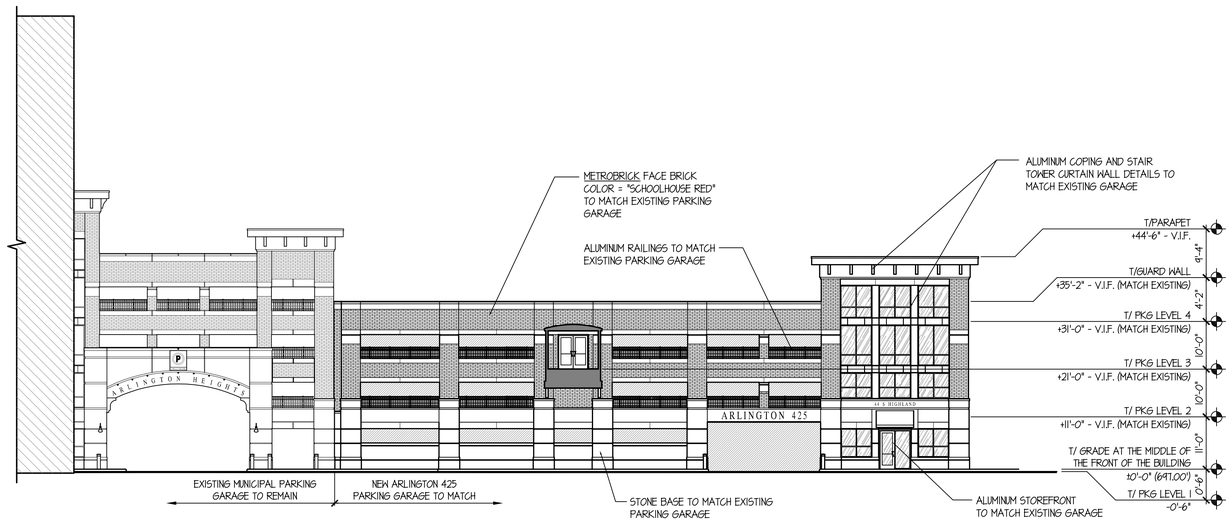
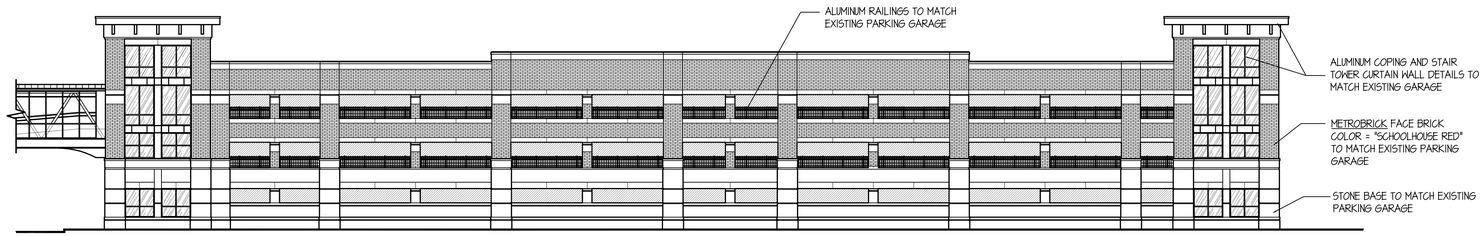
PROFESSIONAL DESIGN FIRM LICENSE #184-002934



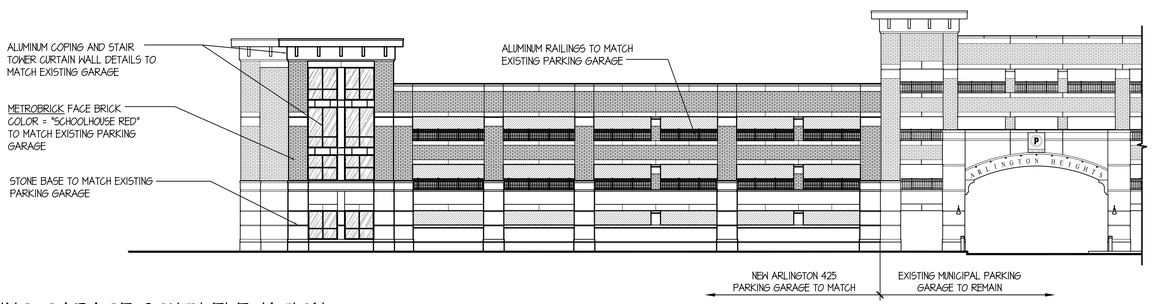
ARLINGTON 425: HIGHLAND PARKING GARAGE NORTH ELEVATION

SCALE: 1" = 15'-0"



ARLINGTON 425: HIGHLAND PARKING GARAGE WEST ELEVATION

SCALE: 1" = 15'-0"



ARLINGTON 425: HIGHLAND PARKING GARAGE SOUTH ELEVATION

SCALE: 1" = 15'-0"

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PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425

ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

HIGHLAND
GARAGE ELEV'S

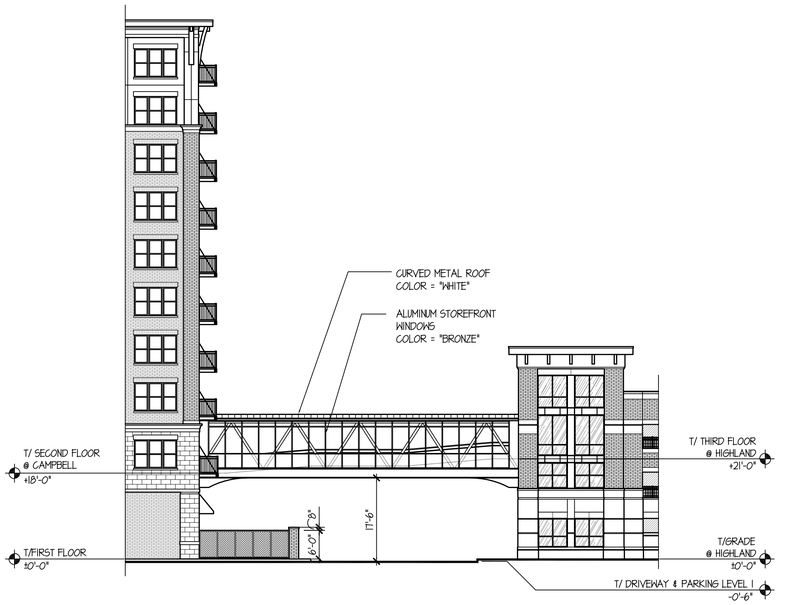
FILE NAME 3883-33P Highland
DRAWN BY RDL DATE 9.15.20

NO.	REVISED PER	DATE	BY
1	DESIGN DEVELOPMENT	11.2.20	KQB
3	PC/DC SUBMITTAL	2.25.21	KQB

JOB NO. 388315

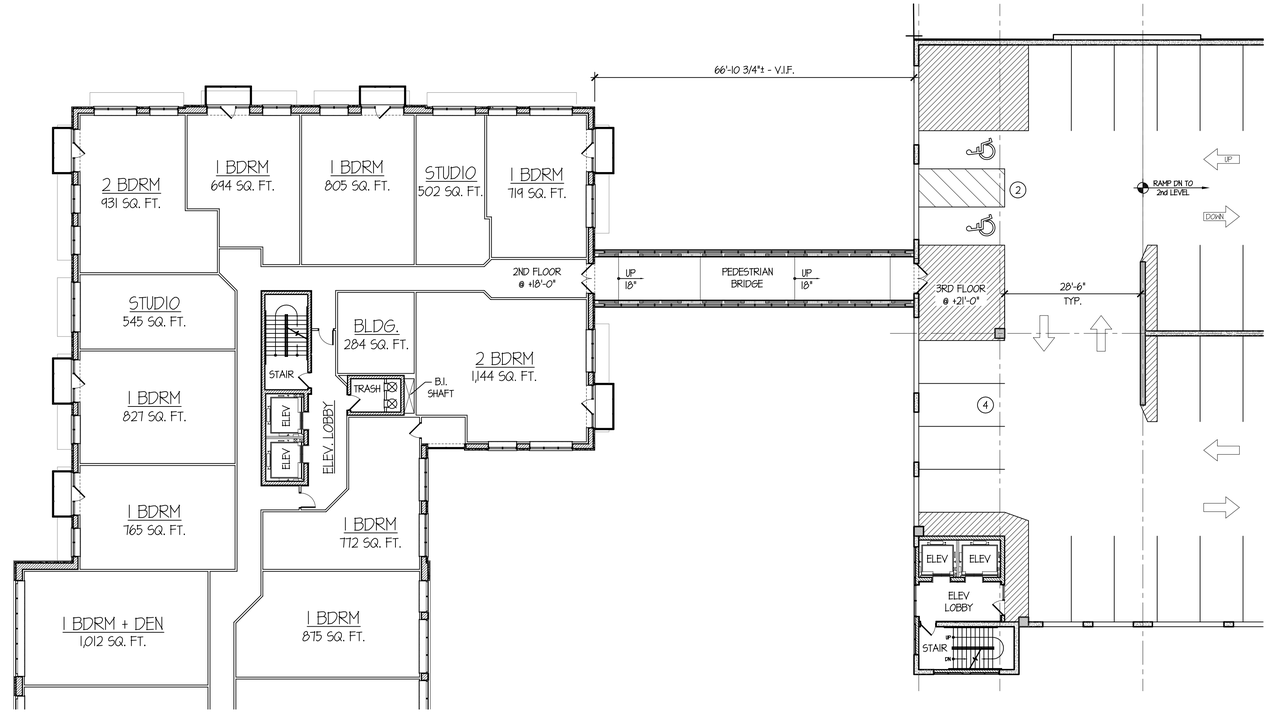
SHEET NO. HL.2
OF 11

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



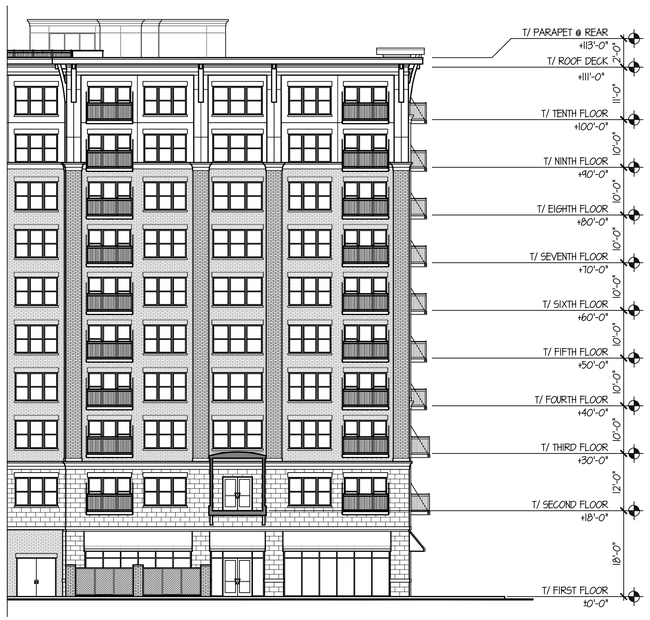
PARTIAL CAMPBELL/HIGHLAND WEST ELEVATION W/ PEDESTRIAN BRIDGE

SCALE: 1" = 15'-0"



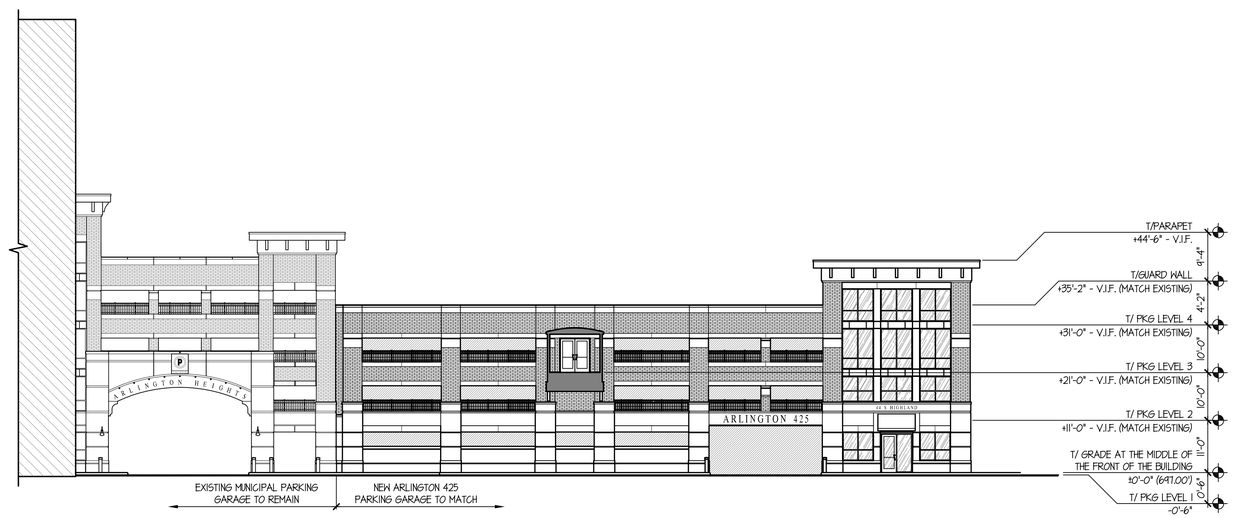
ARLINGTON 425: PARTIAL 2ND FLOOR CAMPBELL / 3RD FLOOR HIGHLAND PLAN WITH PEDESTRIAN BRIDGE

SCALE: 1" = 15'-0"



PARTIAL CAMPBELL SOUTH ELEVATION W/ PEDESTRIAN BRIDGE

SCALE: 1" = 15'-0"



HIGHLAND NORTH ELEVATION W/ PEDESTRIAN BRIDGE

SCALE: 1" = 15'-0"

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PROJECT

ARLINGTON 425
ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

PED. BRIDGE
PLANS & ELEVS.

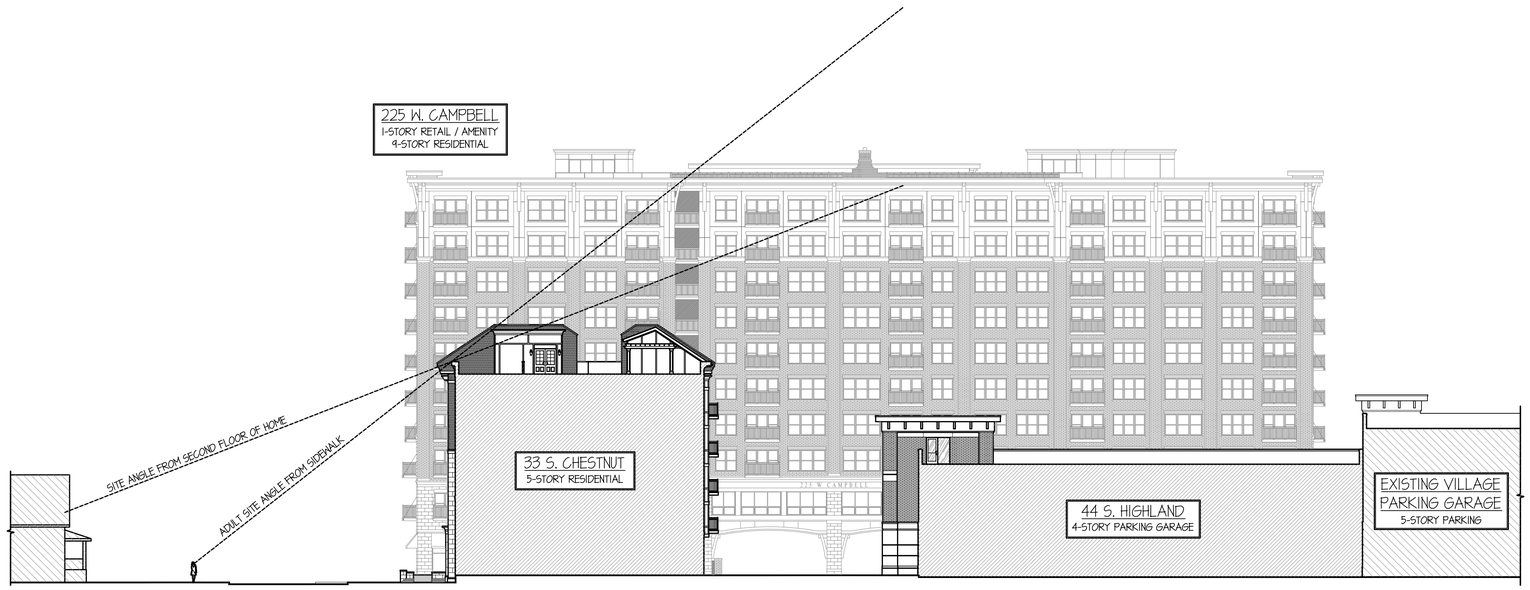
FILE NAME 3883-PedBridge_2-19-21
DRAWN BY RDL DATE 2.19.21

NO.	REVISED PER	DATE	BY
3	PC/DC SUBMITTAL	2.25.21	KQB

JOB NO. 388315

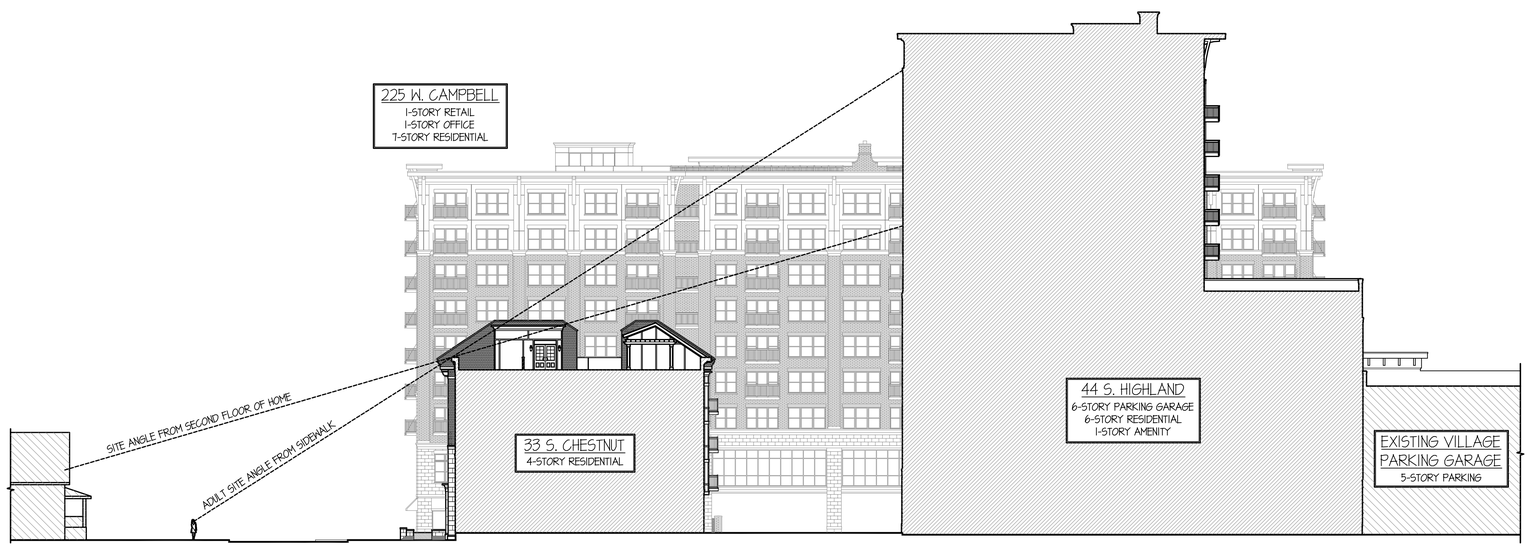
SHEET NO. PB.1
OF 11

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



ARLINGTON 425 DEVELOPMENT: EAST - WEST SITE CROSS SECTION - REVISED DESIGN

SCALE: 1" = 20'-0"



ARLINGTON 425 DEVELOPMENT: EAST - WEST SITE CROSS SECTION - ORIGINAL DESIGN

SCALE: 1" = 20'-0"

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PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425
ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

SITE SECTION COMPARISON

FILE NAME 3883-31P Site Plan
DRAWN BY RDL DATE 11.20.20

NO.	REVISED PER	DATE	BY
3	PC/DC SUBMITTAL	2.25.21	KQB

JOB NO. 388315

SHEET NO. OF 11

SCS

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

PRELIMINARY SITE IMPROVEMENT PLANS
for
ARLINGTON 425

VILLAGE OF ARLINGTON HEIGHTS
COOK COUNTY, ILLINOIS
PROJECT NO:3514.02

DEVELOPER
CCH, L.L.C.
7458 N. HARLEM AVE.
CHICAGO, IL 60631
PH: 773-775-5400
FAX: 773-775-4433

ARCHITECT
TINAGLIA ARCHITECTS, INC.
814 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, IL 60004
PH: 847-253-0002

CALL J.U.L.I.E. 1-800-892-0123
WITH THE FOLLOWING:
COUNTY COOK
CITY, TOWNSHIP VILLAGE OF ARLINGTON HEIGHTS, WHEELING TOWNSHIP
SEC. & ¼ SEC. NO. SE ¼ OF SEC. 30, T42N, R11E
48 HOURS BEFORE YOU DIG.
EXCLUDING SAT., SUN. & HOLIDAYS

BENCHMARK
ELEVATION:
DESCRIPTION: **SEE SHEET P-ET FOR BENCHMARK INFORMATION**

INDEX

SHEET #	SHEET I.D.	SHEET DESCRIPTION
1	P-CS	COVER SHEET
2	P-EC	EXISTING CONDITIONS
3	P-GM	PRELIMINARY GEOMETRIC PLAN
4	P-GR	PRELIMINARY GRADING PLAN
5	P-UT	PRELIMINARY UTILITY PLAN

LOCATION MAP

REVISIONS

ORIGINAL PLAN DATE: SEPTEMBER 21, 2018

#	SHEET #	REMARKS	DATE
1	3-5	REVISED SITE LAYOUT	11/08/18
2	3-5	REVISED SITE PLAN FROM ARCHITECT	01/16/19
3	3-5	REVISED SITE PLAN FROM ARCHITECT	02/18/19
4	3-5	REVISED SITE PLAN FROM ARCHITECT	03/14/19
5	3-5	PER ROUND 3 VILLAGE COMMENTS	04/03/19
6	3-5	PER AMENDED PUD	01/14/21
7	3-5	PER AMENDED PUD VILLAGE COMMENTS	02/25/21

ARLINGTON 425
DEVELOPMENT

9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

SPACECO INC.

FILENAME: 3514.02P-TITLE
DATE: 09/21/18
JOB NO. 3514.02
SHEET P-CS
1 OF 5

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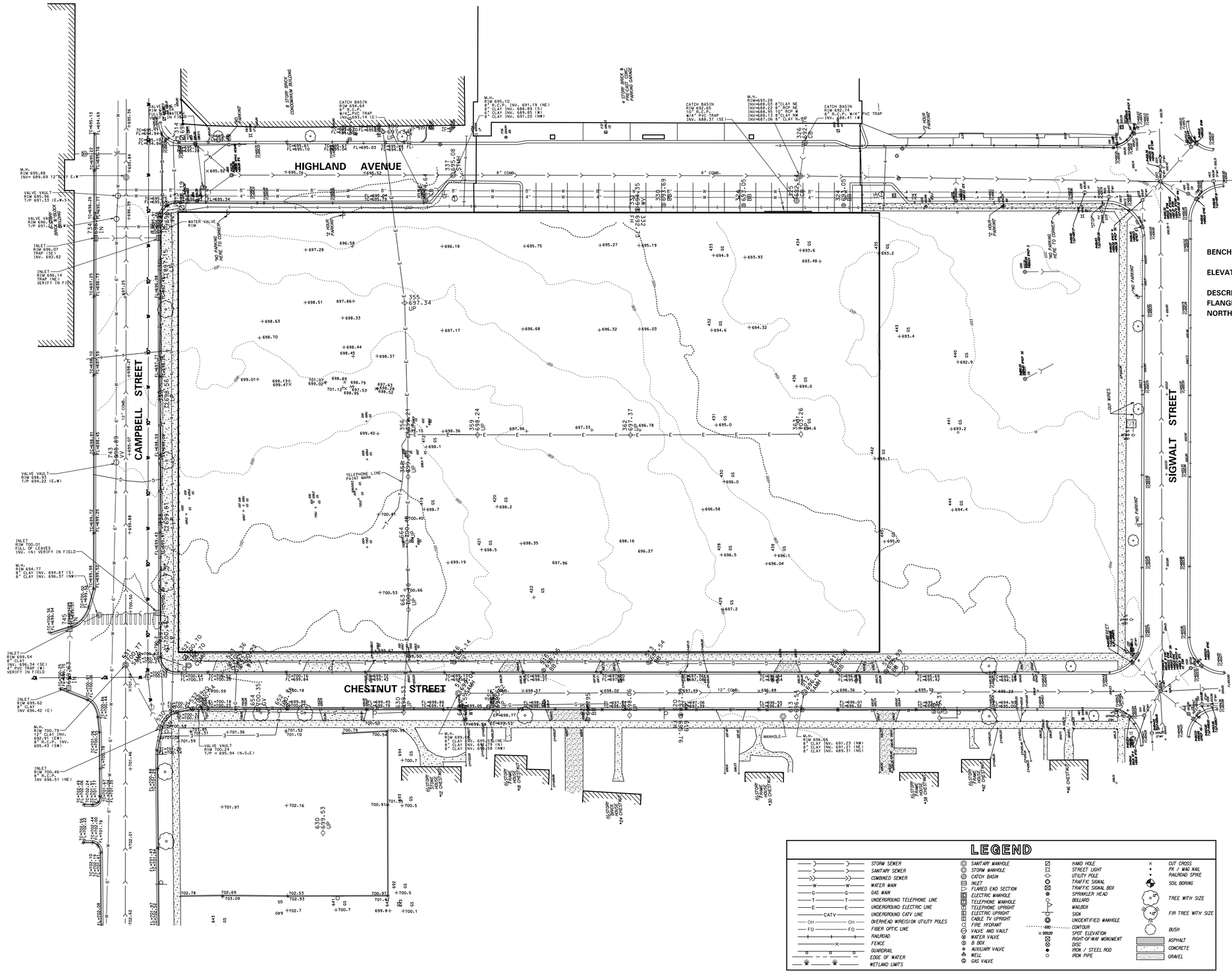


NOTE:

UNDERGROUND UTILITIES ARE SHOWN BY USING PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD STAKES AND, THEREFORE, THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE. FOR MORE ACCURATE LOCATION, FIELD EXCAVATE.

PIPE FLOW DIRECTIONS, IF SHOWN, ARE BASED ON FIELD INVERT ELEVATIONS UNLESS EXISTING PLANS INDICATE OTHERWISE, IN WHICH CASE THE EXISTING PLAN FLOW DIRECTION IS SHOWN.

LAST DAY OF FIELD WORK: SEPT. 23, 2002

THE BOUNDARY SHOWN IS FROM AN A.L.T.A. / A.C.S.M. LAND TITLE SURVEY COMPLETED BY CE DESIGN, LTD. DATED OCTOBER 25, 1995

EXISTING ON-SITE IMPROVEMENTS NOT SHOWN AT REQUEST OF CLIENT.

NO.	DATE	REMARKS

NO.	DATE	REMARKS

EXISTING CONDITIONS

ARLINGTON 425

ARLINGTON HEIGHTS, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

SPACECO INC.

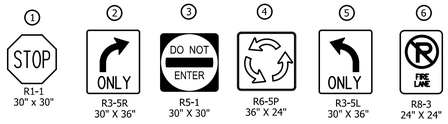
FILENAME: 3514.02P-SE03

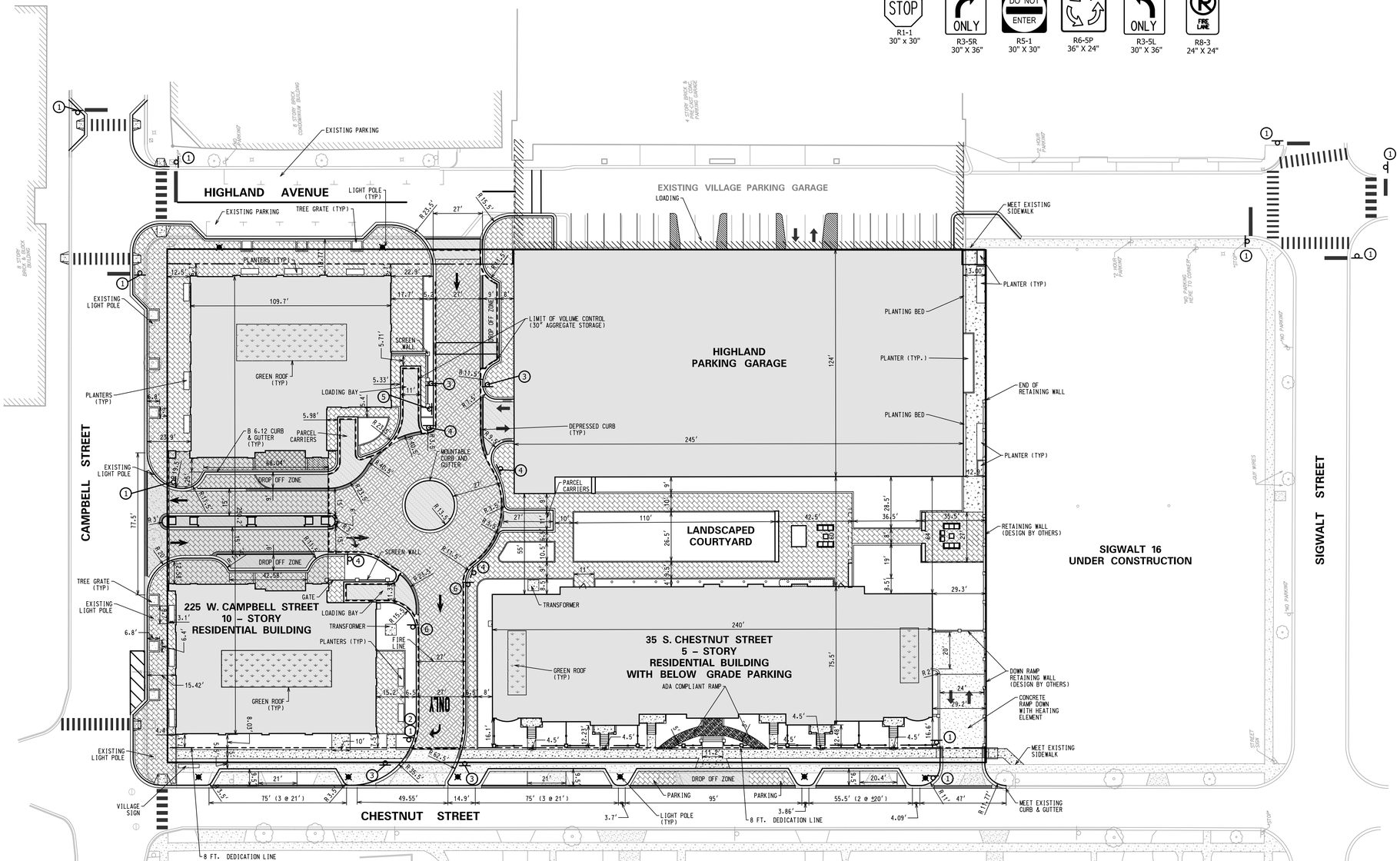
DATE: 09/21/18

JOB NO. 3514.02

SHEET P-EC 2 OF 5

SIGN LEGEND:





SCALE 1" = 30'

0 30 60

LEGEND

- BUILDING FOOTPRINT
- CONCRETE PAVEMENT OR APRON
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT WITH HEATING ELEMENTS (GARAGE RAMP)
- BRICK PAVERS
- PERMEABLE PAVEMENT
- GREEN ROOF
- CONCRETE SIDEWALK HC RAMP (5' WIDE UNLESS NOTED)
- CONCRETE CURB AND GUTTER
- DEPRESSED CURB & GUTTER
- LIGHT POLE
- FENCE

NO.	DATE	REMARKS
7	02/25/21	PER AMENDED PUD VILLAGE COMMENTS
6	01/14/21	PER AMENDED PUD

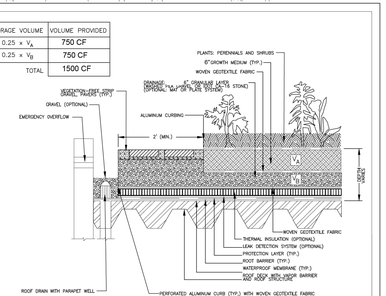
NO.	DATE	REMARKS
5	04/03/19	PER ROUND 3 VILLAGE COMMENTS
4	03/14/19	REVISED SITE PLAN FROM ARCHITECT
3	02/18/19	REVISED SITE PLAN FROM ARCHITECT
2	01/16/19	REVISED SITE PLAN FROM ARCHITECT
1	11/08/18	REVISED SITE LAYOUT

PRELIMINARY GEOMETRIC PLAN

ARLINGTON 425

ARLINGTON HEIGHTS, ILLINOIS

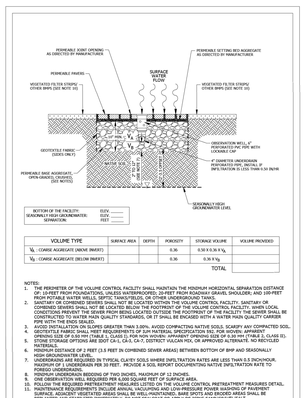
VOLUME TYPE	POROSITY	MEDIA VOLUME	STORAGE VOLUME	VOLUME PROVIDED
GROWTH MEDIUM	0.25	3000 CF	0.25 × V_A	750 CF
DRAINAGE LAYER	0.25	3000 CF	0.25 × V_B	750 CF
			TOTAL	1500 CF



NOTES:
1) WOVEN GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF SPECIFICATION IUM 592 GEOTEXTILE, TABLE 1, CLASS I, WITH AN APPARENT OPENING SIZE OF 50.
2) PLANTINGS SHALL BE SELECTED ACCORDING TO ASTM E2400–06 *GUIDE FOR SELECTION, INSTALLATION AND MAINTENANCE OF PLANTS FOR GREEN (VEGETATED) ROOF SYSTEMS.*
3) GROWTH MEDIUM SHALL CONSIST OF 80% TO 90% BY VOLUME MINERAL AGGREGATE AND 10% TO 20% ORGANIC COMPOST.
4) THERE SHALL BE A MINIMUM SETBACK OF 2'-FEET FROM ROOF PERIMETER AND ROOF PENETRATIONS.

NOT TO SCALE

TECHNICAL GUIDANCE MANUAL — T/7/09
GREEN ROOF TYPICAL DETAIL — STD. DWG. NO.5 — PAGE NO. 6



VOLUME TYPE	SURFACE AREA	DEPTH	POROSITY	STORAGE VOLUME	VOLUME PROVIDED
V_A - COARSE AGGREGATE (ABOVE INVERT)			0.36	0.50 × 0.36 × V_A	
V_B - COARSE AGGREGATE (BELOW INVERT)			0.36	0.36 × V_B	
				TOTAL	

NOTES:
1. THE PERIMETER OF THE VOLUME CONTROL FACILITY SHALL MAINTAIN THE MINIMUM HORIZONTAL SEPARATION DISTANCE OF: 10-FEET FROM FOUNDATIONS, UNLESS WATERPROOFED; 10-FEET FROM ROADWAY GRAVEL SHOULDER; AND 100-FEET FROM WELLS. SEE ILLINOIS STATE WATER SURVEY CIRCULAR 183 FOR ADDITIONAL GUIDANCE.
2. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED WITHIN THE VOLUME CONTROL FACILITY. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED BELOW THE FOOTPRINT OF THE VOLUME CONTROL FACILITY. WHEN LOCAL CONDITIONS REQUIRE THAT SANITARY OR COMBINED SEWERS BE LOCATED WITHIN 100-FEET OF THE FACILITY, THEY SHALL BE CONSTRUCTED TO WATER MAIN QUALITY STANDARDS, OR (IF SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
3. WHERE THE SLOPE IS GENERALLY GREATER THAN 3.00%, AVOID COMPACTING NATIVE SOILS. SCARIFY ANY COMPACTED SOIL.
4. GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF IUM MATERIAL SPECIFICATION 592. FOR WOVEN: APPARENT OPENING SIZE OF 0.60 MM (TABLE 3, CLASS I). FOR NON WOVEN: APPARENT OPENING SIZE OF 0.30 MM (TABLE 2, CLASS II).
5. GRANULAR STORAGE OPTIONS ARE SDOT CA-1, CA-3, CA-7, DISTRICT KULCAN POX, OR APPROVED ALTERNATE. NO RECYCLED MATERIALS.
6. MINIMUM DISTANCE OF 2 FEET (1.5 FEET IN COMBINED SEWER AREAS) BETWEEN BOTTOM OF BMP AND SEASONALLY HIGH GROUNDWATER LEVEL.
7. UNDERDRAINS ARE REQUIRED IN TYPICAL CLAYEY SOILS WHERE INFILTRATION RATES ARE LESS THAN 0.5 INCH/HOUR. MAXIMUM OF 1 UNDERDRAIN PER 30 FEET. PROVIDE A SOIL REPORT DOCUMENTING NATIVE INFILTRATION RATE TO DETERMINE REQUIREMENT.
8. MINIMUM UNDERDRAIN BEDDING OF TWO INCHES. MAXIMUM OF 12 INCHES.
9. ONE OBSERVATION WELL REQUIRED PER 6,000 SQUARE FEET OF SURFACE AREA.
10. FOLLOW THE REQUIRED PRETREATMENT MEASURES LISTED ON THE VOLUME CONTROL PRETREATMENT MEASURES DETAIL.
11. PERMEABLE PAVEMENT SURFACE SHALL BE MAINTAINED TO PREVENT CLOGGING AND POWER WASHING OF PAVEMENT SURFACE. ADJACENT VEGETATED AREAS SHALL BE WELL-MONITORED, BARE SPOTS AND ERODED AREAS SHALL BE REPLANTED AND STABILIZED IMMEDIATELY. DO NOT SEALCOAT OR APPLY DE-ICING SAND/GRAVEL/SALT.
12. APPROPRIATE SIGNAGE REQUIRED FOR FACILITY, REFER TO THE TYPICAL SIGNAGE FOR PERMEABLE PAVEMENT DETAIL.

NOT TO SCALE

TECHNICAL GUIDANCE MANUAL — A-5A/09
PERMEABLE PAVERS DETAIL — STD. DWG. NO.A — PAGE NO. 10 - PG

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

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SPACECO INC.

FILENAME: 3514.02P-GM

DATE: 09/21/18

JOB NO. 3514.02

SHEET P-GM 3 OF 5

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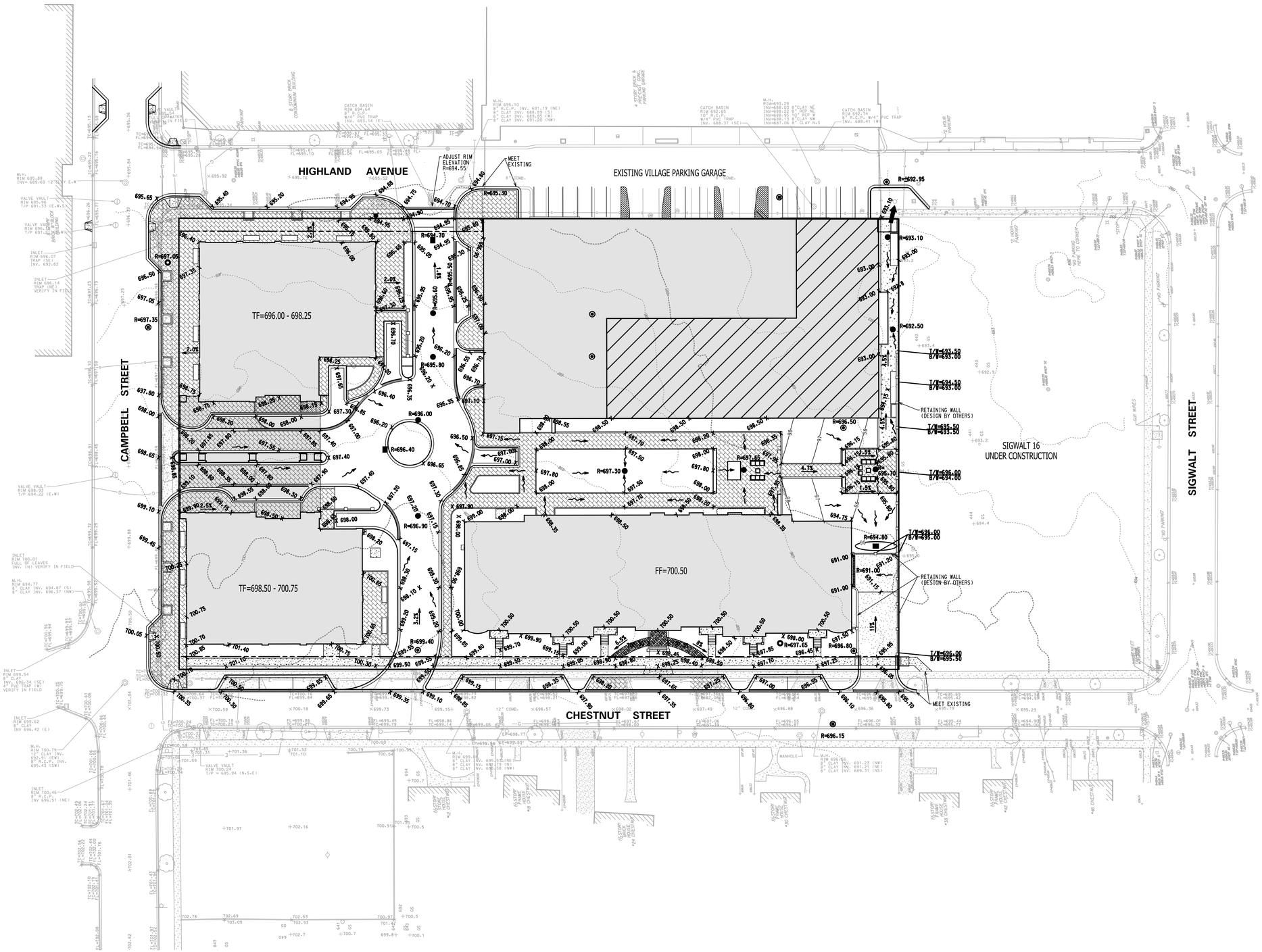

NO.	DATE	REMARKS
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1	11/08/18	REVISED SITE LAYOUT

PRELIMINARY GRADING PLAN

ARLINGTON 425
ARLINGTON HEIGHTS, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
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Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065
SPACECO INC.

FILENAME: 3514.02P-GR
DATE: 09/21/18
JOB NO. 3514.02
SHEET **P-GR** 4 OF 5

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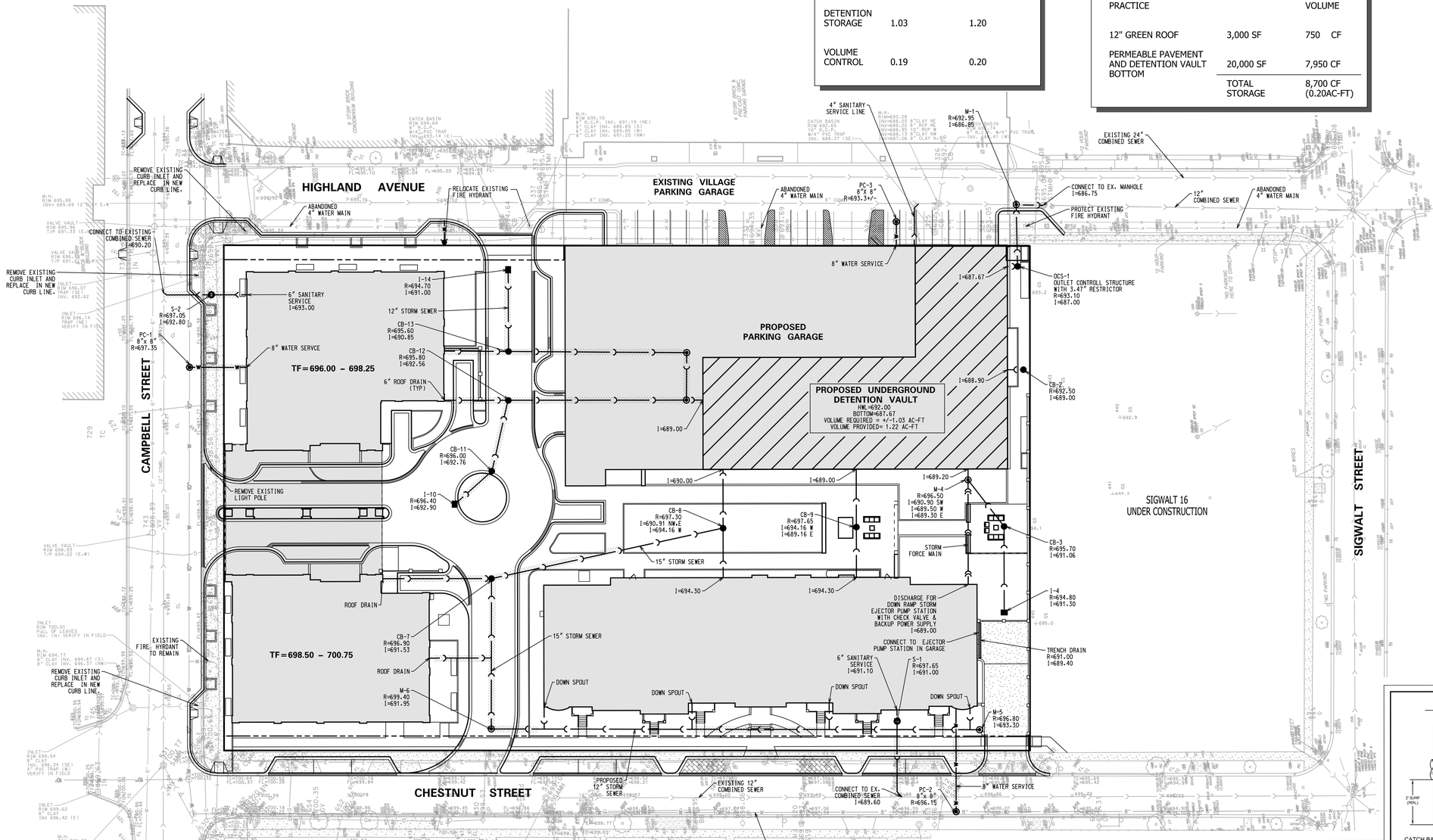
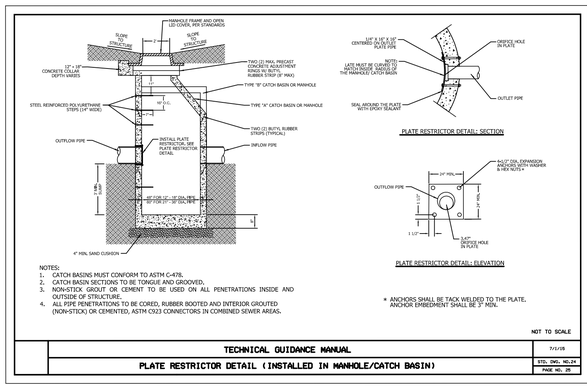
SITE STORMWATER MANAGEMENT SUMMARY

	REQUIRED	PROVIDED
DETENTION STORAGE	1.03	1.20
VOLUME CONTROL	0.19	0.20

VOLUME CONTROL SUMMARY
(PER MWRD)

VOLUME CONTROL PRACTICE	AREA	STORAGE VOLUME
12" GREEN ROOF	3,000 SF	750 CF
PERMEABLE PAVEMENT AND DETENTION VAULT BOTTOM	20,000 SF	7,950 CF
	TOTAL STORAGE	8,700 CF (0.20AC-FT)



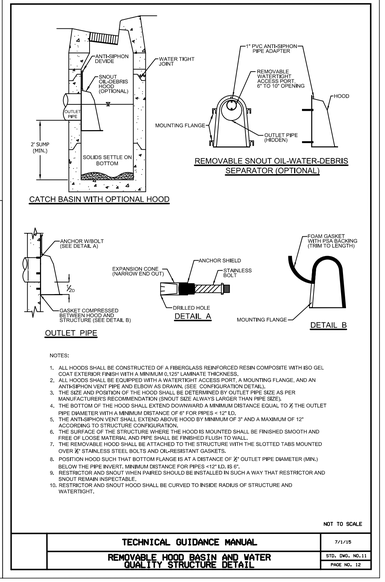


NOTES:
1. CATCH BASINS MUST CONFORM TO ASTM C-478.
2. CATCH BASIN SECTIONS TO BE TONGUE AND GROOVED.
3. NON-STICK GROUT OR CEMENT TO BE USED ON ALL PENETRATIONS INSIDE AND OUTSIDE OF STRUCTURE.
4. ALL PIPE PENETRATIONS TO BE CORED, RUBBER BOOTED AND INTERIOR GROUTED (NON-STICK) OR CEMENTED, ASTM C923 CONNECTORS IN COMBINED SEWER AREAS.

* ANCHORS SHALL BE TACK WELDED TO THE PLATE. ANCHOR EMBEDMENT SHALL BE 3" MIN.

NOT TO SCALE

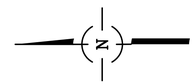
TECHNICAL GUIDANCE MANUAL	7/1/15
PLATE RESTRICTOR DETAIL (INSTALLED IN MANHOLE/CATCH BASIN)	STD. DWG. NO.24
	PAGE NO. 25



NOTES:
1. ALL HOODS SHALL BE CONSTRUCTED OF A FIBERGLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
2. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT PIPE AND ELBOW AS DRAWN. (SEE CONFIGURATION DETAIL).
3. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION (SNOUT SIZE ALWAYS LARGER THAN PIPE SIZE).
4. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A MINIMUM DISTANCE EQUAL TO ¾ THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES ≤ 12" I.D.
5. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 12" ACCORDING TO STRUCTURE CONFIGURATION.
6. THE INSIDE OF STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND THE TOP LOCATION INTERIOR OF STRUCTURE SHALL BE FINISHED FLUSH TO WALL.
7. THE REMOVABLE HOOD SHALL BE ATTACHED TO THE STRUCTURE WITH THE SLOTTED TABS MOUNTED OVER ⅜" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKETS.
8. POSITION HOOD SUCH THAT BOTTOM FLANGE IS AT A DISTANCE OF ¾" OUTLET PIPE DIAMETER (MIN.) BELOW THE PIPE INVERT. MINIMUM DISTANCE FOR PIPES ≤12" I.D. IS 6".
9. RESTRICTOR AND SNOUT WHEN PAIRED SHOULD BE INSTALLED IN SUCH A WAY THAT RESTRICTOR AND SNOUT REMAIN INSPECTABLE.
10. RESTRICTOR AND SNOUT HOOD SHALL BE CURVED TO INSIDE RADIUS OF STRUCTURE AND WATERTIGHT.

NOT TO SCALE

TECHNICAL GUIDANCE MANUAL	7/1/15
REMOVABLE HOOD BASIN AND WATER QUALITY STRUCTURE DETAIL	STD. DWG. NO.11
	PAGE NO. 12



STORM STRUCTURE LEGEND

STRUCTURE ABBREVIATION
STRUCTURE NUMBER
M-100
A4D,1P
FRAME AND LID TYPE
DIAMETER & SIZE OF STRUCTURE
TYPE OF STRUCTURE

LEGEND

- M = MANHOLE
- CB = CATCH BASIN/DRY WELL
- I = INLET
- LS = STORM LIFT STATION
- S = SANITARY MANHOLE
- PC = PRESSURE CONNECTION
- TRENCH BACKFILL
- STORM MANHOLE
- CATCH BASIN/DRY WELL
- YARD DRAIN/INLET
- PRESSURE CONNECTION
- SANITARY MANHOLE
- STORM SEWER
- STORM FORCE MAIN
- SANITARY SEWER
- WATER MAIN
- LIGHT POLE
- STORMWATER DETENTION VAULT

NO.	DATE	REMARKS
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1	11/08/18	REVISED SITE LAYOUT

PRELIMINARY UTILITY PLAN

ARLINGTON 425
ARLINGTON HEIGHTS, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065
SPACECO INC.

FILENAME: 3514.02P-UT

DATE: 09/21/18

JOB NO. 3514.02

SHEET P-UT 5 OF 5

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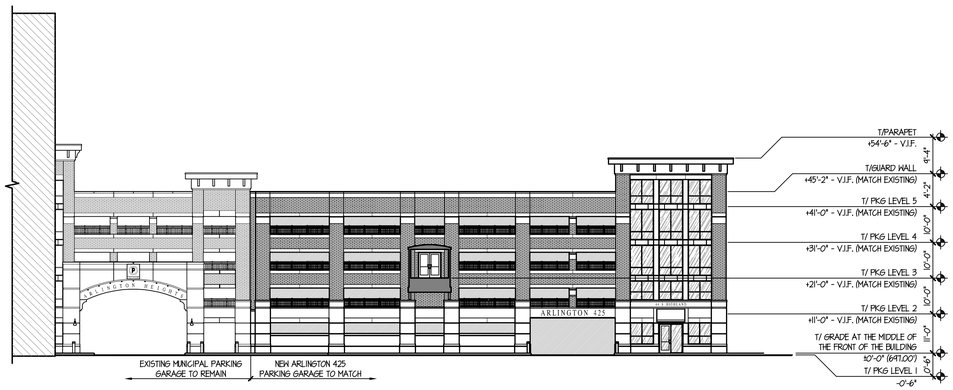
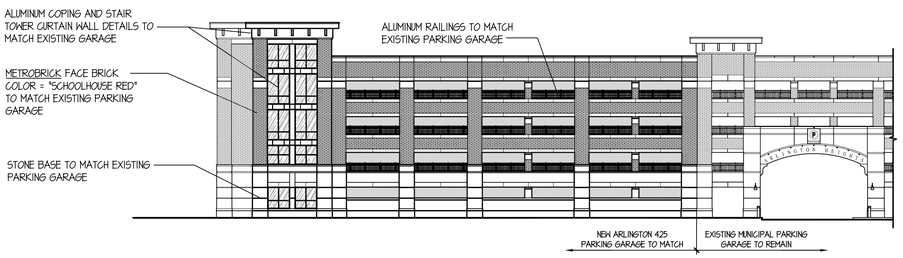
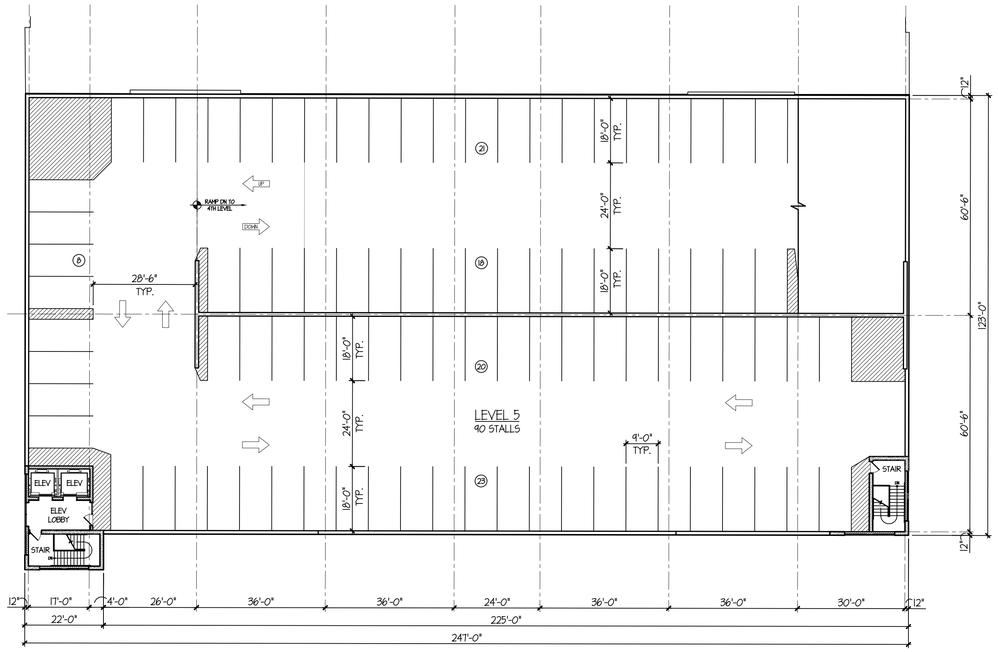


NORTH ELEVATION

WEST ELEVATION



SOUTH ELEVATION

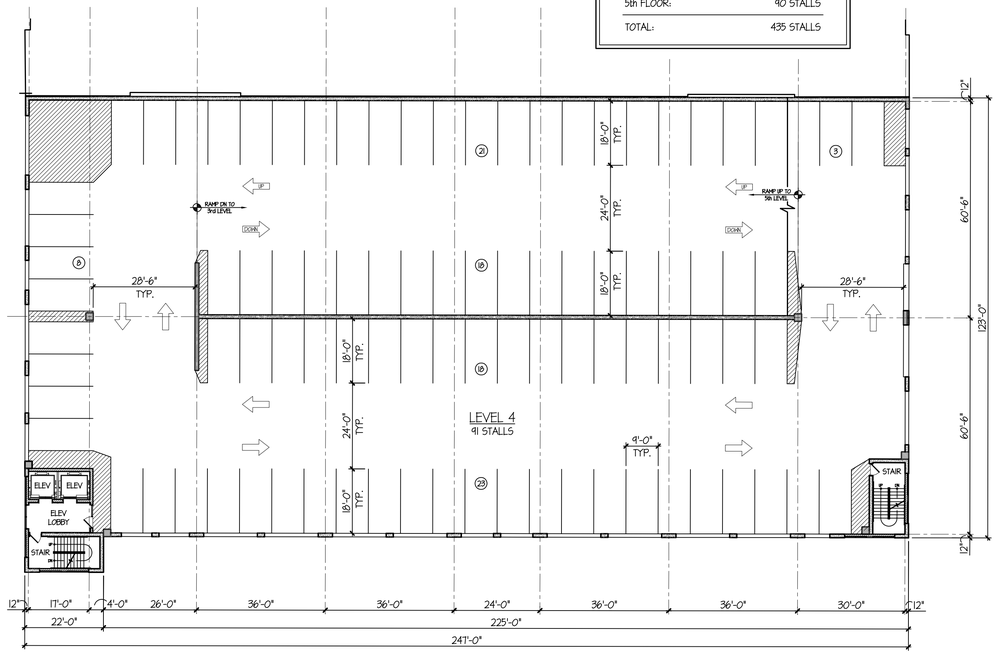


FIFTH LEVEL PARKING GARAGE PLAN

30600 SQ. FT.

5-LEVEL PARKING GARAGE

1st FLOOR:	75 STALLS
2nd FLOOR:	91 STALLS
3rd FLOOR:	88 STALLS
4th FLOOR:	91 STALLS
5th FLOOR:	90 STALLS
TOTAL:	435 STALLS



FOURTH LEVEL PARKING GARAGE PLAN

30600 SQ. FT.

ARLINGTON 425: HIGHLAND PARKING GARAGE ELEVATIONS & FLOOR PLANS FOR ALTERNATE 5-STORY DESIGN

SCALE: 1" = 20'-0"

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

TINAGLIA
CHICAGO ILLINOIS

CLIENT

CCH LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425

ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

HIGHLAND ALT.
GARAGE w/ 5th FL.

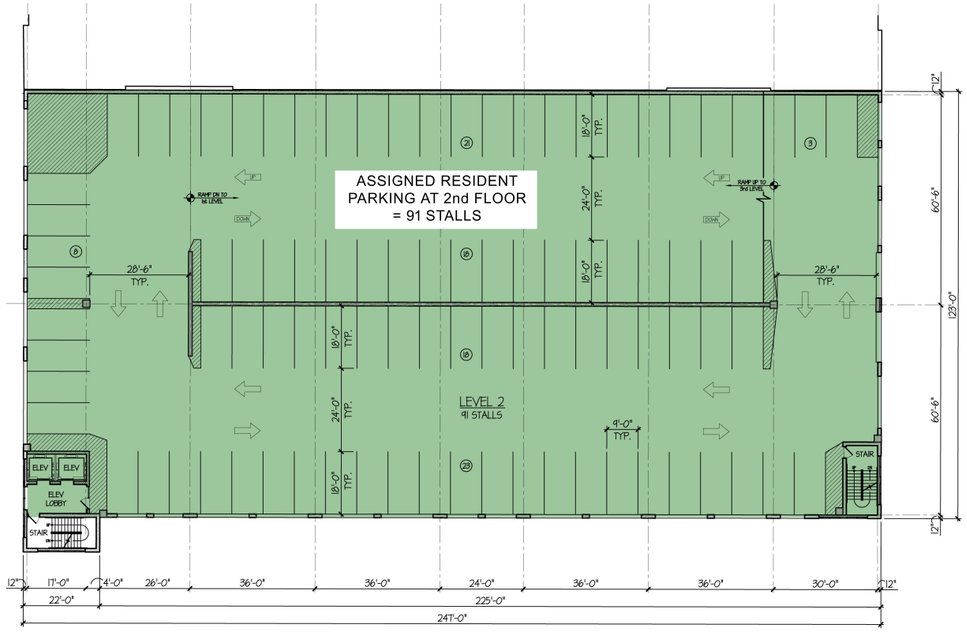
FILE NAME 3883-33P Highland
DRAWN BY RDL DATE 3.22.21

NO.	REVISED PER	DATE	BY

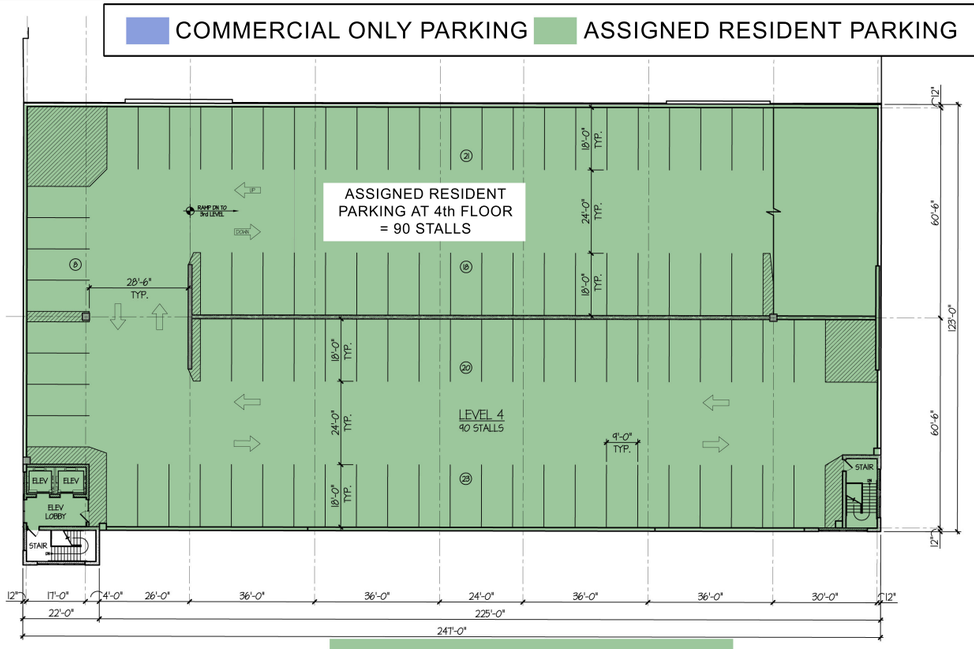
JOB NO. 388315

SHEET NO. HL.A
OF

PROFESSIONAL DESIGN FIRM LICENSE # 184-002934



SECOND LEVEL PARKING GARAGE PLAN — 30,600 SQ. FT.

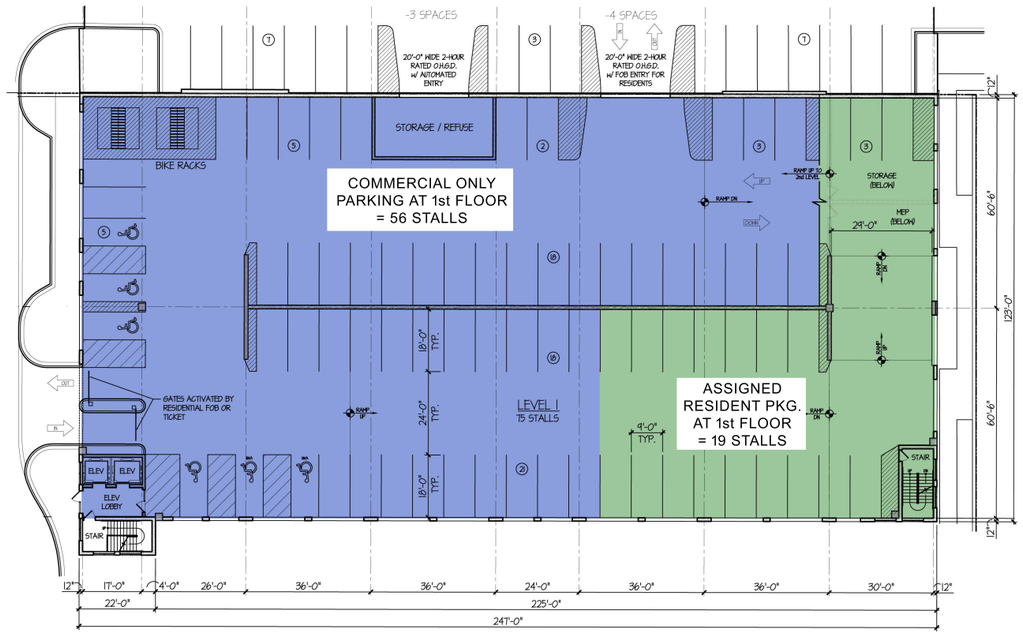


FOURTH LEVEL PARKING GARAGE PLAN — 30,600 SQ. FT.

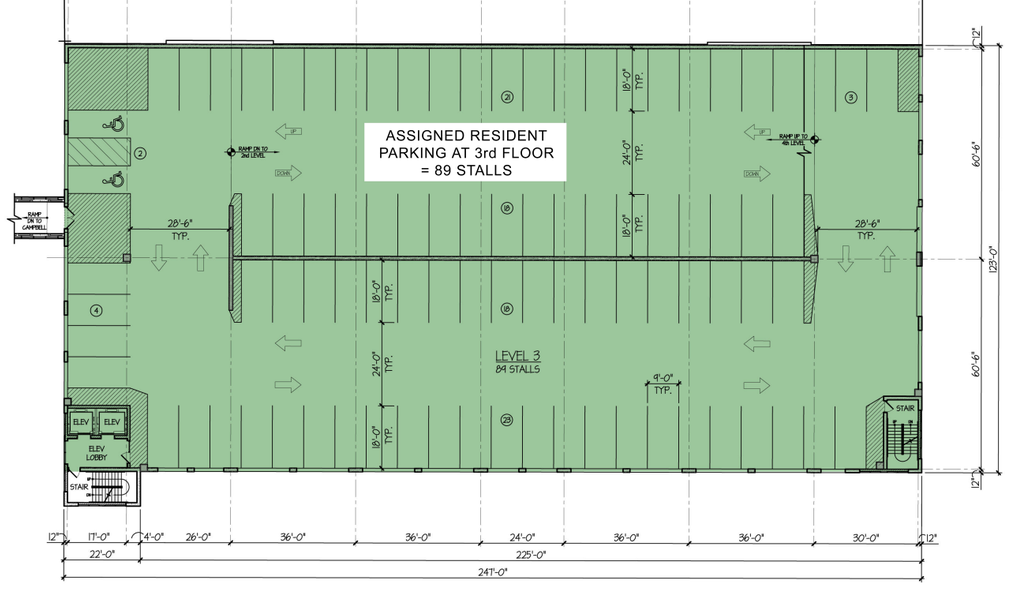
COMMERCIAL ONLY PARKING

ASSIGNED RESIDENT PARKING

PHASE 2:
POTENTIAL ADDITIONAL ASSIGNED RESIDENT PARKING STALLS TO MEET 25% ABOVE CODE REQUIREMENT WILL BE ADDED AT PARTIAL 5th LEVEL
= 36 STALLS MINIMUM



GROUND FLOOR LEVEL PARKING GARAGE PLAN — 30,600 SQ. FT.



THIRD LEVEL PARKING GARAGE PLANS — 30,600 SQ. FT.

ARLINGTON 425: HIGHLAND PARKING GARAGE - PARKING ALLOCATION DIAGRAM

SCALE: 1" = 20'-0"

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TINAGLIA ARCHITECTS

CLIENT

CCH LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425
ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

PARKING ALLOCATION DIAG.

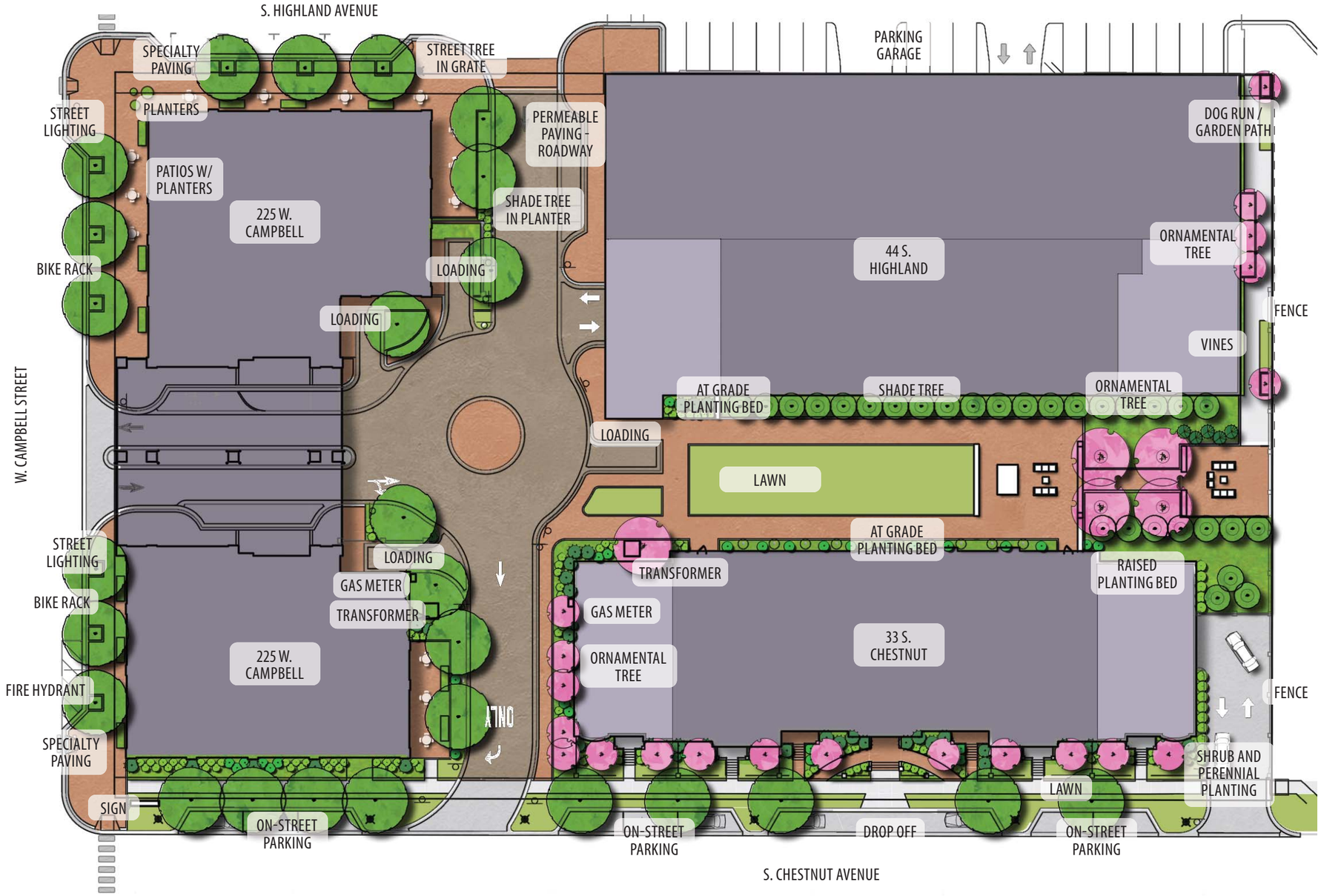
FILE NAME 3883-33P Highland
DRAWN BY RDL DATE 12.4.20

NO.	REVISED PER	DATE	BY
3	PC/DC SUBMITTAL	2.25.21	KQB
4	PC RESUBMITTAL	3.12.21	KQB

JOB NO. 388315

SHEET NO. PA.1
OF --

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



Overall Plan

Arlington 425

Arlington Heights, Illinois

NORTH

SCALE: 1"=20'

0' 10' 20' 40'

ISSUE DATE: February 26, 2021
All drawings are preliminary and subject to change.
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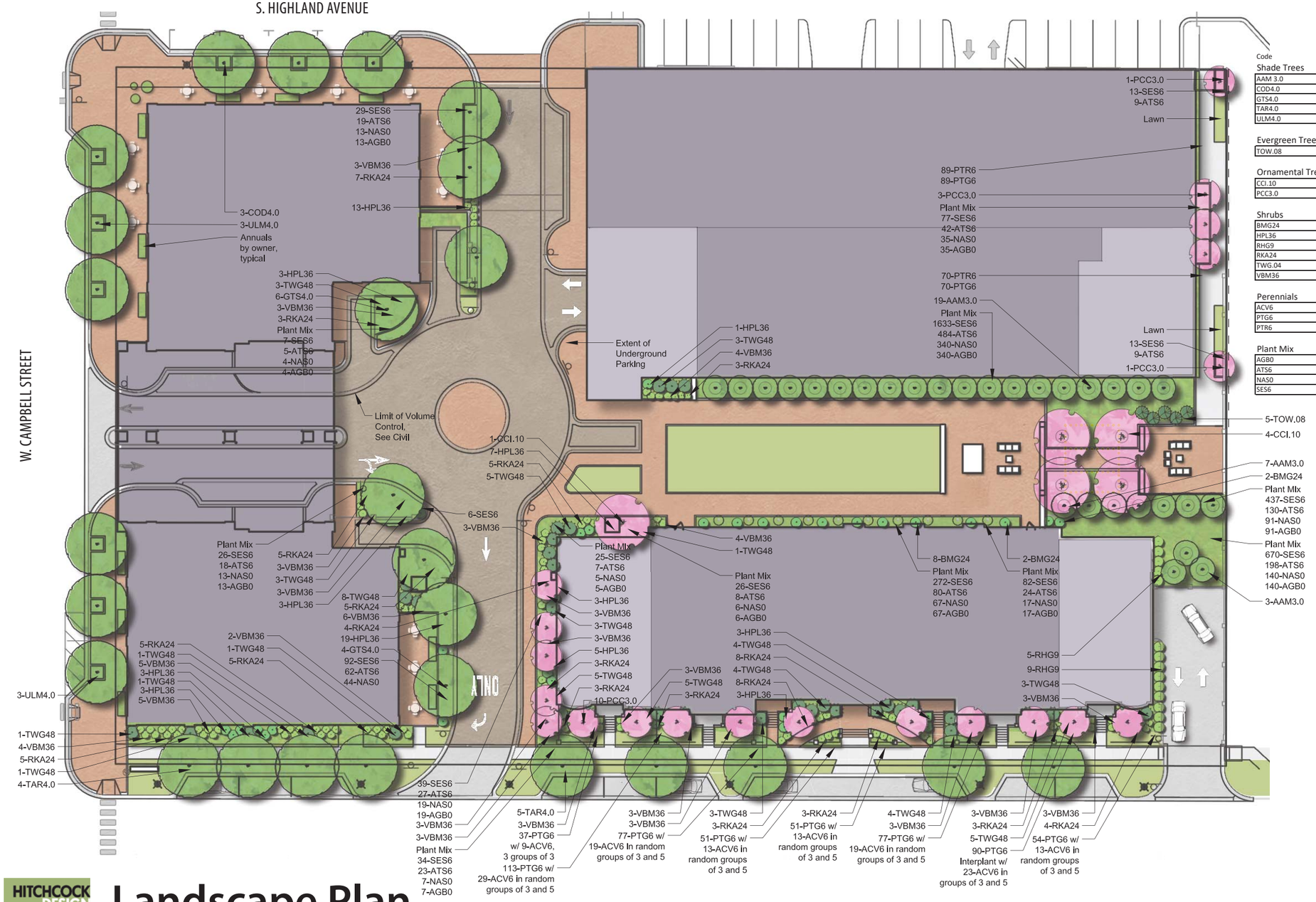
PREPARED FOR:
CCH LLC



Code	Botanical Name	Common Name	Size	Qty	Notes
Shade Trees					
AAM 3.0	Acer x freemanii 'Armstrong'	Armstrong Red Maple	3" C	29	
COD4.0	Celtis occidentalis	Common Hackberry	4" C	3	
GTS4.0	Gleditsia triacanthos var. inermis	Shademaster Honeylocust	4" C	10	
TAR4.0	Tilia americana 'Redmond'	Redmond American Linden	4" C	9	
ULM4.0	Ulmus japonica x wilsoniana 'Morton'	Accolade Elm	4" C	6	
Evergreen Trees					
TOW.08	Thuja occidentalis 'Hetz Wintergreen'	Wintergreen Eastern Arborvitae	8' HT	10	
Ornamental Trees					
CCI.10	Crataegus crusgalli var. inermis	Thornless Cockspur Hawthorn	10' HT	5	Multi-stem
PCC3.0	Pyrus calleryana 'Chanticleer'	Chanticleer Callery Pear	3" C	15	
Shrubs					
BMG24	Buxus x Glencoe	Chicagoland Green Boxwood	24" HT	12	Per plan
HPL36	Hydrangea paniculata 'Jane'	Little Lime Hydrangea	36" HT	66	Per plan
RHG9	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 GAL	14	Per plan
RKA24	Rhododendron x Karen	Karen Gable Hybrid Azalea	24" HT	85	Per plan
TWG.04	Thuja occidentalis 'Woodwardii'	Woodward Globe Arborvitae	4' HT	64	Per plan
VBM36	Viburnum carlesii 'compactum'	Koreanspice viburnum	24" HT	81	Per plan
Perennials					
ACV6	Astilbe chinensis 'Vision in White'	Vision in White Astilbe	1 GAL	138	18" O.C.
PTG6	Pachysandra terminalis 'Green Carpet'	Green Carpet Chinese Pachysandra	1 GAL	709	12" O.C.
PTR6	Parthenocissus tricuspidata	Boston Ivy	1 GAL	159	12" O.C.
Plant Mix					
AGB0	Allium 'Globemaster'	Globemaster Flowering Onion	BULB	721	24" O.C.
ATS6	Allium tanguticum 'Summer Beauty'	Summer Beauty Ornamental Chive	1 GAL	1145	40% @ 18" O.C.
NAS0	Narcissus 'All Spring Mix'	All Spring' Daffodil Mix	BULB	801	24" O.C.
SES6	Sesleria autumnalis	Autumn Moor Grass	1 GAL	3481	60% @ 18" O.C.

HITCHCOCK DESIGN GROUP
creating better places

Landscape Plan

Arlington 425

Arlington Heights, Illinois

NORTH

SCALE: 1"=20'

0' 10' 20' 40'

ISSUE DATE: February 26, 2021

All drawings are preliminary and subject to change.
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PREPARED FOR:

CCH LLC

Arlington 425

Managing from the Inside Out

March, 2021

Major Focus on Site Management

- Staffing is planned to include 3-4 full-time employees, including on-site property manager, engineer, and maintenance personnel.
- Only minimum 1 year leases will be allowed.
- Rules and Regulations will be developed similar to surrounding buildings that will have a code of conduct, pet policy and vehicle registration policy.
- All move in/outs will require advanced scheduling within the hours of 8:00-4:00. Monday through Friday. Saturdays 8:00-1:00, and will be supervised by a staff member.

- Dedicated bike storage in Campbell building will promote bike usage within the Village.
- Dedicated floor recycling stage areas will encourage recycling.
- All delivery vendors will complete building orientation prior to opening.
- Compliance to rules and regulations will require all vehicles to be properly licensed, permitted and provide proof of insurance.
- Residents will be required to provide proof of renter's insurance.
- Pets will require yearly pet fee, proof of rabies vaccination, and a Village tag.
- Building staff will be ensuring full-time compliance.

- The top three floors of the Highland garage will be reserved and accessible to residential tenants only (270 spaces). If usage and experience dictates that more or less are needed for residents, such number will be adjusted accordingly.
- An additional 19 spaces on the first floor will be available for residential use, and the remaining 56 spaces on the first floor will be available to all guests, employees, and valet parking, via ticketed entry and exit gates. Validation tickets will be given upon entry and must be validated by a retailer, resident, employer, etc. for free parking. Many of the users are at the property daily and will be able to enter or exit by a scanned parking pass. Any other person will need to pay a feefor parking in the Highland garage if they enter the garage and take a ticket.
- The Highland Avenue entry and exit to and from the garage will be for residents only. There will be no access to commercial parking from Highland Avenue.
- All project restaurant valet parkers, if any, will be required to use the Highland garage.
- All project employees will be instructed to park in the Highland garage.
- All full-time or part-time commercial tenants will be asked to park in the Highland garage.
- There will be a full-time employee to monitor the Highland garage and make adjustment to parking allocations as deemed necessary.
- Surveillance cameras will be installed in the Highland garage to monitor activity in real time.

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February 26, 2021

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

Re: Response to Staff comments - Proposed Amendment to Arlington 425 Planned Unit Development Ordinance 19-019 (the "Ordinance")

Dear Charles,

Submitted herewith are the responses and additional revised materials based on the staff comments received earlier this month. I am pleased to report that we have made many significant adjustments based on the staff comments. I want to highlight some of the more significant ones here.

1. The Petitioner will not be constructing the Highland Garage in phases. Petitioner is proposing to construct a 4-story parking garage containing 345 total parking stalls.

2. Petitioner will include an underground garage containing 44 parking stalls as part of the Chestnut Building. No parking, temporary or otherwise, is being proposed on the west side of Chestnut.

3. The pergola and firepits have been removed from the plans. As these may require variations and would not be constructed until Phase II is built, should Petitioner choose to include these amenities, Petitioner will seek approval of the required variations at that time.

4. There will be no underground connections between buildings. Petitioner is proposing a walkway between the Campbell Building and the Highland Garage as shown on the revised plans.

5. No portion of the basement level of the Campbell Building will be used for any residential or commercial occupancy This level will be used strictly for building amenities, storage, and building mechanical, electric, plumbing , elevator and other systems.

Petitioner believes that it has gone the extra mile to satisfy and alleviate many of the various staff concerns. In light of our major compliance to Staff's comments and requests, we urge you to

include this matter on the March 31, 2021 agenda for public hearing. We have all of our mail notices ready to go and our sign installer is simply waiting to insert the date on the signs for posting.

Should you have any questions, please do not hesitate to contact the undersigned.

Thank you in advance for your cooperation and consideration in this matter.

Very Truly Yours,

Michael D. Firsel

Michael D. Firsel

ARLINGTON 425 – PC # 21-002

PETITIONER RESPONSES TO ROUND 1 COMMENTS

FEBRUARY 26, 2021

RESPONSES TO BUILDING & LIFE SAFETY DEPARTMENT COMMENTS

The following comments apply to **225 W. Campbell**:

1. Compliance with the current village adopted codes, as well as 2015 NFPA 101-Life Safety Code, and the 2018 Illinois Accessibility Code is required.

   Response: Petitioner will comply.

2. Each building shall be classified as high-rise, and meet all the requirements in 2018 IBC Section 403 and 420.

   Response: Petitioner will comply.

3. Based on the number of stories above grade (10) the construction type shall be I-B with sprinklers per 2018 IBC Table 504.4.

   Response: Petitioner will comply.

4. Exterior wall ratings shall meet the requirements of 2018 IBC Table 602 for I-B.

   Response: Petitioner will comply.

5. Indicate if the buildings will be separated or non-separated mixed use of M (retail spaces), and R-2.

   Response: Separated.

6. Separation for incidental use areas shall follow the requirements of 2018 IBC Table 509.

   Response: Petitioner will comply.

7. Provide a height and area calculation for each building.

   Response: Then height to the top of the roof deck is 111'. The height to the top of the parapet is 117'. The total area is 270,362 square feet.

8. A Fire Command Center shall be provided for each building per 2018 IBC Sections 403.4.6 and 911.

   Response: A Fire Command Center will be provided on the east side on the ground floor and shown at Final Engineering.

9. The elevated pedestrian walk way and underground tunnel shall comply with 2018 IBC Section 3104.

Response: Underground walkway is no longer a part of the project, and any references will be removed from the plans. The elevated pedestrian walkway will comply.

10. At least one elevator in each building shall be provided for the fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher in its horizontal, open position, provided the interior cab size shall not be less than **60 inches by 85 inches**, and shall be identified by the International Symbol for emergency medical services (Star of Life). The Symbol shall be not less than 3 inches high and shall be placed inside on both sides of the hoist-way door frame.

Response: Petitioner will comply.

11. One elevator in each building shall be part of the accessible means of egress. 2018 IAC 506.2.1. Stand-by power is required per 2018 IAC 506.4.

Response: Petitioner will comply.

12. The trash termination rooms shall comply with the requirements of 2018 IBC Table 509 and Section 713.

Response: Petitioner will comply.

13. Each building shall have a fire command Center that complies with 2018 IBC Sections 403.4.5 and 911.

Response: Comment #8 above references 2018 IBC Sections **403.4.6** and 911. Petitioner will comply.

14. Each building shall have a protected fire pump room that complies with 2018 IBC 913 and NFPA 20.

Response: Petitioner will comply.

Note: This is not a complete and all-inclusive list.

Response: Please provide additional items as soon as possible.

The following comments apply to 33 S. Chestnut:

1. Compliance with the current village adopted codes, as well as 2015 NFPA 101-Life Safety code, and the 2018 Illinois Accessibility Code is required.

Response: Petitioner will comply.

2. Indicate if the buildings will be separated or non-separated mixed use of S-2 and R-2.

Response: Not applicable; building is all residential. Floor area between underground parking and residential units above will be fire rated per code

3. Separation for incidental use areas shall follow the requirements of 2018 IBC Table 509.

Response: Petitioner will comply.

4. Provide a height and area calculation for each building.

   Response: Then height to the top of the roof deck is 58'2". The height to the top of the parapet is 61'8". The total area is 111,665 square feet.

5. At least one elevator in the building shall be provided for the fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher in its horizontal, open position, provided the interior cab size shall not be less than **60 inches by 85 inches**, and shall be identified by the International Symbol for emergency medical services (Star of Life). The Symbol shall be not less than 3 inches high and shall be placed inside on both sides of the hoist-way door frame.

   Response: Petitioner will comply.

6. One elevator in each building shall be part of the accessible means of egress. 2018 IAC 506.21. Stand-by power is required per 2018 IAC 506.4.

   Response: Petitioner will comply.

7. The trash termination rooms shall comply with the requirements of 2018 IBC Table 509 and Section 713.

   Response: Petitioner will comply.

Note: This is not a complete and all-inclusive list.

Response: Please provide additional items as soon as possible.

The following comments apply to the **Highland Parking Garage**:

1. The parking garage shall have a stand pipe system per 2018 IBC 406.5.

   Response: Petitioner will comply.

2. At least one elevator in the building shall be provided for the fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher in its horizontal, open position, provided the interior cab size shall not be less than **60 inches by 85 inches**, and shall be identified by the International Symbol for emergency medical services (Star of Life). The Symbol shall be not less than 3 inches high and shall be placed inside on both sides of the hoist-way door frame.

   Response: Petitioner will comply.

Note: This is not a complete and all-inclusive list.

Response: Please provide additional items as soon as possible.

ARLINGTON 425 – PC # 21-002

PETITIONER RESPONSES TO ROUND 1 COMMENTS

FEBRUARY 26, 2021

RESPONSES TO FIRE SAFETY DIVISION COMMENTS

Some comments below were listed on the original review; however, the items are not indicated on the submitted drawings.

1. Where required and in all buildings classified as high-rise buildings by the International Building Code, a fire command center for fire department operations shall be provided.

   Response: Petitioner will comply.

2. Indicate the proposed location of the fire command center and the fire pump room.

   Response: To be provided during Construction Documents. Will meet all code requirements and coordinate with the Fire Chief, as necessary.

3. The location and accessibility of the fire command center shall be located on the first floor and approved by the fire chief. The fire command center shall be separated form the remainder of the building by not less than a 1 hour fire barrier or horizontal assembly or both.

   Response: Petitioner will comply.

4. The fire command center shall be a minimum of 200 square feet in area with a minimum dimension of 10 feet. A layout of the fire command center and all features required by this section to be contained therein shall be submitted for approval prior to installation.

   Response: Petitioner will comply.

5. The fire command center shall comply with NFPA 72 and shall contain the following features:
   a. The emergency voice/alarm communication system control unit.
   b. The fire department communication system.
   c. Fire detection and alarm system annunciator.
   d. Annunciator unit visually indicating the location of the elevators and whether they are operational.
   e. Status indicators and controls for air distribution systems.
   f. The fire-fighter's control panel required for smoke control systems installed in the building.
   g. Controls for unlocking stairway doors simultaneously.
   h. Sprinkler valve and water-flow detector display panels.
   i. Emergency and standby power status indicators.
   j. A telephone for fire department use with controlled access to the public telephone system.
   k. Fire pump status indicators.
   l. Schematic building plans indicating the typical floor plan and detailing the building core, means of egress, fire protection systems, fire-fighting equipment and fire department access,

and the location of fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions.

m. Work table.
n. Generator supervision devices, annual start and transfer features.
o. Public address system, where specifically required.
p. Elevator fire recall switch in accordance with ASMEA17.1.
q. Elevator emergency or standby power selector switch(es), where emergency or standby power is provided.

Response: Petitioner will comply.

6. All new fire alarm systems shall be capable of sending a wireless signal and shall be monitored by Northwest Central Dispatch.

Response: Petitioner will comply.

7. The parking garage shall have a full fire sprinkler system installed.

Response: The parking garage will comply with all Code requirements relating to sprinkler system in parking garages.

ARLINGTON 425 – PC # 21-002

PETITIONER RESPONSES TO ROUND 1 COMMENTS

FEBRUARY 26, 2021

RESPONSES TO ENGINEERING DEPARTMENT COMMENTS

1-10. No response required. Part of Engineering Department form.

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.

    Response: Understood and agreed.

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 sidewalk, brick sidewalk, curb and gutter, widening of Chestnut Ave for parking, street lighting, bump outs at Highland Ave and Campbell St, bump outs at Chestnut Ave and Campbell St, installation of a 3 way stop control at Highland Ave and Campbell St, and all way stop control at Highland Ave and Sigwalt St. 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.

    Response: Comment duly noted. The requested engineer's opinions of probable construction cost will be provided as part of the final engineering submittal.

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

Response: Understood and agreed.

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.

    Response: Petitioner agrees with the first sentence. The Petitioner does not agree with the second sentence as the executed plat as requested will be submitted with Petitioner's final engineering. A digital copy of the plat will be provided on disk to the Village.

15. The site storm water management summary and volume control summary appear acceptable.

    a. The storm water management report, detention calculations and restrictor calculations shall be updated at final engineering.
    b. The detention storage system under the garage must be designed to AASHTO HS-25 loading standard.
    c. In the event the project is constructed in phases, the underground detention must be installed during Phase I.
    d. A maintenance plan shall be provided for the permeable pavers and underground detention.

    Response: Understood and agreed.

16. Final subdivision approval will require final engineering plans.

    Response: Understood and agreed.

17. A site photometric lighting diagram indicating lighting intensities and associated catalog cut sheets for all site and building mounted luminaires must be provided. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted. This can be provided at final engineering.

    Response: This comment has been noted and the requested lighting information will be provided at final engineering.

18. An existing street light on Campbell St just west of the entrance may need to be relocated. This can be addressed at final engineering.

    Response: This comment has been noted and the requested lighting information will be provided at final engineering.

19. There are concerns with the current layout of the median under the porte cochere:

    a. The median should be extended south, stopping just short the outer radius of the roundabout to help guide entering and exiting vehicles, and prevent prohibited movements.
    b. The north end of the median may encroach into the pedestrian access route along Campbell St. The median should be shifted south such that the pedestrian access route is maintained through the driveway.

c. These items can be addressed at final engineering.

Response: These comments have been noted and will be addressed at final engineering.

20. Per the original approval, crosswalks are required to be installed on all legs at the intersections of Highland Ave. and Campbell St., and Highland Ave. and Sigwalt St. The original approval also required bump outs to be constructed on Campbell St. between Highland Ave. and Chestnut Ave., and on the western side of Highland Ave. between Campbell St. and the access drive. Revise the plans to include the conditions as noted in the previous approval. This can be addressed at final engineering.

Response: These comments have been noted and will be addressed at final engineering.

21. The all-way stop control at the intersections of Highland Ave. and Campbell St., and Highland Ave. and Sigwalt shall be completed. This can be addressed at final engineering.

Response: This comment has been noted and will be addressed at final engineering.

22. Sidewalk shall carry through all driveways, curb shall stop on either side of the sidewalk. For driveways that are under stop control, detectable warning panels are required.

Response: This comment has been noted and will be addressed at final engineering.

23. The fire lanes are to be constructed of permeable pavers. The structural number of the proposed cross section of the fire lane shall meet or exceed the Village's heavy-duty asphalt pavement cross section consisting 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. This can be addressed at final engineering.

Response: These comments have been noted and will be addressed at final engineering.

24. The AutoTurn exhibits submitted do not include turning movements for an inbound tower engine entering from the Campbell St. driveway. Submit AutoTurn exhibit showing the inbound and outbound turning movements for a tower engine entering from Campbell St. This can be addressed at final engineering.

Response: Tower engine entering from the Campbell Street Drive is not included, and was not included in original approval.

25. The existing conditions survey is from the year 2002 and does not show the existing Vail Garage structure over Highland Avenue. Other surface and/or underground improvements have been made in the interim. The existing conditions must be checked and updated to enable cogent comments.

Response: This comment has been noted. An updated existing conditions survey will be prepared and included in the final engineering documents for Village review and comment.

26. Currently, westbound vehicles from Highland Ave. are aligned with vehicles attempting to enter the parking garage from the roundabout. Additional striping, signage or other modifications that help delineate turning movements are required near the Highland parking garage's northwest access in order to reduce potential conflicts. This can be addressed at final engineering.

Response: This comment has been noted and will be addressed at final engineering.

27. A "no right tum" sign is needed for the Highland Parking garage exit to direct vehicles to the traffic circle. This can be addressed at final engineering.

    Response: This comment has been noted and will be addressed at final engineering.

28. Both the Highland Ave. Parking Garage and the underground parking for the Chestnut Ave. building have parking stalls located in areas that could be problematic to the residents. The two parking spaces that flank the storage/refuse/loading area on the ground level of the Highland St. parking garage will face sight obstructions when attempting to leave their parking spaces, while also being in close proximity to both entrances and exits where traffic may be more frequent. The northern most spaces in the Chestnut Ave. building abut a wall and restrict turning movements for vehicles attempting to leave these parking spaces. Alternative layouts should be considered for these locations.

    Response: The parking spaces in question are no different than parking next to a large vehicle. Parking layout in those areas to remain as submitted.

29. A maintenance plan for the underground parking for the Chestnut Ave building shall be provided. This can be addressed at final engineering.

    Response: This comment has been noted and will be addressed at final engineering.

30. A snow removal plan for the top deck of the parking garage shall be provided. This can be addressed at final engineering.

    Response: This comment has been noted and will be addressed at final engineering.

31. Regarding the proposed use of the surface lot located at the southwest comer of Chestnut Ave and Campbell St, additional information shall be provided at final engineering on the parking lot and on the phasing of construction on when the use of the lot would be eliminated.

    Response: The use of the referenced surface lot is no longer being proposed.

32. The Village has an underground conduit for fiber optic and copper cable located in the east parkway of Chestnut Ave between the sidewalk and curb. The bump outs will not leave the minimum 30" cover over the conduit, which will require lowering the conduit from Sigwalt St. to Campbell St. The conduit must be shown on the site plan. Details on how the conduit will be lowered can be addressed at final engineering.

    Response: The existing fiber optic and copper cable locations based on JULIE markings will be shown on the updated existing conditions survey that will be included in the final engineering documents. The requested lowering details will be addressed at final engineering.

33. Regarding the proposed pressure connections:

    a. All pressure connections must utilize an epoxy coated full circumference tapping sleeve with stainless steel bolts.
    b. The size of the pressure connection for PC- I should show 8"x8", not 8'x8'.
    c. This can be addressed at final engineering.

Response: These comments have been noted and will be addressed at final engineering.

34. The Village completed an extensive combined sewer project in the downtown in 2019. The plans must be updated to reflect the new utilities. This can be addressed at final engineering.

    Response: This comment has been noted. These new utilities will be shown on the updated existing conditions survey that will be included in the final engineering documents.

35. The Sigwalt 16 development located in the southern portion of Block 425 is currently under construction. The final engineering plans for Arlington 425 shall be updated to reflect the as-built conditions along the south property line and along Chestnut Ave.

    Response: This comment has been noted. Please provide Petitioner with the approved Sigwalt development plans. The Sigwalt 16 existing conditions along the south property line of the Arlington 425 project will be shown on the updated existing conditions survey that will be included in the final engineering documents.

36. A structural review and field verification of the existing Vail Garage footings is to be included in the design of the Highland Ave. garage. This can be addressed at final engineering.

    Response: This was addressed in the original approved plans, but will be updated and included as part of the final design for the Highland Avenue garage.

37. The Village needs plans and structural approval of all modifications needed to existing garage. It appears that changes are needed to accommodate the loading bays and south entrance onto Highland. This can be addressed at final engineering.

    Response: This comment has been noted and will be addressed as part of the final design drawings for the Highland Avenue parking garage.

38. The proposed bump out parking located on Chestnut will not be maintained by the Village. This shall be in the maintenance agreement.

    Response: Chestnut is a Village street and is the Village's responsibility to maintain. Due to the difficulty removing snow from the parking areas, the Petitioner will be responsible for the removal of snow from the bump out parking areas. The balance of the maintenance shall be the responsibility of the Village.

ARLINGTON 425 – PC # 21-002

PETITIONER RESPONSES TO ROUND 1 COMMENTS

FEBRUARY 26, 2021

RESPONSES TO FIRE DEPARTMENT COMMENTS

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1. The apartment buildings are to be fully sprinkled. The Parking garage is to have a standpipe system with two FDC connections. One at the main front entrance and the second on the southeast corner of the parking garage near the Highland Ave hydrant.

   Response: Petitioner will comply.

2. A Knox Box containing keys to access necessary parts of the building shall be at the main front entrance of the buildings and for each commercial/office space. Another Knox Box by the Chestnut underground garage with keys or key card to open garage door.

   Response: Petitioner will Comply

3. The Fire Department Connections shall be located at the main front entrance of the buildings, be fully visible, and accessible. It shall be located within a maximum travel distance of 100 feet to the nearest accessible fire hydrant capable of delivering the required fire flows. See above for parking garage.

   Response: Petitioner will comply.

4. Install a fully operational annunciator panel or alarm panel at the main front entrance of each building.

   Response: Petitioner will comply.

5. Please provide status of current hydrant on Campbell near the northwest corner of the lot. It does not show up on current plans like the others on the property.

   Response: Will be clarified and more clearly shown as part of the final engineering

ARLINGTON 425 – PC # 21-002

PETITIONER RESPONSES TO ROUND 1 COMMENTS

FEBRUARY 26, 2021

RESPONSES TO POLICE DEPARTMENT COMMUNITY SERVICES BUREAU COMMENTS

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1. **Character of use:**
The character of use is consistent with the area. It will be necessary to limit access to the grounds, especially the pergola / firepit / courtyard. This is recommended to limit access and loitering. The addition of trespass signs is recommended.

Response: Agreed and Petitioner will comply.

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- i.e. courtyard and parking garage. Landscaping must not create hiding locations and should provide for natural surveillance.

Response: Willy comply.

3. **Present traffic problems?**
A new parking impact study is recommended for this project due to the amended site plans.

Response: A revised parking impact study has been completed and is included in the current information being provided

4. **Traffic accidents at particular location?**
This is not a problem area in relation to traffic accidents.

Response: No response required.

5. **Traffic problems that may be created by the development.**
The area around the vehicle entrance/exit should be clear of obstructions. Vehicle traffic entering and exiting the available covered parking must be able to view other vehicles and pedestrians. Street parking adjacent to the entrances/exits should be prohibited. Warning lights/audible signals could be used to signal that vehicles are exiting.

Response: Will comply as part of final engineering.

6. **General comments:**

- Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

- Emergency telephones and call boxes should be installed in the parking area for added safety.

- The storage area, lower level, should be secure and accessible only to residents. There should be signage to encourage users to lock their storage lockers and video surveillance of the area to deter theft and help identify potential offenders.

Response: Petitioner will comply.

ARLINGTON 425 – PC # 21-002

PETITIONER RESPONSES TO ROUND 1 COMMENTS

FEBRUARY 26, 2021

RESPONSES TO HEALTH SERVICES DEPARTMENT COMMENTS

General Comment:

1. All owners of multi-family properties shall make recycling services available to all residents residing in the property. The owners must develop and implement a recycling plan with adequate procedures and management in order to stimulate participation. The recycling plan shall be submitted for approval to the Villages Health Department prior to residents moving in.

   Response: Petitioner will comply.

Sheet HI1 Parking Garage:

1. A minimum of 8 Reserved Accessible parking Spaces are required in parking facilities with more than 301 parking spaces per IAC Section 208.2 and in accordance with 208.3 Location.

   Response: Petitioner will comply.

2. For every six or fraction of six parking spaces required by 208.2 to comply with 502 at least one shall have a vertical clearance complying with 502.5 (98-inches).

   Response: Petitioner will comply.

3. Comments from P.C. 19-001 Round 1 still apply.

   Response: Petitioner will comply with those comments to P.C. 19-001 that form a part of Village Ordinance 19-019.

ARLINGTON 425 – PC # 21-002

PETITIONER RESPONSES TO ROUND 1 COMMENTS

FEBRUARY 26, 2021

RESPONSES TO PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT COMMENTS

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7. The Plan Commission must review and approve the following actions:

   a) Amendment to Planned Unit Development Ordinance #19-019 to allow modifications to the approved development plan.
   b) Special Use Permit to allow a "Private Garage, Customer/Employee" for the Highland garage.
   c) Variation to Chapter 28, Section 6.5-2, to allow accessory structures (pergola and fire pits) within a side yard where accessory structures are only allowed within a rear yard.
   d) A variation may be required for the proposed pergola size, height, and setback.

   Response: a) Agreed.
   b) Agreed. Petitioner will submit written justification for this Special Use.
   c) Accessory structures have been removed from the plan.
   d) Pergola has been eliminated

8. The proposed amendment to the PUD involves several different development alternatives and plans showing these alternatives must be provided:

   a) Floorplans and elevations for the Highland garage at 3 stories with 273 parking spaces. Elevations must show details on the east side appearance of the Highland garage.
   b) Floorplans and elevations for the Highland garage at 4.5 stories with 388 parking spaces. Elevations must show details on the east side appearance of the Highland garage.
   c) Floorplans for the Chestnut building if no basement/garage is built, which is necessary to understand where refuse and building structural/mechanical elements would be located.

   Response: Petitioner has decided to show only one plan. That plan is a 4-story garage containing 345 spaces, and 44 spaces under the Chestnut building for a total of 389 parking spaces for the project.

9. There are several conditions of approval from Ordinance #19-019 that will need to be amended or eliminated as a result of this proposal. Please note that all conditions not amended or eliminated will remain applicable.

   Response: Understood.

10. Submitted paper plansets show Highland garage at 4 stories with 344 parking stalls, submitted PDF plansets show Highland garage at 5 stories with 431 parking stalls. Please coordinate plans on forthcoming resubmission.

    Response: Only one 4-story garage is being proposed which now contains 345 parking stalls. Revised plans submitted herewith reflects the foregoing.

11. Please ensure that all plans and/or studies to be resubmitted as a result of the Round 1 review comments include a revision date. Additionally, all revised plans must incorporate any changes as recommended by the Design Commission.

    Response: Understood and Petitioner will comply.

12. Impact Fee's will be required for the residential portion of the development, in accordance with Village Code.

    Response: Understood.

13. To identify all PIN's within 250' (with all ROW's omitted), will you be working with a title company to compile the PIN list, or are you expecting to work through a PIN list provided by the Township Assessor?

    Response: Obtained PINs from Title Company and searched each PIN individually within 250' (with all ROW's omitted) for changes in ownership since original approval.

14. Section 9.8(i) of the Zoning Code requires that all PUD's include a preliminary construction schedule and phasing plan. Please outline, specifically, all infrastructure (both onsite and off-site) and site improvements that would be constructed in Phase 1 and full buildout.

    Response: Will be provided with final engineering for Phase I.

15. A photometric plan shall be required at time of building permit. All photometric levels shall conform to code requirements.

    Response: Will be provided as part of final engineering. All photometric levels will conform to code requirements.

16. Design Commission review and Housing Commission review shall be completed prior to appearing before the Plan Commission. Please provide an update on the status of the Design Commission applications and required Inclusionary Housing Plan necessary for Housing Commission appearance.

    Response: Design Commission and Housing Commission applications are being contemporaneously submitted.

17. Please note that all future restaurants will be required to receive a Special Use Permit or will be required to obtain a Special Use Permit Waiver, if eligible.

    Response: Understood.

18. Please ensure that all plans are coordinated. Engineering plans do not appear to match Landscape and Architectural plans with regards to paving at the southern end of the Highland garage.

    Response: Petitioner will coordinate as part of final engineering.

19. There were several public improvements required by Ordinance 19-019 (bumped-out crosswalk at the eastern leg of Campbell/Highland, parking bump-outs on Campbell and Highland, crosswalks, modifications to the Chestnut egress curb, Village gateway sign, etc.). Please revise the plans to reflect

these required improvements. Additionally, please provide final details on the proposed Chestnut building garage ramp wall (materials, height, etc.) as was required in Ordinance 19-019.

Response: Will comply per previously approved plans. Plans submitted herewith have been revised to show these items. Final detail on materials for Chestnut Building garage ramp wall will be submitted with final engineering plans for Chestnut Building.

20. Details are needed on all proposed fences, retaining walls, dumpster enclosure walls (height, material, etc.). Dumpster enclosure walls are required to be masonry to match the building materials. The southern retaining wall is required to be reduced/eliminated and if determined necessary, shall be setback 1' minimum from the southern property line.

Response: There are no dumpster enclosures. All details on southern retaining wall, if necessary, will be provided as part of final engineering.

21. Please provide details on the connection to the Highland garage in a Highland garage basement floorplan.

Response: Highland basement connection to parking garage is being eliminated. Connection will be via overhead walkway shown on revised plans.

22. If parking for the Chestnut Building is contained entirely in the Highland garage, will an underground connection be proposed?

Response: Parking for Chestnut Building is no longer going to be contained entirely in the Highland garage. There will be no underground connection between the Chestnut Building and Highland Garage.

23. How would trash collection occur within the Chestnut Building? Will a scavenger truck access the underground garage to load trash, and if so, how would it fit/maneuver? If not, where would trash be stored on pick-up days? If the underground garage is eliminated, where would trash be stored and where would collection occur on pick-up days?

Response: Garbage truck will be back down ramp or into loading area, and trash bins will be wheeled to end of ramp or loading area on pick-up day. There will be an onsite maintenance engineer and a property manager to coordinate.

24. Architectural sheet "CS" indicates max number of spaces in Highland garage to be 344, project narrative indicates max number to be 388.

Response: Revised plans show 345 spaces.

25. Garages with 300-400 parking spaces are required to have 8 handicap accessible parking stalls.

Response: Petitioner will comply.

26. The Arlington 425 Unit Mix and Parking document does not reflect the 7,376 sq. ft. of retail space in the basement of the Campbell building.

Response: No portion of the Highland Building basement will be used for anything other than building amenities and storage. Therefore, no parking spaces are required.

27. Where will bike parking for the Chestnut building be located?

Response: Bike parking will be located on the ground level of the Highland Garage.

28. For all variations identified in these review comments, please provide a written response to the hardship criteria for variation approval, as outlined on page 2B of the zoning application and summarized below:

- 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.

Response: No additional variations are being requested at this time.

29. For the required Special Use Permit, please provide a response to the approval criteria as outlined on page 2B of the zoning application and summarized below:

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

Response: Counsel for Petitioner will provide in separate a letter.

30. Please revise the plans to include details (height, size, setbacks) on the proposed pergola at the southern end of the property. Additionally, please note that pergolas are considered accessory structures, and as such must be located in a rear yard only (i.e. completely behind the rear of the building). Pergolas are also restricted to 300 square feet in size, 15' in height, and must be setback 5' from a rear lot line. Please clarify if a variation is requested and provide the necessary written justification for any such variation.

Response: The pergola has been removed from the current plans.

31. Please revise the plans to provide additional details on the proposed fireplace/firepits within the landscaped courtyard (setback, size, height, open fire pit? fireplace with chimney? outdoor grilling station? Permanent structure or moveable?).

Response: The proposed fireplace/firepits have been removed from the current plans.

Parking and Traffic:

32. It appears that the current plan does not provide sufficient parking. At a minimum, parking shall be provided as per the ratios within the approved PUD. Parking for both Phase 1 and full build-out fall short of the 1.3 parking spaces per unit approved within the 2019 PUD, and parking demand for commercial uses has not been factored in (see attached chart). Allocation of the affordable parking spaces in the Vail garage as noted is subject to Board approval. Per comment #37 below, provide hourly data on commercial demand, including basement space and the overall size of the restaurant space.

Response: All parking will be provided in accordance with Village Code requirements. Phase I, which includes only the Campbell Building, will be parked in the Highland garage which will contain 345 spaces. Required residential parking for the Campbell Building is now 247 spaces. Petitioner is requesting that 1 space for each of the 12 Inclusionary Housing unit be eliminated from the Parking requirements per Village's Inclusionary Housing Ordinance, leaving a required 235 residential parking space requirement. 19 spaces are required per Code for the commercial uses in the Campbell Building. Therefore that will leave 326 spaces available for residential parking of which 235 residential spaces for the Campbell Building are required. That will be an approximately 1.28:1 residential parking ratio, and an overall 1.36:1 parking ratio.

The Chestnut Building will contain 85 units requiring 90 parking stalls. The same request will be made to reduce the parking requirement for the 4 Inclusionary Housing units, leaving a requirement of 86 parking stalls. 44 parking stalls are being constructed under the Chestnut Building. The 345 spaces in the Highland garage plus the 44 spaces in the Chestnut garage total 389 total parking spaces. The total Code requirement for the project will then be 340 parking stalls (254 for the Campbell Building plus 86 parking stalls for the Chestnut Building. Since a total of 389 total parking stalls are being constructed, there will be an additional 49 parking stalls required over the Code requirement, for an overall parking ratio of 1.14:1.

No parking in the Highland Building basement is required. Petitioner will not be providing hourly data on commercial demand in addition to what was initially presented. Due to the Corona virus quarantine, current traffic and parking patterns for the last 12 months would not reflect normal conditions. The size of the restaurant space, including the seating area has not changed.

33. A detailed Parking Allocation and Management plan shall be required. This plan must provide a detailed explanation of how parking within the Highland garage will function for the commercial uses and residential tenants/guests, including details on the following:

- Where will spaces be located for commercial employees, commercial patrons, residential guests, and residential tenants and how many specifically for each use/group.
- How spaces and access will be restricted/identified/assigned/segregated to each use type.
- Rates and time limits for commercial usage.
- Valet parking for restaurant.
- Shared parking amongst the various users.
- Will residential spaces be assigned or on a first come first served basis? Please note that the Rich & Associates 2018 parking study recommended that residential parking spaces are not assigned to specific units (i.e. they are unbundled).

Response: Please see the attached proposed parking allocation plan. The Highland garage will be operated as previously proposed and approved. Petitioner is requiring that valet parking be included in any restaurant lease. As of this date, Landlord has not determined whether or not it will assign residential parking spaces or not. Since this will be a privately owned and operated garage, and restricted to use only by the tenants, their guests, and the commercial employees and customers, Petitioner reserves the right to determine whether or not it will allocate specific residential parking spaces in the Highland garage.

34. The KLOA study does not include the proposed 7,376 sq. ft. of retail space within the basement and must be revised to reflect this space. Furthermore, the project narrative indicates that the restaurant seating area size will be 3,000 sq. ft., meaning that the overall size of the restaurant will be greater than 3,000 sq. feet. A total size for the restaurant is needed for accurate parking and traffic projection purposes. Absent of this, the following assumptions were made:

- 7,962 sq. ft. retail/restaurant on 1st floor with 3,500 sq. ft. for retail, 3,000 sq. ft. for restaurant seating area, leaving 1,462 sq. ft. left for "back of house" restaurant size, all of which is consistent with and the same as in the existing Ordinance.

- 7,376 sq. ft. basement retail.

If these assumptions are incorrect, please clarify actual sizes of both restaurant space (overall size and seating area size) and retail spaces. Additionally, please clarify how the basement "auxiliary retail" space is intended to be utilized.

Response: Assumptions are correct as to the 7,962 square feet on the first floor. The basement of the Campbell Building will not be used for commercial use, and does not require any parking stalls.

35. Staff does not support the use of the southwest corner of Chestnut/Campbell for parking, either on a temporary basis or permanent basis. As such, the usage of parking here was not factored into our analysis of onsite parking. This property would need to have certain zoning approvals for offsite parking and no detailed plans have been submitted.

Response: Petitioner concurs. This request has been withdrawn.

36. Page 40 of the KLOA study concludes that parking is provided at a ratio of 1.22 spaces per unit, however, this does not factor in parking assigned to non-residential uses. Will all parking be shared? A similar ratio is provided for parking per bedroom. These ratio's must be revised to reflect parking assigned to non-residential uses.

Response: See response to question #32 above.

37. Similar to pages 37-43 in the 2019 KLOA study, a shared parking/hourly parking analysis must be provided. Please use the correct size for non-residential uses based on the utilization of the basement space and overall size of the restaurant space.

Response: Due to the very small amount of commercial usage, and the impact of the Corona virus, Petitioner will not be providing an updated shared parking/hourly parking analysis. Parking analysis has been done according to Village Code. Petitioner will provide parking for the commercial space required by Village Code.

38. The parking study does not match the plans submitted. The study references 390 spaces within the garage, whereas the project narrative references 388 spaces. The study also references the Chestnut Building as including two levels of underground parking.

Response: To clarify, the revised plans show 345 parking stalls in the Highland garage and only one level of underground parking containing 44 parking stalls in the Chestnut Building.

39. The proposed two-bay loading zone within the Highland garage is too far removed from the residential portions of the development and negatively impacts public parking given the loss of spaces along Highland. It shall be relocated to the north side of the garage to be closer to the buildings it serves with access from the internal motorcourt.

Response: This area will not be used for tenant or commercial loading. It will primarily be used for refuse and storage for the Highland garage.

40. Figure G within the Appendix should be updated to coordinate with the civil/architectural plans.

Response: This is reflected in the updated traffic study concurrently submitted.

41. Ordinance 19-019 required infrastructure improvements that are not reflected in the commentary of the study, such as curbed parking bump-outs, a crosswalk bump-out on

Campbell east of Highland, and curbed bump- outs on Highland. These improvements should be referenced in the study and included within Figures G and F in the appendix.

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- Page 29: No reference to Campbell crosswalk east of Highland.
- Page 31 & 32: Provide number of spaces that will be lost on Campbell and Highland.
- Take into consideration required curbed bump-outs, crosswalks, and Highland garage access modifications.
- Page 34: Per comment #39, Highland loading zone should be relocated to the north side of the building with access from the internal motorcourt.
- Figure F and G should be revised to show curbed bump-outs, number of street parking spaces, and removal of Highland loading zone.

Response: All of the above items are reflected in the revised traffic study concurrently submitted

42. Should the Chestnut Building be proposed as a condominium, a PUD amendment shall be required. Alternatively, if a viable plan showing parking provided at a minimum ratio of 1.7 parking spaces per unit for this building, staff will evaluate the ability for administrative review for this request.

Response: Understood. At the present time, Petitioner is not proposing condominiums in the Chestnut Building.

43. It is not cost effective to construct the Highland garage in phases and phased construction will impact the ability to provide the necessary parking during construction. It is encouraged to construct the entire garage as one phase/buildout to avoid future costs and disruptions to parking.

Response: Petitioner concurs. A full four-story Highland garage will be constructed as a part of Phase I.

Landscaping Comments

1) Along Campbell and Highland incorporate bump outs at the corners and adjacent to each drive aisle.

Response: Petitioner concurs. This is now shown on the revised landscape plan concurrently submitted.

2) It is recommended that the corner space at Campbell and Highland be evaluated. This is a focal point and the space should be further developed. The proposed planters appear small and insignificant.

Response: This will remain as previously approved.

3) Provide an interim landscape plan for each phase.

Response: The Landscape Plan for both phases is attached. A landscape plan for Phase I comply with Code and will be submitted for approval prior to the completion of the Highland garage. Due to the use of the courtyard area west of the Highland garage being used for excavation and staging for the construction of the Chestnut

building, any landscaping done in that area will be destroyed. It is currently the Petitioner's intention to plant grass in the Phase II area.

4) The streetscape along Campbell and Highland must be consistent with the Downtown details/streetscape. Please provide a site furnishings package.

Response: Petitioner will comply with approved plans. The streetscape along Campbell and Highland will be consistent with the Downtown details/streetscape.

5) Provide additional landscaping on the east elevation of 33 S. Chestnut.

Response: This will be a part of the courtyard plan that will be submitted for approval for Phase II.

6) Along the south property line adjacent to the parking garage provide a decorative metal fence. This may require a variation and staff is supportive of the variation. Provide a detail of the fence and the retaining wall.

Response: Petitioner will comply. A detail of the fence was included in the original landscape drawings. It will be an ornamental fence, four feet high, with vertical pickets four inches apart, a double rail on the top, and a single rail on the bottom.

7) Along Campbell Street please include pavers within the drive aisle for the portion that is part of the pedestrian walkway. The pavers should match the downtown streetscape.

Response: Petitioner will comply.

8) As more detailed plans are provided additional comments may be forthcoming.

Response: Understood. Please submit as soon as possible.

ARLINGTON 425 – PC # 21-002

PETITIONER RESPONSES TO ROUND 2 COMMENTS

MARCH 11, 2021

RESPONSES TO DEPARTMENT OF BUILDING & LIFE SAFETY FIRE SAFETY DIVISION COMMENTS

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1. High-rise buildings shall be provided with an automatic smoke detection system, a fire department communication system, and an emergency voice/alarm communication as required by the International Fire Code.

   Response: Understood and agreed.

2. Fire Safety permits shall be obtained for the following: Fire suppression systems, fire alarm systems, generators for emergency backup systems.

   Response: Understood and agreed.

3. Overhead utilities shall not interfere with tower/aerial fire operations.

   Response: There will be no overhead utilities located or constructed on the Property.

4. The fire command center is not indicated on the submitted drawings. For confirmation, a fire command center shall be located on the first floor with the location to be approved.

   Response: Confirmed and agreed

5. Plans show the roof has a proposed fireplace. The fire code prohibits open flame on a combustible deck unless the deck is protected by fire sprinkler. The fireplace would not be permitted.

   Response: If any fireplace is placed on any roof will be fully compliant with all fire codes, or will not be provided.

ARLINGTON 425 – PC # 21-002

PETITIONER RESPONSES TO ROUND 2 COMMENTS

MARCH 11, 2021

RESPONSES TO DEPARTMENT OF BUILDING & LIFE SAFETY FIRE SAFETY DIVISION COMMENTS

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   Response: If any fireplace is placed on any roof will be fully compliant with all fire codes, or will not be provided.

ARLINGTON 425 – PC # 21-002

PETITIONER RESPONSES TO ROUND 2 COMMENTS

MARCH 11, 2021

RESPONSES TO ENGINEERING DEPARTMENT COMMENTS

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40. The petitioner's response to Comment No. 14 is unacceptable. 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.

    Response: Acknowledged by Petitioner

41. The petitioner's response to Comment No. 24 is unacceptable. The AutoTurn exhibit showing the inbound and outbound turning movements for a tower engine entering from Campbell St. shall be provided at final engineering. The prior Plan Commission approval for the PUD and preliminary plat does not exempt the Engineering Division from requiring additional information for final engineering. The petitioner shall acknowledge that they accept this understanding.

    Response: There will be no inbound or outbound tower engine access from or to Campbell Street

42. The petitioner's response to Comment No. 28 is unacceptable. The parking spaces in question would be problematic for residents attempting to leave the parking space. Alternative layouts should be considered. This can be addressed at final engineering.

    Response: This will be addressed at final engineering.

43. The petitioner's response to Comment No. 32 is noted. Fiber optic is not included in the requests for JULIE as it is a private utility. The conduit must be shown on the site plan. Details on how the conduit will be lowered can be addressed at final engineering.

    Response: This will be addressed at final engineering.

44. The petitioner's response to Comment No. 35 is noted. Prior to final plat and final engineering, the petitioner shall be responsible for acquiring the as-built conditions from the developer of Sigwalt 16. This can be addressed at final engineering.

    Response: Petitioner has no way of obtaining "

45. The petitioner's response to Comment No. 38 is noted. An agreement addressing the snow removal in the parking area of the bump outs along Chestnut Ave. shall be provided. The petitioner shall acknowledge that they accept this understanding.

Response: Petitioner acknowledges and accepts this understanding as to snow plowing in the parking area of the bump outs along Chestnut, so long as all other property owners similarly situated (i.e. Sigwalt 16) are also required to do the same.

ARLINGTON 425 – PC # 21-002

PETITIONER RESPONSES TO ROUND 2 COMMENTS

MARCH 11, 2021

RESPONSES TO HEALTH SERVICES DEPARTMENT COMMENTS

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1. At the time of building permit petitioner shall supply a unit by unit listing of the 20 percent Adaptable/Accessible dwelling units distributed throughout each building to provide a variety of sizes and locations as required by Illinois Accessibility Code Section 233.6 Multi-story thru 233.6.5.7.

   Response: Understood and agreed

2. It is recommended that the above citation be added to the ordinance when amended.

   Response: Petitioner has no objection.

ARLINGTON 425 – PC # 21-002

PETITIONER RESPONSES TO ROUND 2 COMMENTS

MARCH 11, 2021

RESPONSES TO PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT COMMENTS

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45. The response to comment #7 is noted. Based on the revised plans, the Plan Commission must review and approve the following actions:

    a) Amendment to Planned Unit Development Ordinance #19-019 to allow modifications to the approved development plan.

    b) Special Use Permit to allow a "Private Garage, Customer/Employee" for the Highland garage.

    Response: Understood and agreed.

46. The response to comment #13 is noted. Please ensure that the notice will be sent to the current property owners/taxpayers of record at time of mailing, not the property owner/taxpayer of record that were of record prior to the application being submitted. Please submit a draft of the notification letter as soon as possible to allow sufficient time to review to ensure that the necessary language is included within the letter.

    Response: Understood and agreed. The notification letter As approved by the Village has been sent as directed. Firsel Ross, attorneys for Petitioner, manually verified the taxpayer of record for each individual permanent index number on March 15, 2021.

47. The response to comment #14 is noted. As no preliminary construction schedule and phasing plan was submitted, staff is recommending a condition of approval that would require a construction schedule and phasing plan be submitted at time of Final Plat of Subdivision, for review and approval by staff. Said phasing plan shall include details on all infrastructure that will be constructed in each phase of development, as well as a phased landscape plan.

    Response: Understood and agreed.

48. The response to comment #19 is noted. These items shall still be required per Ordinance 19-019, although many of them have now been shown on the plans. Please note that the 1-year extension granted by the Village Board for Preliminary Plat of Subdivision approval is set to expire on June 3, 2021. Any future request to extend the Preliminary Plat approval must first be discussed by the Plan Commission. As such, please acknowledge that, along with the proposed PUD amendment, you wish to request another 1-year extension to the Preliminary Plat of Subdivision approval for expiration on June 3rd of 2022.

    Response: Along with the proposed PUD amendment, Petitioner hereby requests an additional 1-year extension to the Preliminary Plat of Subdivision approval for expiration on June 3rd of 2022.

49. The response to comment #20 is noted. Since no details were provided on the retaining walls, fences, or loading zone (dumpster) enclosure walls, staff is recommending a condition of approval that would require these details be submitted at time of Final Plat of Subdivision, for review and approval by staff.

Response: These details will be submitted at time of Final Plat of Subdivision for review and approval by staff.

50. The response to comment #23 is not sufficient. Trash collection at the base of the ramp does not appear viable as it would require the refuse truck to stop and stage on the public street for reversal into ramp, and collection on the ramp may not be possible due to grade differentials. Furthermore, the Chestnut Building does not contain a screened "loading area" for trash collection. Please clarify, specifically, where trash collection would occur, and how the dumpsters would be relocated to the loading area on collection days.

Response: Trash removal at the base of the ramp is definitely viable. The refuse truck will not "stage" on Chestnut, but simply stopping in order to back down the ramp in order to empty the refuse containers that will be kept inside the Chestnut Building, except at the time of trash removal when building management will insure that the refuse containers are moved to and from the base of the ramp.

51. The response to comment #27 is noted. There appear to be well over 50 bike storage stalls within the Highland garage for the 85 units within the Chestnut building. Bike parking regulations would only recommend around 1 stall per 10 multi-family units. A reduction in the number of bike stalls within the Highland garage may allow an additional parking space.

Response: Bicycle storage will be moved to the Campbell Building. There will be no less than 32 bicycle storage stalls, and possibly more based on demand and usage.

52. The response to comments #32 and #37 is not acceptable. Since no hourly parking data was provided, staff has prepared an hour by hour parking analysis. Please see the attached charts and revise the allocation plan as indicated below:

a) Phase 1 appears to contain an adequate number of overall parking spaces, however, the allocation of those spaces needs some adjustments based on the modeling:

i. The 277 allocated spaces for "Restricted Residential" can remain as is.
ii. The 32 "Restaurant/Retail & Residential Guest" parking spaces should be allocated as "Non- Residential Only".
iii. 24 of the 36 "Residential & Resident Guest" parking spaces should be allocated as "Non-Residential Only". This would bring the total number of "Non-Residential Only" spaces to 56, which should be viable to capture anticipated non-residential parking demand.
iv. The remaining 12 spaces can remain as "Resident & Resident Guest" spaces.

Response: The updated hour by hour parking analysis Kenig, Lundgren, O'Hara and Aboona is being submitted herewith. The revised parking allocation plan complying with the above requests is being submitted herewith.

b) Based on the modeling, parking for Phase 2 does not appear to be sufficient. In order to move forward with construction of the Phase 2 Chestnut building, the developer would have to demonstrate that there is sufficient capacity within the Highland Garage to accommodate for the expected demand from the Chestnut building. Alternatively, at time of construction, the number of units could be decreased or the onsite parking supply could be increased.

Response: At the time of construction of Phase 2, Petitioner will provide 25% more parking than current Code requires, by: (i) adding more parking stalls below the Chestnut Building, or (ii) increasing the size of the parking garage, or (iii) a reduction of the number of units, and thereby reducing the number of parking stalls required, or (iv) providing a real time parking study of the Highland garage showing that such additional parking space ratio is not needed, or (v) a combination of any of the foregoing, all of which shall be subject to the review and approval of the Village.

53. The response to comment #33 does not address include enough detail. Please provide an updated Management and Allocation description similar to what was provided within the 2019 PUD. Please ensure that the plan include details on the following:

a) How spaces and access will be restricted/identified/assigned/segregated to each use type.
b) Rates and time limits for commercial usage.
c) Valet parking for restaurant.
d) How will shared parking spaces function?
e) Will residential spaces be assigned or on a first come first served basis? Will commercial employee spaces be assigned or on a first come first served basis?

Response: A revised Management and Allocation Plan description is attached.

54. The response to comment #36 is noted, however, it is unclear how the study arrived at the 1.14 parking spaces per residential unit figure.

Response: Based on Petitioner's response to #52 above, this number is no longer relevant.

55. The response to comment #39 is not acceptable. There has been no demonstrated need to have an additional tenant/commercial loading zone within the garage, and refuse can be accommodated within a loading zone on the north side of the garage with access from the internal courtyard, or potentially elsewhere on the site. Parking spaces are key to the success of this project, both internal and external along Highland, and staff is recommending a condition of approval that the loading/storage area within the Highland garage be eliminated and replaced with parking spaces or relocated to the north side of the garage with access from the internal courtyard.

Response: Petitioner respectfully disagrees with staff. The loading zone and storage areas are essential to the operation of the project. The demonstrated need is that of the Petitioner and its management consultant. The construction of the Vail Street garage all the way on the property line of the Petitioner has posed significant financial and developmental challenges, limitations and consequences for Petitioner. The attempt to preserve three 90 degree parking spaces along Highland Avenue, where, but for the construction of the Vail Street garage, would be parallel parking and driveways, and forsake the efficient and necessary operations of the development, is not agreeable to the Petitioner.

56. The response to comments #40 and #41 is noted. Staff notes that Figures G and F were not updated. Per comment #55, if the Highland loading/storage area is necessary, it should be relocated to the north side of the of the garage building with access from the internal motorcourt.

Response: Petitioner believes that the storage area as indicated is the best place for it.

Landscaping Comments

2) It is recommended that the corner space at Campbell and Highland be evaluated. This is a focal point and the space should be further developed. The proposed planters appear small and insignificant.
It is recommended that the space be further evaluated.

Response: Petitioner agrees that this space should be further evaluated and included in the Final Engineering plan.

3) Provide an interim landscape plan for each phase.
It is understood that the area will be used for staging; however, a plan must be provided for the interim between phases.

Response: Petitioner will work with staff to accommodate interim landscaping plans, possibly by the use of movable planters or other methodology. In the event that Petitioner will be required to maintain a fully cut and maintained lawn area, that such area will likely be fenced and unavailable to the public for dog waking or any other purpose.

5) Provide additional landscaping on the east elevation of 33 S. Chestnut.
Please add additional landscaping along the east elevation of 33 S. Chestnut

Response: A final landscaping plan for the east side of Chestnut will be provided at such time as final plans for the Chestnut Building are submitted for approval.

7) Along Campbell Street please include pavers within the drive aisle for the portion that is part of the pedestrian walkway. The pavers should match the downtown streetscape.
Please show the pavers on the plans.

Response: Petitioner agrees and pavers will be included on the final plans.

8) Please evaluate the sign location. The sign should be located on the corner where it is more prominent and should include landscaping. Consider including the sign as part of a raised planter located outside of the vision triangle.

Response: Petitioner will evaluate the sign location and work out its exact location and accompanying landscaping with staff.

EXHIBIT C

UNCONDITIONAL AGREEMENT AND CONSENT

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

WHEREAS, CCH LLC (*"Applicant"*) is the owner of record of that certain property located in the Village's B-5 Downtown Business District (*"B-5 District"*), commonly known as 217 W. Campbell Street, 13-33 S. Chestnut Avenue, and 26-34 Highland Avenue, and legally described in Exhibit A attached to and, by this reference, made a part of this Ordinance (*"Property"*); and

WHEREAS, Ordinance No. 2021-_____, adopted by the Village President and Board of Trustees on _____, 2021 (*"Ordinance"*), grants a Proposed Amendment to the Approved Planned Development for the Property as described in the Ordinance; and

WHEREAS, Section 11 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Applicant files, 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 Applicant does hereby agree and covenant as follows:

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

2. The Applicant acknowledges 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 Applicant acknowledges and agrees that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's granting of the Proposed Amendment 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 Applicant against damage or injury of any kind and at any time.

4. The Applicant hereby agrees 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: _____, 2021

ATTEST:	CCH LLC
By: _____	By: _____
Its: _____	Its: _____

Village Board
5/3/2021

Item: Ordinance - Code Amendment - Chapter 18 - Traffic

Department: Police/Legal

On October 19, 2020, the Village Board approved an Ordinance amending various sections of Chapters 16 and 18 of the Municipal Code related to Fines, as part of the implementation of DACRA, the system that oversees the Administrative Adjudication hearing process. An additional Code amendment is necessary to Section 18-211, Parking of School Buses and Trucks, as a 'clean-up,' based on the transition to DACRA. Additional language to clarify the time frame that parking commercial vehicles is prohibited on public streets, between the hours of 2:00 am and 5:00 am any day, has also been included.

RECOMMENDATION

It is recommended that an Ordinance Amending Section 18-211 of the Municipal Code, be approved.

ATTACHMENTS:

Description	Type
Code Amendment - Chapter 18 - Parking Provisions	Ordinance

AN ORDINANCE AMENDING CHAPTER 18 OF THE ARLINGTON HEIGHTS MUNICIPAL CODE

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

SECTION ONE: That Chapter 18, Traffic, of the Arlington Heights Municipal Code, is hereby amended to read as follows (the language being added is highlighted and the language being deleted is stricken):

Section 18-211 Parking of School Buses and Trucks. It shall be unlawful:

a. To park any school bus upon any public street within the Village when that bus is not engaged in the loading or unloading of passengers.

b. To park any commercial vehicle on any public street in a residential zoning district or directly adjacent to a residential zoning district or on any public street between the hours of 2:00 am and 5:00 am of any day. For purposes of this Section, commercial vehicle means any vehicle having a license class designation greater than "B" under the Illinois Vehicle Code except that this limitation shall not apply to a pick-up style commercial vehicle with the license class designation of "D". The provisions of this subsection shall not apply to any vehicle making a delivery or picking up a load or performing a requested service at a particular location ~~residence~~, in which case the commercial vehicle may be parked on the street only for the minimum time required to make the delivery or pickup or to perform the requested service.

Any person, firm or corporation that violates this Section shall be fined $75. The ticket may be settled by payment of the fine prior to the hearing date. If no payment has been received by the date set for hearing, the ticket will be processed in accordance with the Administrative Adjudication process set forth in Article VIII of this Chapter. An additional late payment penalty of $75 shall be assessed 21 days following the hearing date for failure to respond to the violation.

SECTION TWO: The provisions of this Ordinance are severable, and the invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness of the remainder of this Ordinance.

SECTION THREE: All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

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

AYES:

NAYS:

PASSED AND APPROVED this 3rd day of May, 2021.

_____
Village President

ATTEST:

_____
Village Clerk

Village Board
5/3/2021

Item: Destruction of Closed Session Recordings

Department: Village Clerk

In accordance with State statute, the Village Board may authorize destruction of Closed Session Recordings for meetings which were held at least 18 months ago and for which the minutes have been approved. The recordings for the meetings of 4/15/2019, 5/29/2019, 8/5/2019 meet those parameters.

Recommendation

It is recommended that the Village Board authorize the destruction of the recordings for the Closed Session meetings held on 04/15/2019, 05/29/2019 and 08/05/2019.

Village Board
5/3/2021

Item: Greenbrier Detention Pond - NE Corner Cambridge St and Yale Ave - PC#21-004

Department: Planning and Community Development

Background

On March 1, 2021, the Village Board approved Ordinance #21-007 which authorized Preliminary Plat of Subdivision approval to consolidate the subject property into one lot. The petitioner has completed the Final Plat documents and obtained all of the necessary signatures to proceed with final approval. All conditions of approval as outlined in Ordinance #21-007 and #21-008 shall continue to apply.

Recommendation

A public hearing was held by the Plan Commission on April 28, 2021 where Commissioner Green moved and Commissioner Sigalos seconded:

A motion to recommend to the Village Board of Trustees, approval of PC#21-004, the Final Plat of Subdivision for Greenbrier Detention Pond.

Roll Call Vote: Commissioners Lorenzini, Sigalos, Green, Ennes and Chair Dawson voted in favor. Motion carried.

ATTACHMENTS:

Description	Type
Staff Memo	Memorandum
PC Minutes 4/28/21 - DRAFT	Minutes
PC Minutes 2/24/21	Minutes
Final Plat of Subdivision	Exhibits

Memorandum

To: Chairperson Dawson and Members of the Plan Commission

CC: Randy Recklaus, Village Manager

All Department Heads

From: Jake Schmidt, Assistant Planner

Date: 4/23/2021

Re: Final Plat Approval - April 28, 2021 - PC #21-004: Greenbrier Detention Pond

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On March 1, 2021, the Village Board approved Ordinance #21-007 which authorized Preliminary Plat of Subdivision approval to consolidate the subject property into one lot. The petitioner has completed the Final Plat documents and obtained all of the necessary signatures to proceed with final approval. All conditions of approval as outlined in Ordinance #21-007 and #21-008 shall continue to apply.

Recommendation: Staff recommends that the Plan Commission recommend **approval** of the Final Plat of Subdivision.

If you should require any additional information, please let me know.

DRAFT

PLAN
_____
_____
_____

COMMISSION

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

RE: GREENBRIER DETENTION POND - NE CORNER OF CAMBRIDGE STREET AND YALE AVENUE - PC #21-004, APPROVAL OF FINAL PLAT

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Plan Commission Meeting held virtually in response to the COVID-19 pandemic, which permits the public to fully participate via their computers or using their phones, on the 28th day of April, 2021 at the hour of 7:30 p.m.

MEMBERS PRESENT:

SUSAN DAWSON, Chairperson
JOE LORENZINI
BRUCE GREEN
TERRY ENNES
JOHN SIGALOS

ALSO PRESENT:

JAKE SCHMIDT, Assistant Planner

CHAIRPERSON DAWSON: Okay, so I will call it to order and somehow read the COVID statement. I can't read that.

I find that the public health concerns related to Corona virus pandemic render in-person attendance at the regular meeting location not feasible.

Is that it?

COMMISSIONER GREEN: That's it.

COMMISSIONER ENNES: Got it.

COMMISSIONER LORENZINI: Very good.

COMMISSIONER SIGALOS: Good job, Susan.

CHAIRPERSON DAWSON: E-mail that to me for the next one.

Okay, so we need the Pledge of Allegiance. Bruce, do you want to --

COMMISSIONER GREEN: If you want me to lead, I have a prop for that.

CHAIRPERSON DAWSON: Perfect. Everyone, yes, Bruce is going to lead us in the pledge.

COMMISSIONER GREEN: So, if you'll follow along with me?

(Pledge of Allegiance recited.)

CHAIRPERSON DAWSON: All right, Jake, can we have roll call please?

MR. SCHMIDT: Commissioner Cherwin.

(No response.)

MR. SCHMIDT: Commissioner Drost.

(No response.)

MR. SCHMIDT: Commissioner Ennes.

COMMISSIONER ENNES: Yes, present.

MR. SCHMIDT: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. SCHMIDT: Commissioner Jensen.

(No response.)

MR. SCHMIDT: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. SCHMIDT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. SCHMIDT: Commissioner Warskow.

(No response.)

MR. SCHMIDT: Chairwoman Dawson.

CHAIRPERSON DAWSON: Here.

All right, so have all public notices been made? That's next on my list.

COMMISSIONER GREEN: Approval of minutes.

CHAIRPERSON DAWSON: Probably I would have thought, but it's next on my list so it didn't seem right. Okay, so we have minutes to approve, correct?

COMMISSIONER GREEN: That's it.

CHAIRPERSON DAWSON: All right, so has everyone had a chance to review the minutes?

COMMISSIONER ENNES: Yes, all 52 pages.
CHAIRPERSON DAWSON: Okay, do I have a motion to approve?
COMMISSIONER GREEN: I'll make a motion to approve the minutes of the Arlington 425 from 3/31/21.
COMMISSIONER SIGALOS: I'll second that motion.
CHAIRPERSON DAWSON: Great. Roll call?
MR. SCHMIDT: Commissioner Ennes.
COMMISSIONER ENNES: Yes.
MR. SCHMIDT: Commissioner Green.
COMMISSIONER GREEN: Yes.
MR. SCHMIDT: Commissioner Lorenzini.
COMMISSIONER LORENZINI: I was not here.
MR. SCHMIDT: Commissioner Sigalos.
COMMISSIONER SIGALOS: Yes.
MR. SCHMIDT: Chairwoman Dawson.
CHAIRPERSON DAWSON: Yes.
All right, so, first on our agenda, or only thing I guess on our agenda is the Greenbrier Detention Pond.
MR. SCHMIDT: Correct.
CHAIRPERSON DAWSON: Do we have a petitioner here?
MR. SCHMIDT: It is the Village as Petitioner.
CHAIRPERSON DAWSON: Oh, that's right, that's right.
MR. SCHMIDT: This is just final plat; this is final plat approval. This had previously gone through.
CHAIRPERSON DAWSON: You gave me an easy one. I was so happy to see that.
MR. SCHMIDT: We do have the final plat, if anyone wants to just have a quick look at it, I can answer any questions. If there's no questions, we can open it up for public comment.
CHAIRPERSON DAWSON: Any questions?
COMMISSIONER LORENZINI: No.
COMMISSIONER GREEN: No questions.
COMMISSIONER SIGALOS: I have no questions.
COMMISSIONER ENNES: No, I don't.
CHAIRPERSON DAWSON: Do we have anyone in the public that wants to comment?
MR. SCHMIDT: I'm seeing one hand raised. Cayer, Melissa fire tablet, you're now able to speak.

QUESTIONS FROM AUDIENCE

MS. CAYER: Okay, I was going to say if you're planning on doing anything with bike paths, you should ask the Bike & Pedestrian Commission about it.
CHAIRPERSON DAWSON: Okay, so I do need you to spell your last

name. Please, could you state and spell your last name please?

MS. CAYER: Cayer, C-a-y-e-r.

CHAIRPERSON DAWSON: Terrific, thank you. So, again, your comment, was it related to the bike paths?

MS. CAYER: Yes. You ought to ask the Bike & Pedestrian Commission about any bike paths you have.

CHAIRPERSON DAWSON: Did this go through the Bike Commission? I don't know if that's a requirement, to go through the Bike Commission.

MR. SCHMIDT: No, it didn't. There isn't anything related to bike paths for this. It's a stormwater detention pond.

CHAIRPERSON DAWSON: Okay. All right, thank you.

Any other comments from the public? I don't see any other hands.

MR. SCHMIDT: I'm seeing no other hands raised.

CHAIRPERSON DAWSON: Close public commentary.

Are there any questions or comments from the Board?

COMMISSIONER ENNES: I have none.

CHAIRPERSON DAWSON: Anybody want to make a motion?

COMMISSIONER GREEN: I'll make that motion.

A motion to recommend to the Village Board of Trustees <u>approval</u> of Greenbrier Detention Pond, PC #21-004, Final Plat of Subdivision.

CHAIRPERSON DAWSON: Do I have a second?

COMMISSIONER SIGALOS: I'll second it.

CHAIRPERSON DAWSON: Roll call?

MR. SCHMIDT: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. SCHMIDT: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. SCHMIDT: Commissioner Lorenzini.

COMMISSIONER GREEN: Joe?

COMMISSIONER LORENZINI: Yes.

COMMISSIONER GREEN: There you go.

MR. SCHMIDT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. SCHMIDT: Chairwoman Dawson.

CHAIRPERSON DAWSON: Yes.

All right, so we have unanimous approval on that one.

Do we have anything else from the agenda today?

MR. SCHMIDT: Just one other item to discuss. So, Sue used to be the Vice-Chair, so we do need to elect a new Vice-Chair.

CHAIRPERSON DAWSON: Right. We have such a small amount of people here.

COMMISSIONER ENNES: But we have a quorum, right?

CHAIRPERSON DAWSON: We do have a quorum. I'm just wondering if --
COMMISSIONER ENNES: I would like to nominate Lynn Jensen.
CHAIRPERSON DAWSON: Lynn is not on the call, but he has indicated that he is not interested in the position.
COMMISSIONER ENNES: Oh, okay.
CHAIRPERSON DAWSON: So, that's why I was suggesting can we move this over to the next meeting when we might have more people in attendance, or do we have to do this now?
COMMISSIONER LORENZINI: That would be a good idea, I believe.
MR. SCHMIDT: Yes, we can do that. That's fine.
CHAIRPERSON DAWSON: Yes.
COMMISSIONER ENNES: Also, does it have to get signed for them to start them?
CHAIRPERSON DAWSON: Well, are we changing the Secretary? Because we have a Secretary. Does that have to change?
MR. SCHMIDT: It doesn't have to. Mary Jo can keep her role as Secretary, but if she doesn't want to do it anymore, we can elect someone else as well.
COMMISSIONER GREEN: Sounds like the next meeting.
CHAIRPERSON DAWSON: Yes, I think we should move to the next meeting, because then, because otherwise, John, you're getting it by default because there's no one else here who can do it.
COMMISSIONER ENNES: Well, Jake, how soon, they need this signed and approved to go to the Village Board to get the construction started and bids and stuff, right?
MR. SCHMIDT: Well, final plat does need to be signed by both the Chairperson as well as the Secretary. So, you know, if Mary Jo is still Secretary, that's fine. She can come in and sign it. We're hoping to have this on the agenda for Monday. So, if Mary Jo didn't want to be Secretary anymore, then we wouldn't have one and we wouldn't be able to take it to Village Board.
COMMISSIONER ENNES: Well, but she is still the Secretary, right?
CHAIRPERSON DAWSON: Right. Yes, right. That's my understanding.
COMMISSIONER GREEN: Yes.
COMMISSIONER ENNES: So, that's, yes.
CHAIRPERSON DAWSON: She would still be Secretary until we vote otherwise.
COMMISSIONER GREEN: Right.
CHAIRPERSON DAWSON: So, we can hold, so she can sign this one and then we can vote at the next meeting.
COMMISSIONER ENNES: Right, right. That makes sense.
CHAIRPERSON DAWSON: All right, so if there's no other items on the agenda, do we have a motion to adjourn?
COMMISSIONER GREEN: I'll make a motion to adjourn.
COMMISSIONER LORENZINI: Second.
COMMISSIONER ENNES: I'll second that.
CHAIRPERSON DAWSON: Roll call?

MR. SCHMIDT: Commissioner Ennes.
COMMISSIONER ENNES: Yes.
MR. SCHMIDT: Commissioner Green.
COMMISSIONER GREEN: Yes.
MR. SCHMIDT: Commissioner Lorenzini.
COMMISSIONER LORENZINI: Yes.
MR. SCHMIDT: Commissioner Sigalos.
COMMISSIONER SIGALOS: Yes.
MR. SCHMIDT: Chairwoman Dawson.
CHAIRPERSON DAWSON: Yes.
MR. SCHMIDT: Meeting adjourned. Congratulations.
COMMISSIONER SIGALOS: Good job, Sue, for your first meeting.
CHAIRPERSON DAWSON: That was an easy one.
COMMISSIONER SIGALOS: Good job.
COMMISSIONER ENNES: Ten minutes.
CHAIRPERSON DAWSON: All right, thanks, everybody.
COMMISSIONER GREEN: Let's hope we can keep them all that short.
CHAIRPERSON DAWSON: Just if you can send me the COVID line, that would be helpful.
MR. SCHMIDT: There will be a copy sent to you.
CHAIRPERSON DAWSON: Thank you. All right, good night, everybody.
COMMISSIONER ENNES: Just a question.
CHAIRPERSON DAWSON: Yes?
COMMISSIONER ENNES: Next month, are we going to be going back in-person? Is that kind of what I understand?
CHAIRPERSON DAWSON: Oh, I hadn't heard that. Are we?
MR. SCHMIDT: I haven't heard anything.
COMMISSIONER ENNES: Okay, there was some talk about doing that a month or so ago.
MR. SCHMIDT: Yes, we had reached out to see what everyone's thoughts were on it, but I haven't been given guidance one way or the other.
COMMISSIONER ENNES: Okay. Okay, thanks.
CHAIRPERSON DAWSON: All right, good night. Thank you, everybody.

(Whereupon, the above-mentioned petitioner was adjourned at 7:41 p.m.)

APPROVED

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

COMMISSION

RE: GREENBRIER DETENTION POND - NE CORNER CAMBRIDGE STREET AND YALE AVENUE - PC #21-004
PUD, PRELIMINARY AND FINAL PLAT OF SUBDIVISION, REZONING FROM R-3 TO P-L, COMPREHENSIVE PLAN AMENDMENT TO CLASSIFY AS OPEN SPACE, VARIATIONS

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Plan Commission Meeting held virtually in response to the COVID-19 pandemic, which permits the public to fully participate via their computers or using their phones, on the 24th day of February, 2021 at the hour of 7:30 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

SAM HUBBARD, Development Planner
JAKE SCHMIDT, Assistant Planner
SCOTT SHIRLEY, Director of Public Works

CHAIRPERSON ENNES: So, Jake, any time you want to, there he is. Good evening, Jake. Is your Petitioner here?

MR. SCHMIDT: We are the Petitioner.

CHAIRPERSON ENNES: Well, then you're here.

MR. SCHMIDT: Let me pull up my presentation here. I'll begin with the Staff report if everyone's ready?

CHAIRPERSON ENNES: We're ready.

MR. SCHMIDT: So, the project tonight here is the Greenbrier detention pond expansion. The location of the property is at the northeast corner Cambridge Street and Yale Avenue. The current zoning of the property is R-3 One-Family Dwelling District and P-L Public Land District. The Comprehensive Plan designates the site as single-family detached.

The requested action tonight is in four parts: the first being a preliminary plat of subdivision approval, to consolidate four lots and Village right-of-way into one lot; the second being a rezoning from the R-3 District to the P-L District; a third being a planned unit development approval, all developments within the P-L District are required to obtain PUD approval per Village Code; lastly, a Comprehensive Plan amendment to classify the site as open space. As the proposed use of the site would be an open detention basin, open space is a more compatible designation for the site.

One variation is required for this petition, that being a variation from Chapter 28, Section 6.12-1, to waive the requirement to provide a traffic and parking study.

The subject site is south of an existing detention basin in the Greenbrier area, situated just north of Cambridge Street. To provide some additional context for the project, it is part of a larger stormwater infrastructure improvement program. As seen in this aerial, the subject site is shown in the yellow box. New storm sewers are proposed in yellow north of the site, and existing storm sewers do tie into this site as shown with the black lines in the neighborhood.

As mentioned, a plat of subdivision approval is required as part of the petition, tonight is just preliminary plat of subdivision approval. Here, you can see the four existing lots and the Village right-of-way. The Village right-of-way will be vacated, and the four lots combined to form one single parcel for the purpose of expanding the pond.

Rezoning is also required. All public facilities are required to be zoned P-L. Currently, as shown here, you can see the two lots that are zoned R-3 as well as the Village right-of-way. As part of this project, rezoning to P-L is proposed which would look as shown.

As part of PUD approval, engineering plans are required, which the Village has prepared. As seen here to the left side of the map, south in orientation, is the expanded basin. Water would flow into this basin during large stormwater events when the pond would exceed its capacity, and then it would drain back into the basin as water flows out from the pond.

Landscaping plans are also required as part of PUD approval. The Village has prepared one as well for the subject site. It should be noted that there will be some slight changes when this project goes to Village Board for the landscaping plan. Trees will still be provided; however, there will be a 30-foot gap which is necessary for service trucks to enter the pond, as well as some changes to the location of the trees in order to account for existing parkway trees as well as existing utility lines.

With respect to traffic and parking, no vehicular or bicycle parking is required for this use; however, a traffic and parking study is required. The Village has sought relief from this requirement, and Staff supports the variation as this use generates no traffic. It will maintain the fabric of the neighborhood and preserve the quiet residential character. Since there is no traffic generated, a traffic and parking study would be an undue cost for the taxpayer. As traffic and parking studies are required to assess impact, since there will be no impact on traffic, this is within the harmony and intent of code.

In conclusion, the Staff Development Committee recommends approval of the application subject to two conditions: the first being that final plat of subdivision approval will be required, and that we will comply with all applicable regulations and policies.

This concludes my presentation. If there's any questions, I'm happy to answer.

CHAIRPERSON ENNES: Okay, can we have a motion to approve the Staff report?

COMMISSIONER GREEN: I'll make that motion.

COMMISSIONER CHERWIN: I'll second.

CHAIRPERSON ENNES: Okay, and a second. A question though, Jake, do you have to recuse yourself from this?

MR. SCHMIDT: I'm sorry? Oh, I don't think so.

CHAIRPERSON ENNES: Okay, well, the Staff approves it, right, but you're the Petitioner. Anyways, so will you take the roll call vote to approve the Staff report? We have a motion and a second.

MR. SCHMIDT: Certainly. Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. SCHMIDT: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. SCHMIDT: Commissioner Drost.

COMMISSIONER DROST: Yes.

MR. SCHMIDT: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. SCHMIDT: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. SCHMIDT: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. SCHMIDT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. SCHMIDT: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. SCHMIDT: Chairman Ennes.

CHAIRPERSON ENNES: Yes.

So, you have a unanimous approval on your report.

Are there any questions of Jake, Commissioners?

COMMISSIONER GREEN: No.

CHAIRPERSON ENNES: No?

COMMISSIONER DAWSON: I'd like to hear public comments.

COMMISSIONER CHERWIN: I agree.

MR. SCHMIDT: Before we do that, the Director of Public Works has his hand raised, so I'm going to allow him to speak in case there's anything he wants to add.

CHAIRPERSON ENNES: Okay.

MR. SCHMIDT: Scott, you're able to speak if you'd like to add anything.

MR. SHIRLEY: Yes. I just wanted to let you know that we're here, Jake. Chris and I are out here and we can't tell whether or not you know we're here. So, that's why I raised my hand. We are here for questions, either of the Commissioners or of the public. So, we're out here. We just don't, we don't see the same thing you guys are seeing, so that's all I have.

MR. SCHMIDT: Thank you.

CHAIRPERSON ENNES: Mr. Shirley, you're here because your department is going to be handling the preparation of the pond?

MR. SHIRLEY: Absolutely, yes, sir.

CHAIRPERSON ENNES: Okay, are there any questions?

COMMISSIONER LORENZINI: Yes, for Mr. Shirley. So, you are in agreement with this plan?

MR. SHIRLEY: Am I in agreement with this plan?

COMMISSIONER LORENZINI: Yes.

MR. SHIRLEY: Yes, sir.

COMMISSIONER LORENZINI: Okay. All right, Jake, there were a couple of e-mails that the residents sent. They're worried about floodings. That kind of makes sense, but did you get back to them? Did you get back to them in any way?

MR. SCHMIDT: I did. My responses were included in that packet, at least they should be.

COMMISSIONER LORENZINI: Okay, I just wondered if there's anything else, okay, all right.

MR. SHIRLEY: Pursuant to that, Commissioner Lorenzini, the pond, this is just an overflow for the existing pond. The pond will be cleaned, de-watered, a safety shelf will be put in, the volunteer growth will be cleared out and it will be more landscaped in appearance, both the existing wet pond and the overflow area that will remain dry.

So, the homes right around the pond don't have flooding issues under moderate conditions. However, farther up in the neighborhood to the north is where we have some problem spots along several streets, namely, Roanoke and a couple of others there. So, this will allow more water to be intercepted and get to the pond before it's discharged at a controlled rate. So, the people around the pond I know have expressed concern, they will not be impacted at all. There will be an overflow from the pond and the dry section that will route the water, if it overflows, to the street.

So, there will be no impact on flooding except to improve it for people within the neighborhood.

CHAIRPERSON ENNES: Mr. Shirley, would both ends of the pond be fenced? The wet part and the dry part?

MR. SHIRLEY: We have just planned to fence the wet part because the Park District would still like some, possibly like passive or smaller like kids soccer and such. They don't program is formally, Commissioner Ennes, but people do go there and use the lot

that's there now. So, that will be down a little slope but there's a relatively flat area and they still want to encourage people to use that because it will not have water in it but maybe, I'm going to guess once every couple of years and maybe for 24 hours max. So, it's going to be normally dry and we plan to maintain turf on the dry part.

Like I said, we want to improve the wet part because right now we can't even get in there to maintain the wet part. I don't know if you've been out there, but it's a pretty ugly pond.

CHAIRPERSON ENNES: Right.

MR. SHIRLEY: So, it will also give us access to it so we can maintain it better for the residents around there. So, there have been issues with some snows and such in the pond, and so cleaning it out, taking out the sediment, putting in some controlled landscaping that's engineered will help everybody there around it.

CHAIRPERSON ENNES: Somebody had mentioned something about a fountain in there to circulate the water?

MR. SHIRLEY: No, we did not have current plans for an aeration device. But if we get to a point where odors are an issue again, we will install one, but we think that cleaning the pond of the sediment. It's not been touched in at least 25 years, that that will take care of the odor issues that we've experienced periodically.

CHAIRPERSON ENNES: So, on an ongoing basis when we have a rain and it goes into the dry pond, will it just settle into the ground or will it flow into the wet pond?

MR. SHIRLEY: It will, some will probably settle or infiltrate into the dry area, but the majority will flow back into the wet pond as the water will go down into the system.

CHAIRPERSON ENNES: Okay, so the two ponds will have some kind of a pipe connecting them?

MR. SHIRLEY: Yes.

CHAIRPERSON ENNES: Okay, Commissioners?

COMMISSIONER GREEN: No questions.

COMMISSIONER CHERWIN: I'll wait for public comment.

CHAIRPERSON ENNES: Yes, Jay?

COMMISSIONER CHERWIN: No, I just said I'll wait for public comment. I don't have a question.

CHAIRPERSON ENNES: Okay, Jake, are you going to read those letters? Do you have to read the e-mails since we all got them in our packet and read them, or do you have to read those into the record?

MR. SCHMIDT: No, it's not something we've done before.

CHAIRPERSON ENNES: Okay, I'm fine with that. I've read them all. I think the biggest concern was that the neighborhood was losing kind of a shared play area, and they were concerned about flooding. Obviously, it's a Village issue that this will help resolve. You know, they've had the benefit of a piece of land in their neighborhood for gatherings and whatnot, and it sounds like they'll still have that. So, that kind of answers the questions I saw in there.

COMMISSIONER JENSEN: Jake, don't you have three people who want to come in and make comments?

MR. SCHMIDT: We do. So, we can open it up for public comment.

CHAIRPERSON ENNES: Okay.

MR. SCHMIDT: But I'd like to make one note on the e-mails we did receive. As far as part of the record, it will be provided to the Village Board in their agenda, so it will be recorded down in our record via the Village Board meeting.

CHAIRPERSON ENNES: Yes, okay. So, if you could bring in any audience members that would like to comment?

MR. SCHMIDT: Yes. I see three hands raised. John and Mary, you should now be able to speak.

QUESTIONS FROM AUDIENCE

MR. ERNST: Hi, my name is John Ernst. Can you hear me?

CHAIRPERSON ENNES: Yes, we can, John.

MR. ERNST: Okay, good. Thank you very much.

CHAIRPERSON ENNES: Thank you for coming in so late this evening.

MR. ERNST: Thank you, Chairman Ennes and members of the Plan Commission. My question pretty much had been answered. The first question I had concerned the fencing, so I see that is going to happen. That's good.

The other is the safety, during the construction phase, the safety for pedestrians walking on Cambridge and Verde Drive going past Happiness Park, the children on their way to Greenbrier School. That all I presume is going to be taken care of by the contractor, is that correct?

CHAIRPERSON ENNES: Mr. Shirley?

COMMISSIONER GREEN: They're going to, the Village is going to do the work.

MR. ERNST: Oh, the Village is, okay.

MR. SHIRLEY: No, sorry, Trustee Green. Actually, we've contracted it out. We've awarded a contract for the pond and all the utility work in the subdivision to the Mail Brothers Construction. Residents in the area should have gotten a notice, either my e-mail blast or a letter that should be in mail boxes in the next couple of days. There is a neighborhood meeting, virtual meeting next Wednesday, March 3rd, that everyone in the neighborhood is invited to attend where the contractor and our consulting engineer will be present to answer questions along with those of us from the Village.

As far as the safety plan that the gentleman is asking about, the Happiness Park side will have some utility work obviously in the street. So, they will have to either detour people around the sidewalk and such. The park itself may be closed for a period of time for everyone's safety. On the Cambridge side, they'll have to detour people around that sidewalk if they make it, you know, impassable which it probably will be when they fence off the site, although that may come and go a little bit depending on the activities that they're working on.

So, yes, safety is part of their requirement. We will have a consulting engineer overseeing the contractor, and then Village Staff will be assisting him. So, we've already contacted Greenbrier School through the school district, and they are aware of what's going on. I mean, we're going to try to do our best to gap the work that directly impacts like bus traffic and kids and such to other areas around the neighborhood that will be a little bit less impacted on Greenbrier. We can't avoid it totally because we're going to start hopefully,

probably by I guess like second week in March and we're coming up pretty quick. We'd like to get going because we've awarded.

So, I hope that answers your question.

MR. ERNST: Yes, pretty much I think it does. The fencing that currently surrounds the basin will be removed. I presume that there will be a fence surrounding the entire Happiness Park so that children cannot get in there and go to that attractive nuisance called a pond?

MR. SHIRLEY: Yes.

CHAIRPERSON ENNES: It will look a lot nice when it's done.

MR. SHIRLEY: Yes, actually we'll have, probably we'll have like either a black or green fence.

MR. ERNST: The fence itself, yes, no, the question isn't about the fence surrounding the basin.

MR. SHIRLEY: Oh, I'm sorry.

MR. ERNST: Once that fence comes out, the existing chainlink fence that's in there I know is going to be removed and replaced.

MR. SHIRLEY: Yes, sir.

MR. ERNST: But until that happens, if the current fence is removed and before a new fence is installed, the concern I have is for the children who see the park to play. That part should be closed off completely until a new fence has been installed around the pond.

MR. SHIRLEY: Yes, sir. Now I understand completely, and it is the Mail Brothers contractor's responsibility to put up a temporary fence for whatever that gap --

MR. ERNST: Yes.

MR. SHIRLEY: So, and it won't be just an orange snow fence.

MR. ERNST: No, I would hope not.

MR. SHIRLEY: It will be something, right, no, it will be something that will be basically probably a chainlink fence but it will probably have no post in the ground.

MR. ERNST: Sure.

MR. SHIRLEY: It will probably have those little platforms with some sandbags on them and such. So, no, it will be substantial enough to deter people from going through it or over it.

MR. ERNST: And the project is anticipated to be completed by what date?

MR. SHIRLEY: I think that we have a due date before school starts in the fall. So, I think we're somewhere around middle of August to beginning of September latest. But our contractor wants to get in and get out. There is quite a bit of utility work in the subdivision because while we're going to be putting in these larger storm sewer pipes, we want to do the water main on those streets and then obviously repave all those streets afterwards. So, there's several phases to the project, and one is water main replacement in those areas that are affected, one is storm sewer placement as outlined in the exhibits that Jake was showing, and then we're resurfacing all those streets that we excavate through because they're really going to be trashed, for lack of a better term, during construction.

Yes, it's going to be an impact on the neighborhood. I don't want anyone to get the feeling it's not going to be, but we think in the end the overall project both from the utility replacement standpoint and the pond itself will be an improvement.

MR. ERNST: My wife and I live on Plymouth Court, the cul de sac street

immediately to the north of Happiness Park.

MR. SHIRLEY: Okay.

MR. ERNST: For the last couple of weeks, we have seen surveyors come into the neighborhood and they've got posts that they've banged into the ground and through the snow. They've got little flags on them. So, yes, we are well aware of the impact and the construction areas.

MR. SHIRLEY: Yes.

MR. ERNST: And we thank the Village for taking such an aggressive and positive action in helping to reduce the flooding in Greenbrier. We moved here Memorial Day 1975. Our children went to Greenbrier School, and we just love living here, the Village of good neighbors. Thank you very much.

CHAIRPERSON ENNES: Thank you. Jake, the next up?

MR. SCHMIDT: Andrew, you should be able to speak now.

MR. SCOTT WALLACE: Hi, this is actually Scott Wallace, but I'm here with my father-in-law Andrew who actually lives right behind us. So, thank you for having me and for giving me the opportunity. I had actually e-mailed Jake earlier, and most of my questions were answered.

But I still have some concerns about the pond because I can tell you that pond has, over the last few years, backed up into our backyard. We're on the southeast corner right by Happiness Park. We've had that pond back up into our yard several times and it's gone a little bit farther each time. It brings whatever, you know, you guys were joking around about the condition of the pond, it brings whatever it brings with it onto the plants and my grass and everything.

So, I'm just, I'm still concerned about that and the odor. When we had discussed this with several other of the associates who were on this project before, they had mentioned that they had talked about a fountain. So, I guess my take on it would be I think there needs to be some considerations for that in terms of water circulation and in terms of beautification. I don't want to see, the pond has been an eyesore for a long time and I think you guys were talking about doing cleaning things, but I think that a fountain would, it's been probably over 50 years since anything has been done.

I believe the fountain would add a lot to that process and also, you know, obviously add some aesthetic appeal as well. But I think it would just be something that should be considered and would help overall with, you know, the integrity of the water quality. The odor is bad, it's bad and it's been, and for people that have allergies who are close it, it is definitely something that everybody needs to take into consideration when we discuss it.

CHAIRPERSON ENNES: Mr. Wallace, do you plan to attend the neighbor meeting next week?

MR. SCOTT WALLACE: Yes.

CHAIRPERSON ENNES: Mr. Shirley, did you say where the meeting was going to be held?

MR. SHIRLEY: Well, Commissioner Ennes, it's a public virtual meeting.

CHAIRPERSON ENNES: Oh, okay.

MR. SHIRLEY: So, may I respond? The e-mail blast has the link information and the call information if people want to do it over a phone. But to address Andrew's other questions, any of that spillover into backyards will be eliminated because now it

will go in to the dry basin area which right now it cannot do. So, even though we are brining in more water, we've engineered in the quantities for what's coming in now and having to sometimes spillover, and the additional water that will arrive there due to the improvements.

As far as the aerator, like I said, we do not have it included in the contract. What we propose, and we'll be open for discussion at the neighborhood meeting and going forward as we have a firm that comes in and tests the ponds for, you know, whatever stagnancy, and I don't know the exact terms of all the stuff they test for. So, if it becomes a problem --

MR. SCOTT WALLACE: It is a problem.

MR. SHIRLEY: Yes, we will address it the same way we have, like we have an aerator over at Hasbrook if you're familiar with that location, just north of Thomas and several others. So, we have a consultant over contract that maintains them for us. So, if that's necessary, we will take action.

MR. ANDREW WALLACE: Yes, I've been talking to them sometimes, nothing has been done before. I've been living here for over 50 years and nothing has been done. I've been complaining to Jeff Wozinski, to Dennis who used to be superintendent. They told me they're going to do something, but they've never done anything.

CHAIRPERSON ENNES: Well, now it's going to --

MR. ANDREW WALLACE: And we have a problem, we have a health issue over here. We have a very bad smell, we have the odors. You know, we have to do something, or if not, we'll have to just talk to somebody in the state. I don't know who we'd have to talk about it but we have to take care of it. There is a health issue.

CHAIRPERSON ENNES: Andrew, that's --

MR. ANDREW WALLACE: Since 50 years, I've been living here and nothing's been done, nothing in this pond.

CHAIRPERSON ENNES: But Andrew --

MR. ANDREW WALLACE: So, I hope you guys are going to do something.

MR. SHIRLEY: I believe Trustee Ennes --

CHAIRPERSON ENNES: I'm a Commissioner.

MR. SHIRLEY: Commissioner, I'm sorry. I don't dispute what -- I don't really have any information contrary to that.

COMMISSIONER CHERWIN: Guys, I'm hearing a lot of feedback, it's very difficult to hear. I don't know if anybody else is having that problem.

(Chorus of yeses.)

CHAIRPERSON ENNES: Yes, with many people talking.

MR. SHIRLEY: I'll wait. Should I go ahead?

CHAIRPERSON ENNES: Yes, you were going to comment on that?

MR. SHIRLEY: Yes, I was saying that I'm not going to dispute what Andrew is saying about the lack of maintenance going way back. I know that in the 22 years I have been here nothing has been done, and I don't dispute what he's saying at all. But I do believe that this improvement will address all his concerns.

CHAIRPERSON ENNES: Good, good to hear. Andrew and/or Scott, do either of you have any other, or were you done?

MR. ANDREW WALLACE: I would like to ask, because I've been told that they're going to put some kind of, you know, water pond and this is to circulate the water so that

we don't have that issue.

CHAIRPERSON ENNES: But it has not been approved.

MR. ANDREW WALLACE: Well, I've been told they're going to do it but if you guys, you know, did not approve yet, I don't know who's going to approve, but I just am saying that, you know, there was supposed to be, what is it, my daughter is saying something, sediment, yes. The maintenance, this thing, they're supposed to remove the sediment because we have it very shallow on our side of the backyard, it's very shallow, that the water, whenever we have rain, the water comes to my backyard.

CHAIRPERSON ENNES: Right.

MR. ANDREW WALLACE: All those dirt and everything comes right into my backyard. I have to clean all those things.

CHAIRPERSON ENNES: Okay.

MR. ANDREW WALLACE: So, something has to be done there. Somebody has to come over.

CHAIRPERSON ENNES: It is being done.

MR. ANDREW WALLACE: They can look at it.

CHAIRPERSON ENNES: Thank you, Andrew. Jake, anyone else?

MR. SCHMIDT: Yes. Tim Copeland, you should be able to speak.

CHAIRPERSON ENNES: Mr. Copeland?

MR. COPELAND: Yes, thank you for having me on.

CHAIRPERSON ENNES: And thank you for staying so late with us.

MR. COPELAND: I appreciate it. Yes, I think most, Mr. Shirley has answered most of my questions. I am glad to hear that the south side will be, you know, dry for the most part and used as an overflow. I think that was my biggest concern.

I've, you know, conversed with Jake a little bit about the safety issues that are over there, so I'm glad to hear that the fencing will be replaced also. So, I guess not really any questions but just comments at this point. So, thank you.

CHAIRPERSON ENNES: Thank you, Mr. Copeland.

Any other hands?

MR. SCHMIDT: Yes. J. Costello, you should now be able to speak.

MR. COSTELLO: Okay, I have one comment and a couple of questions. The comment, I agree with what's been said. I have been here for 37 years. I don't think that pond has ever been touched, and the odor is constant. So, something, if we're going to spend the time and money to do something, the pond needs to be addressed and not forgotten.

One of the questions that I had is that dry retention area, how deep from the sidewalk, from the street level is it going to go down? I'm just concerned about the children when they go down there to play.

MR. SHIRLEY: Yes, it's about , can you hear me, Commissioner Ennes?

CHAIRPERSON ENNES: Yes, go ahead.

MR. SHIRLEY: Yes, it's about a four-foot drop on the side slopes, but it's in a gradual slope so it shouldn't be a hazard for people to trip or anything like that.

MR. COSTELLO: Okay, and then just to confirm, there will be a fence around the pond itself to separate the pond from the dry retention area, the overflow part?

MR. SHIRLEY: Yes.

MR. COSTELLO: Okay, and then the last question I had, I thought this was

a public hearing tonight and the Plan Commission was going to vote about the redistricting from R-3 to P-L District. But again, I'm hearing that the contract with Mail Brothers has already been executed. So, my question for my own clarification is how can you execute a contract when this hasn't been approved yet?

CHAIRPERSON ENNES: It can be made contingent; a contract could be made contingent on being approved.

MR. COSTELLO: But hasn't work been done already? I already heard that the survey has been going on.

CHAIRPERSON ENNES: If a contractor is going to give us a bid, they're going to have to do some surveying review to know what it's going to cost them to dig this out and fix up the pond. So, if a company wants to bid on it, they've got to come out there and take a look at it.

MR. COSTELLO: I though that somebody said that the contract was already awarded. Is this a foregone conclusion that this is being done?

CHAIRPERSON ENNES: No, what I just said when you asked about that is that a contract could be given subject to the project being approved.

MR. COSTELLO: Okay.

MR. SHIRLEY: Yes. So, I will just add, sir, that, you know, we had to negotiate the transfer of three of the lots from the Park District. So, that took longer than expected, and so that's why we're coming to the Plan Commission a little later than we might otherwise like to. But because we want to get a jump on the construction, we are trying to push this through because it's an improvement for the neighborhood. It will not be a detractor, in fact, it will solve a lot of the issues that the public has brought forward as far as maintenance and such. Now we'll be able to get in there and actually maintain it.

So, we expect it to be approved, but anything can happen. So, Commissioner Ennes is correct, if it doesn't happen, we either push it off or we'd have to cancel the contract.

MR. COSTELLO: All right, one last question. Are there going to be sewers in this retention area to catch the water and put it back into the pond?

MR. SHIRLEY: Yes.

MR. COSTELLO: Okay, and those will be covered to keep, because right now that field is used, everything with the kids, from soccer to baseball and everything, so the last thing we want to do is see a child get caught in some type of sewer. So, that will be covered and the safety protocols will be followed, correct?

MR. SHIRLEY: Absolutely.

MR. COSTELLO: Okay, all right. Thank you.

CHAIRPERSON ENNES: Mr. Costello, while you're here, do you see any reason why this project shouldn't be approved?

MR. COSTELLO: Well, I don't know what it's going to do for the property values. I would think that it would be a benefit regarding the flooding.

CHAIRPERSON ENNES: Right.

MR. COSTELLO: But again, hopefully, but it's just, we'll have to wait and see. It depends. As I mentioned before, nothing, nobody has touched that pond in the 37 years I have been here. You know, I just don't want to see something put in place, you know, have everything fixed up and then everybody walk away from it, and then the neighborhood has to

deal with it like we're dealing with the pond right now.

CHAIRPERSON ENNES: Well, my understanding, it will be in the budget to maintain going forward, and this is part of the flood control.

MR. COSTELLO: Okay, thank you.

CHAIRPERSON ENNES: Thank you, Mr. Costello.

Jake, any --

MR. SCHMIDT: Yes. Zoom Meeting 2020, you should now be able to speak, and if you wouldn't mind giving your name and spelling it for the record?

MS. PFEIFER: Hi, my name is Pat Pfeifer, P-a-t P-f-e-i-f-e-r.

CHAIRPERSON ENNES: Could you say that again?

MS. PFEIFER: Sure. Pat Pfeifer, P-a-t P-f-e-i-f-e-r.

CHAIRPERSON ENNES: Thank you, Pat. What is your comment?

MS. PFEIFER: So, my home faces the Illinois Avenue and I just have a couple of comments. One, I just wanted to ask, I was under the impression that the utility lines would be buried. Is that correct or only in certain areas?

MR. SHIRLEY: The utility lines that are crossing kind of the point between the wet pond and the lot we're talking about this evening, those will be raised by ComEd so that we can get equipment in for the construction and also for maintenance in the future. So, they are not going to be undergrounded.

MS. PFEIFER: Okay, directly behind our home, we have quite a few utility lines. How will they be affected at all?

MR. SHIRLEY: No, they should not be, ma'am.

MS. PFEIFER: Okay, the other thing I wanted to reiterate like some of the earlier folks is we, too, smell the pond as it is now. It has a very pungent smell. I feel like they do, if we're going to go to this expense, I don't know why an aeration system wouldn't be part of it already knowing what we've been living with here. So, I strongly urge that that be considered, just as a resident living very close to the pond.

CHAIRPERSON ENNES: Ms. Pfeifer, are you planning on going to the neighborhood Zoom meeting next week?

MS. PFEIFER: Yes, I am now. Thank you for letting me know about that.

CHAIRPERSON ENNES: Okay, because that will be a good time to bring that up because all those comments will go to the Village Board if this project is approved by us tonight.

MS. PFEIFER: Okay, wonderful. Then you had mentioned, too, that it would be in the budget, in the future budgets to maintain that pond, keep an eye on it and make sure that all the work that we do does stay in good shape.

CHAIRPERSON ENNES: Mr. Shirley, can you comment? Is that the plan is to get that in the budget?

MR. SHIRLEY: Yes. We already have enough funds in the budget for it.

CHAIRPERSON ENNES: And maintenance going forward?

MR. SHIRLEY: Yes.

MS. PFEIFER: Great. Then we've never really had a problem, we've had some of the water come up, and like the earlier gentleman said, it does bring with it whatever sediment and unpleasant things come. So, with the new layout, that should eliminate that from creeping up on people's lawns?

MR. SHIRLEY: Yes. The properties that border upon, that water will go into the dry basin overflow before it gets in your backyards.

MS. PFEIFER: Okay, and then just about the fence, we touched on that a little bit. Can someone just give me an idea of what the fence might be like? Is it a black fence, decorative fence? I'm not sure.

MR. SHIRLEY: We would propose either a green vinyl-coated or black vinyl-coated chainlink fence.

MS. PFEIFER: Okay, and would the fence line stay similar to where it is now around the property or are you going to move that?

MR. SHIRLEY: We would propose keeping it right where it is.

MS. PFEIFER: They're taking the dead trees out. That's correct, right? All these overgrowth trees and invasive plants?

MR. SHIRLEY: Yes, ma'am. We kind of consider those volunteer growth which means seeds that fell there many moons ago and things just sprouted up. We don't believe there was ever any kind of landscape plan for the perimeter of the existing pond. So, the plan is to clear all that invasive growth out of there, plant in some things that are engineered for this kind of application. There'll be trees along the dry basin, you know, parkway trees and stuff where possible, leaving some gaps for maintenance access. But no, the landscaping will be cleared that's out there now, and then a more engineered landscaping will be put in.

MS. PFEIFER: Okay, and then just one other thing I'm thinking of, there is wildlife back there. We've had a lot of problems with skunks, and I know coyotes go. So, I'm not sure what the plan is to handle the wildlife.

MR. SHIRLEY: Well, we don't really have a plan. You know, I think that if we remove all the volunteer growth and such, that those two specific wildlife that you mentioned, it will be less attractive to them. It won't be an easier place to hide. So, you know, we don't have a plan to address or relocate any wildlife, I can tell you that. They're just going to have to kind of go on and find somewhere else.

MS. PFEIFER: I'm okay with that. I just want you guys to know that you're going to run into some wildlife back there and some skunk issues.

CHAIRPERSON ENNES: Usually they move into backyards.

MS. PFEIFER: Yes.

CHAIRPERSON ENNES: I'm trying to be honest.

MS. PFEIFER: Oh, I know. We've had, I had five in my backyard one time. Yes, that's all I have. Thank you so much for addressing this. Sorry I didn't type my name, and I appreciate it.

CHAIRPERSON ENNES: Thanks, Mrs. Pfeifer, appreciate your call. Mr. Shirley, will any of the existing trees on the wet pond be left?

MR. SHIRLEY: That's not our plan.

CHAIRPERSON ENNES: Okay, because there's a couple of decent-sized trees over there, right?

MR. SHIRLEY: I'm not aware of anything that's desirable.

CHAIRPERSON ENNES: Okay, so the neighbors should really look forward to this it sounds like.

MR. SHIRLEY: I think so. I think there'll be a little rough sliding during construction and everyone will have to kind of hold their nose, too, no pun intended. But you

know, I think otherwise it's going to be a great improvement, you know, compared to what they're dealing with now with the pond.

CHAIRPERSON ENNES: Okay, Jake, any other audience up?

MR. SCHMIDT: Yes. Don Peterson, you should now be able to speak.

MR. PETERSON: Yes, hi. Thanks for the opportunity to talk with you folks.

CHAIRPERSON ENNES: Hi, Mr. Peterson.

MR. PETERSON: We've been a resident, we actually were one of the original owners of the house that was around Lot 77 which backs up to the middle of the proposed area where you're going to consolidate those four lots. So, we've been watching all the activity going on with ComEd, AT&T, Comcast has been out there pretty much around, but the focus had been parking and utilities underground, you know, in the last couple of days.

So, we're looking forward very much to having this area -- help with summer activities -- a couple of questions though.

CHAIRPERSON ENNES: Mr. Peterson, are you on a speaker phone?

MR. PETERSON: No, I'm actually on a computer talking through a microphone.

CHAIRPERSON ENNES: Okay, I'm just getting a lot of echoing.

MR. PETERSON: Really? Okay, sorry.

CHAIRPERSON ENNES: No, that's okay.

MR. PETERSON: My question has to do with the landscape plan. The landscape plan that was published, that was posted on the web only shows the trees that are going to show up along Cambridge and it shows 20 something trees in the works. Yet the text of the discussion of the plan talked about none of the 40 plus old trees and plants that are around the detention pond. So, I'm assuming there's going to be 26 along Cambridge and -- or so, you know, around the detention pond. I'm curious whether there is a plan where you can actually see what is proposed for the landscaping --

MR. SCHMIDT: There is, and I'll jump in. So, to be clear, the subject site is just that southern portion which is currently the empty field. The adjacent site, the existing pond is under a separate plan. I do have it for reference to show now. It should be on the screen. This would be, in reference or as a note, this would be the landscaping for the existing pond.

MR. PETERSON: Okay, that's helpful. Would it be possible for you to be able to post it up on the website where the other documents go?

MR. SCHMIDT: Sure, that can be posted as part of the Village Board agenda.

MR. PETERSON: Okay, yes, thanks. The other question I had is regarding the meeting on March 3rd. We submitted our e-mail address twice to the Village now to be notified about things like this. I've gotten some things in the mail but never any information about a meeting on March 3rd.

MR. SHIRLEY: Yes, we sent out an e-mail blast. If you did not get it, Mr. Peterson, then we must not have you on the Greenbrier distribution list. So, if you want to call the office tomorrow here at Public Works at (847) 368-5800, give us your e-mail address, we'll put you on the e-mail blast list. You should be getting something in the mail, a manual mailer probably tomorrow, because it was put in the mailbox over the post office on Tuesday.

MR. PETERSON: Okay, yes, I appreciate that. Like I said, I submitted my e-mail address and sent it to the Village. Okay, gents, that's all I really have. Appreciate you

taking the time for this. Thanks.

CHAIRPERSON ENNES: Thanks, Mr. Peterson. That's gents and gentesses.

COMMISSIONER DAWSON: Not gentesses, no. Ladies would be nice.

CHAIRPERSON ENNES: Okay, so anyone else?

MR. SCHMIDT: Yes, just as an item, since it's past 11:00 o'clock, we do need a motion to extend the meeting.

COMMISSIONER DAWSON: I'll make the motion to extend. How much do we want to extend?

COMMISSIONER GREEN: Two in the morning.

CHAIRPERSON ENNES: Two minutes?

COMMISSIONER GREEN: Two in the morning.

CHAIRPERSON ENNES: Just in case, just in case.

COMMISSIONER CHERWIN: I'll second. This is Jay, I'll second.

CHAIRPERSON ENNES: Okay, shall we take a voice vote on this?

MR. SCHMIDT: Everything has to be roll call. Just to be clear, the motion is for an extension of an hour?

COMMISSIONER DAWSON: Sure.

MR. SCHMIDT: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. SCHMIDT: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. SCHMIDT: Commissioner Drost.

COMMISSIONER DROST: Yes.

MR. SCHMIDT: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. SCHMIDT: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. SCHMIDT: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. SCHMIDT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. SCHMIDT: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. SCHMIDT: Chairman Ennes.

CHAIRPERSON ENNES: Yes.

Okay, so we have an extension, and there is another speaker?

MR. SCHMIDT: I'm seeing no other hands raised.

CHAIRPERSON ENNES: Okay, I will, therefore, close the public portion of the meeting.

Are there any questions from the Commissioners?

COMMISSIONER CHERWIN: This is Jay. I don't really have any questions about it. I think it seems like the park is going to be in tact, that's a big part of this, you know, attraction for families. The fact that it's going to be a grass-bottom dry, I think that allays a lot of the concerns in some of the e-mails as well.

I would just say, you know, going forward from a public works perspective, it would be helpful to have the neighborhood meeting before our meeting, because then we can have a better kind of collection of thoughts, but you know, it is going to be --

CHAIRPERSON ENNES: Right.

COMMISSIONER CHERWIN: It seems to me, you know, there are just a few small things, you know. We talked about this, an agitator in Hasbrook Park, and that's what people are looking for. I don't see why we wouldn't put it here. You know, as far as having the neighborhood meeting and understanding what the landscaping is, what the fence looks like, making sure everybody has some input, there's probably some variation on what they can do. So, I would just say listen to the neighbors going forward. You know, they're the ones that will be most affected by it, so to the extent we can accommodate them on landscaping, fencing and all that, I say we do it. That's all.

CHAIRPERSON ENNES: Thanks, Commissioner.

Anyone else?

(No response.)

CHAIRPERSON ENNES: Okay, is there a motion?

COMMISSIONER LORENZINI: I'll make a motion.

A motion to recommend to the Village Board of Trustees <u>approval</u> of Greenbrier Detention Pond, PC# 21-004, a Planned Unit Development, Preliminary Plat of Subdivision to consolidate four lots and Village right-of-way into one lot, Rezoning from the R-3 District to the P-L District, a Comprehensive Plan Amendment to classify the site as Open Space, and the following Variation:

1. **A variation from Chapter 28, Section 6.12-1, to waive the requirement to provide a traffic and parking study prepared by a certified traffic engineer.**

This recommendation is subject to the following conditions:

1. **Final Plat of Subdivision approval is required.**
2. **The Petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.**

COMMISSIONER CHERWIN: I second.

CHAIRPERSON ENNES: Thank you, Jay.

Can we have the roll call vote?

MR. SCHMIDT: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. SCHMIDT: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. SCHMIDT: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. SCHMIDT: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. SCHMIDT: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.
MR. SCHMIDT: Commissioner Lorenzini.
COMMISSIONER LORENZINI: Yes.
MR. SCHMIDT: Commissioner Sigalos.
COMMISSIONER SIGALOS: Yes.
MR. SCHMIDT: Commissioner Warskow.
COMMISSIONER WARSKOW: Yes.
MR. SCHMIDT: Chairman Ennes.
CHAIRPERSON ENNES: Yes.

So, Jake, you have unanimous approval. I think a great project for the neighborhood. That is an unsightly pond and the project should drastically improve it. I am also glad that the overflow pond will be a dry pond so that the neighbors will continue to use it. Super.

Mr. Shirley, thank you very much for being with us to provide all the insight that you did.

MR. SHIRLEY: You're welcome and I thank all of you, Commissioner Ennes, I really do. Thanks to everybody. I know several of you, I haven't seen you in quite sometime, so it's good to see some familiar faces. I don't think I've been in front of Plan Commission since 2003.

CHAIRPERSON ENNES: It's been a while --

MR. SHIRLEY: That's when it came through for that. So, it's been a while. But thank you to everyone, I appreciate it.

CHAIRPERSON ENNES: Okay, seeing no other business --

MR. SCHMIDT: I do have a few announcements.

CHAIRPERSON ENNES: Okay.

MR. SCHMIDT: Just so you guys are aware, there won't be a meeting on March 10th. There's no items on the agenda. Then for the second meeting in March, it's been moved to March 31st on account of spring break. There's one final announcement, if you haven't already, please respond to Sam's e-mail regarding in-person meetings. He needs to have an answer by Friday.

CHAIRPERSON ENNES: All right.

Yes, George?

COMMISSIONER DROST: Yes, can you send that around again? I must have missed that. Then one other question, what's going up kitty corner to the Village Hall?

MR. SCHMIDT: Nothing right now. They just removed the building. There's no final proposal for the site as of yet.

CHAIRPERSON ENNES: Aren't they consolidating the number of parcels?

MR. SCHMIDT: There's been some proposals for the site, but nothing official yet that I've seen.

CHAIRPERSON ENNES: Okay, so what do you think, the Bears on Arlington Park?

MR. SCHMIDT: I couldn't opine on that.

CHAIRPERSON ENNES: It was in the news on Channel 7 tonight and they said won't that be a great industrial park? Anyways, thank you all for being here tonight. Long meeting but we got a lot covered. Really appreciate all your comments.

COMMISSIONER JENSEN: We need a motion to adjourn.
CHAIRPERSON ENNES: That sounds great.
COMMISSIONER DROST: I'll make the motion.
COMMISSIONER GREEN: Second.
CHAIRPERSON ENNES: George was the first, who was the second?
COMMISSIONER DROST: I'll be ecumenical about it whoever wants to take it, but we want to get Jake out of the building here.
CHAIRPERSON ENNES: Do we need a roll call vote?
COMMISSIONER GREEN: Yes, you do.
MR. SCHMIDT: Who make the motion, who made the second?
COMMISSIONER GREEN: I think I seconded, but I'm not sure.
CHAIRPERSON ENNES: Okay, George and Bruce.
COMMISSIONER DROST: Yes, I made the motion.
MR. SCHMIDT: Commissioner Cherwin.
COMMISSIONER CHERWIN: Yes.
MR. SCHMIDT: Commissioner Dawson.
COMMISSIONER DAWSON: Yes.
MR. SCHMIDT: Commissioner Drost.
COMMISSIONER DROST: Yes.
MR. SCHMIDT: Commissioner Green.
COMMISSIONER GREEN: Yes.
MR. SCHMIDT: Commissioner Jensen.
COMMISSIONER JENSEN: Yes.
MR. SCHMIDT: Commissioner Lorenzini.
COMMISSIONER LORENZINI: Yes.
MR. SCHMIDT: Commissioner Sigalos.
COMMISSIONER SIGALOS: Yes.
MR. SCHMIDT: Commissioner Warskow.
COMMISSIONER WARSKOW: Yes.
MR. SCHMIDT: Chairman Ennes.
CHAIRPERSON ENNES: Yes, with comment. I'll see you all in March. I will have my second shot. Okay, thanks a lot.

(Whereupon, at 11:10 p.m., the public hearing on the above-mentioned petition was adjourned.)

HAPPINESS PARK RESUBDIVISION

LOTS 72 THRU 75 INCLUSIVE IN ARLINGTON MEADOWS SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 14, 1978 AS DOCUMENT NO. 24324934 AND THAT PART OF VACATED NORTH YALE AVENUE ADJOINING SAID LOTS 72 THRU 75 IN COOK COUNTY, ILLINOIS.

LEGEND

o	5/8" REBAR & CAP SET
•	IRON PIPE FOUND (IPF)
00.00	MEASURED
(00.00)	RECORD
_____	PROPERTY LINE
_____ _____	R.O.W. LINE
- - - - - - - -	BUILDING SETBACK LINE
- - - - - - - -	EASEMENT LINE

SEND TAX BILL TO:
VILLAGE OF ARLINGTON HEIGHTS
33 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL 60005

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, _____, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID SPECIAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT OF RESUBDIVISION. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE RESUBDIVISION.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK, DATED

THIS _____ DAY OF _____, 20 _____ A.D.

_____
COUNTY CLERK

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT I, THE VILLAGE OF ARLINGTON HEIGHTS IS/ARE THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED ON PLAT OF RESUBDIVISION AND THAT THEY HAVE CAUSED THE SAME TO BE PLATTED AS INDICATED HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON INDICATED.

THIS IS TO ALSO CERTIFY THAT THE UNDERSIGNED, AS OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF RESUBDIVISION HAVE DETERMINED TO THE TO THE BEST OF THE OWNER'S KNOWLEDGE, THE SCHOOL DISTRICTS IN WHICH EACH TRACT, PARCEL, LOT OF BLOCK OF THE PROPOSED SUBDIVISION LIES IS/ARE:

ELEMENTARY SCHOOL DISTRICT 25
ARLINGTON HEIGHTS TOWNSHIP HIGHSCHOOL 214
HARPER COMMUNITY COLLEGE DISTRICT 512

OWNERS NAME & ADDRESS

VILLAGE OF ARLINGTON HEIGHTS
33 S. ARLINGTON HEIGHTS RD
ARLINGTON HEIGHTS, IL 60005

THIS _____ DAY OF _____, 20_____ A.D.

BY:_____

TITLE:_____

ATTEST:_____

TITLE:_____

OWNER'S NOTARY

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT I,_____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____, 20 _____ A.D.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

GENERAL NOTES:

1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
2. ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISIONS ARE SHOWN HEREON. REFER TO THE DEED, TITLE INSURANCE POLICY AND LOCAL ORDINANCES FOR OTHER RESTRICTIONS.
3. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND REPORT ANY DISCREPANCIES TO THE SURVEYOR AT ONCE.
4. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.
5. CONTRACTOR/DEVELOPER SHALL NOTIFY J.U.L.I.E. AT 1-800-892-0123 AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.

SURVEYOR NOTES:

1. BUILDING DIMENSIONS AND TIES SHOWN HEREON ARE MEASURED FROM OUTSIDE FACE OF BUILDING.
2. BEARINGS AND DISTANCES SHOWN HEREON ARE ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) "GRID".
3. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
4. PROPERTY IS SUBJECT TO: RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS, AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.
5. THIS SURVEY IS BASED ON FIELD WORK PERFORMED ON 01-22-2021.

COMMONWEALTH EDISON COMPANY

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

RIGHT-OF-WAY / EASEMENT VACATION AS SHOWN HEREON. APPROVED & ACCEPTED THIS 02 DAY OF MARCH, A.D., 20 21.

COMMONWEALTH EDISON COMPANY

BY: RUSSELL DILLON

TITLE: REAL ESTATE REP.

NICOR GAS

STATE OF ILLINOIS)
)SS
COUNTY OF COOL)

RIGHT-OF-WAY / EASEMENT VACATION AS SHOWN HEREON. APPROVED & ACCEPTED THIS 10TH DAY OF MARCH, A.D., 20 21.

NICOR GAS

BY: Frank L. Wright

TITLE: LAND AGENT

ILLINOIS BELL TELEPHONE DBA AT&T, IL

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

RIGHT-OF-WAY / EASEMENT VACATION AS SHOWN HEREON. APPROVED & ACCEPTED THIS 16 DAY OF MARCH, A.D., 20 21.

AT&T CORPORATION

BY: SUSAN E. MANSHUM

TITLE: MANAGER - AT&T ROW

COMCAST CABLE COMMUNICATIONS, INC.

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

RIGHT-OF-WAY / EASEMENT VACATION AS SHOWN HEREON. APPROVED & ACCEPTED THIS 23RD DAY OF FEBRUARY, A.D., 20 21.

COMCAST CABLE COMMUNICATIONS, INC.

BY: Ted Ulyman

TITLE: RIGHT-OF-WAY ENGINEER

VILLAGE CERTIFICATE OF APPROVAL

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 _____

PIN NO.
03-18-302-020
03-18-302-021
03-18-302-022
03-18-302-023

PLAT AUTHORIZATION CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

SUBMITTED BY & RETURN TO:
VILLAGE OF ARLINGTON HEIGHTS
33 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL 60005

WE, CHRISTOPHER B. BURKE ENGINEERING, LTD., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001175, HEREBY DESIGNATE THE VILLAGE OF ARLINGTON HEIGHTS TO RECORD THIS PLAT OF RESUBDIVISION WITH THE COOK COUNTY RECORDER OF DEEDS OR REGISTRAR OF TITLE. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER SECTION 2 OF THE ILLINOIS PLAT ACT, 765 ILLINOIS COMPILED STATUES 205/2.

GIVEN UNDER OUR HAND AND SEAL AT ROSEMONT, ILLINOIS.

THIS 19 DAY OF February, 20 21 A.D.

KENNETH J. RASMUSSEN, P.L.S.
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3240
MY LICENSE EXPIRES 11/30/2022

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

WE, CHRISTOPHER B. BURKE ENGINEERING, LTD., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-00172, DO HEREBY STATE THAT WE HAVE SURVEYED AND RESUBDIVIDED THE PROPERTY AS FOLLOWS:

LOTS 72 THRU 75 INCLUSIVE IN ARLINGTON MEADOWS SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 14, 1978 AS DOCUMENT NO. 24324934 AND THAT PART OF VACATED NORTH YALE AVENUE ADJOINING SAID LOTS 72 THRU 75 IN COOK COUNTY, ILLINOIS.

WE FURTHER DECLARE THAT ALL THE LAND INCLUDED IN THE ANNEXED PLAT IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS, WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE.

IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1 – 5/8" X 24" REBAR & CAP ARE SET AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGE, UNLESS NOTED OTHERWISE.

THIS IS TO FURTHER CERTIFY THAT THE PROPERTY DESCRIBED IS LOCATED WITHIN ZONE X – AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN IN THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 17031C0201J, DATED AUGUST 19, 2008 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM.

THIS 19 DAY OF February, 20 21 A.D.

KENNETH J. RASMUSSEN, P.L.S.
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3240
MY LICENSE EXPIRES 11/30/2022

"THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM TECHNICAL STANDARDS FOR A BOUNDARY SURVEY."

CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 West Higgins Road, Suite 600
Rosemont, Illinois 60018
(847) 823-0500

HAPPINESS PARK RESUBDIVISION
IN
VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS
PREPARED FOR
VILLAGE OF ARLINGTON HEIGHTS

CALC.	KJR
DWN.	AJK
CHKD.	JRM
SCALE:	1"=20'
DATE:	02-19-2021

PROJECT NO. 210040
SHEET 1 OF 1
DRAWING NO. RESUB210040A

DO NOT MODIFY THIS DRAWING WITHOUT THE WRITTEN CONSENT OF CHRISTOPHER B. BURKE ENGINEERING, LTD. ©2021

Village Board
5/3/2021

Item: Resolution - Zoning Regulations - Arlington International Racecourse

Department: Planning/Legal

Since the announcement of the pending closure and sale of Arlington International Racecourse property by Churchill Downs, research and identification of some initial steps to be considered to set the stage for potential redevelopment, and/or putting future investors and purchasers on notice of the Village's desires for the property has occurred.

Zoning and Comprehensive Plan

By way of background, the Arlington International Racecourse property consists of 326 acres, is zoned B-3, motor vehicle-oriented use of wholesale, retail and service establishments and designated mixed-use on the Village's Comprehensive Plan. The underlying B-3 zoning district is not conducive to high quality one of a kind type redevelopment opportunity that the racetrack presents.

Resolution regarding applicable zoning regulations

Attached is a resolution discussing some general parameters applicable to the zoning regulations for the racetrack property. This should be considered as a table setting and place holder for future changes to the Village's Code to reflect the desired land uses that the Village would like to see on this property. It puts prospective purchasers and the public on notice that the Village intends to make changes to the zoning, subdivision code or other regulations. The Resolution states the fact that the Village is considering making changes to the zoning ordinance to restrict certain uses and establish other development standards that would be applicable to Arlington International property.

Overlay Zoning District – Arlington International Racecourse Property

Ultimately, it is possible a new zoning district would need to be created for potential redevelopment of Arlington International Racecourse property. In the interim, an overlay zoning district could be adopted setting forth some general parameters and listing specific uses that the Village does not wish to see on this property that are currently allowed under the existing B-3 zoning district. The Village already has overlay zoning districts for South Arlington Heights Road, Hickory Kensington, and the Arlington Downs development to name just a few. Attached is a draft of a potential overlay zoning district that sets the stage and

addresses some issues that should be included in any potential redevelopment of Arlington International Racecourse. It also outlines a potential amendment to Chapter 29 Subdivision Control regulations closing a loophole for exempt subdivisions.

Recommendation

It is recommended that the Village Board approved the proposed Arlington International Racecourse Resolution.

ATTACHMENTS:

Description	Type
Resolution - Zoning Regulations - Arlington Racecourse	Resolution
Draft - Overlay Zoning District - Arlington International Racecourse Property	Exhibits

VILLAGE OF ARLINGTON HEIGHTS

RESOLUTION NO. _____

A RESOLUTION REGARDING ZONING REGULATIONS
APPLICABLE TO THE ARLINGTON INTERNATIONAL RACECOURSE PROPERTY

WHEREAS, Arlington Park Racecourse is located on 326 acres of property located generally in that portion of the Village bounded by Wilke Road on the east, Euclid Avenue on the south, the Salt Creek and Rohlwing Road on the west, and the Union Pacific railroad right-of-way on the north, all as depicted in Exhibit A to this Resolution (*"Racecourse Property"*); and

WHEREAS, Arlington Park Racecourse has hosted horse racing since 1927, and is among the most famous horse racing facilities around the world; and

WHEREAS, the owner of the Racecourse Property has publicly stated that it intends to close Arlington Park Racecourse after the 2021 racing season, and to sell the Racecourse Property; and

WHEREAS, the Racecourse Property is currently located within the B-3 General Service, Wholesale and Motor Vehicle District of the Village (*"B-3 District"*); and

WHEREAS, Section 5.1-12 of "The 2002 Comprehensive Amendment of the Zoning Ordinance of the Village of Arlington Heights," as amended (*"Zoning Ordinance"*), provides that the B-3 District is intended "primarily for motor vehicle oriented uses, wholesale/retail and service establishments"; and

WHEREAS, the Village has determined that the existing regulations of the B-3 District may not be appropriate for the future redevelopment or re-use of the Racecourse Property; and

WHEREAS, the Village President and Board of Trustees desire that the Racecourse Property be zoned and regulated so as to encourage and facilitate the development and use of the Racecourse Property in a manner that reflects the historic importance and value of the Racecourse Property to the Village, promotes the Village's tax base, complements existing and potential development in the surrounding neighborhoods and the Village as a whole, and protects the public health, safety, and welfare; and

WHEREAS, the President and Board of Trustees have determined that it is in the best interest of the Village and its residents to direct the Village's Plan Commission to evaluate the current zoning and subdivision regulations applicable to the Racecourse Property, and to recommend to the Board of Trustees whether to adopt any amendments to the Zoning Ordinance, the official Zoning Map of the Village, and the Village's subdivision control regulations in order to ensure proper and appropriate redevelopment or re-use of the Racecourse Property, which amendments may include, without limitation, the establishment of an overlay zoning district with specific use and bulk regulations applicable to the Racecourse Property, the prohibition of certain uses of the Racecourse Property, and the prohibition of subdivision of the Racecourse Property;

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: DIRECTION TO PLAN COMMISSION; NOTICE TO PUBLIC. The Plan Commission is hereby directed to hold a public hearing concerning possible amendments to the Zoning Ordinance, the official Zoning Map of the Village, and the Village's subdivision control regulations in order to ensure proper and appropriate redevelopment or re-use of the Racecourse Property, which amendments may include, without limitation:

A. The establishment of an overlay zoning district with specific use and bulk regulations applicable to the Racecourse Property;

B. The prohibition on any portion of the Racecourse Property of those specific uses set forth in Exhibit B to this Resolution, all of which are otherwise permitted in the B-3 District; and

C. The prohibition of any subdivision of the Racecourse Property except as part of a master planned unit development for the entire Racecourse Property.

The notice of such hearing must be given as required by law within 90 days after the effective date of this Resolution. The public is to be deemed to have notice that the Village is considering Zoning Code, Zoning Map, and subdivision amendments regarding the Racecourse Property as of the effective date of this Resolution.

SECTION 3: EFFECTIVE DATE. This Resolution will be in full force and effect upon its passage and approval as provided by law.

AYES:

NAYS:

PASSED AND APPROVED THIS 3rd day of May, 2021

_____
Village President

ATTEST:

_____
Village Clerk

EXHIBIT A

Arlington International Racecourse Overlay Zone

The Village of
Arlington Heights
Illinois
Planning & Community Development

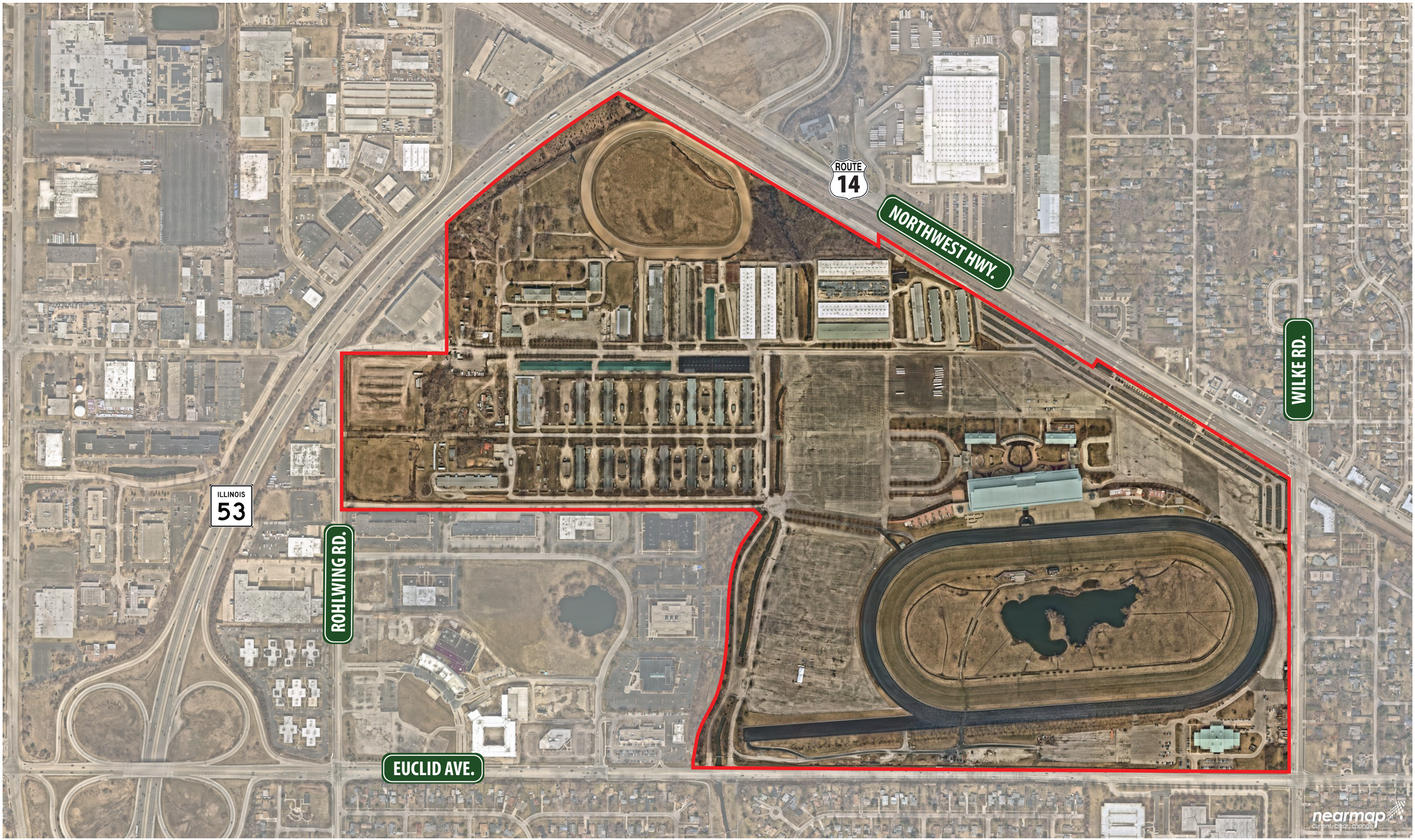

EXHIBIT B

LIST OF PROPOSED PROHIBITED USES OF RACECOURSE PROPERTY

Adult Business;
Agricultural Implement Sales and Service;
Antenna Commercial;
Antenna Non Commercial;
Auto Car Wash;
Auto Service Station;
Building Material Sales;
Contractor Office & Design Showroom;
Currency Exchanges;
Electrical Equipment Sales;
Fairgrounds Kiddie Parks;
Funeral Parlor, Mortuary;
Laundry Dry Cleaning up to 5,000 sf;
Machinery Sales and Service;
Monuments Sales;
Motor Vehicle Repair Major and Minor;
Pawn Shop Cash Converter;
Recreational Vehicles and Boats, Sales/Supplies;
Repair, Minor
Secondhand Store;
Sign Painting Shop;
Tool and Die Shop;
Wholesale Offices (including warehouses and storerooms);

DRAFT 4-18-21

Chapter 28 Zoning. Section 5.1-22 Overlay Zoning District - Arlington International Racecourse Property

The purpose of the overlay zoning district is to implement redevelopment of the Arlington International Racecourse property by establishing guidelines specific to the property, which consists of approximately 326 acres. The following conditions of use shall supplement the underlying zoning of the area, but supersede the underlying zoning where different. The intent of these regulations is to promote mixed use redevelopment of the property in a master planned and coordinated manner.

Section 5.1-22.1 – Conditions of Use:

a. To create a unique regional "one of a kind" redevelopment to be master planned in a unified manner. A Planned Unit Development (PUD) is required. The existing racetrack may continue as a permitted use.

b. Prohibited Uses:

Adult Business;

Agricultural Implement Sales and Service;

Antenna Commercial;

Antenna Non Commerical;

Auto Car Wash;

Auto Service Station;

Building Material Sales;

Contractor Office & Design Showroom;

Currency Exchanges;

Electrical Equipment Sales;

Fairgrounds Kiddie Parks;

Funeral Parlor, Mortuary;

Laundry Dry Cleaning up to 5,000 sf;

Machinery Sales and Service;

Monuments Sales;

Motor Vehicle Repair Major and Minor;

Pawn Shop Cash Converter;

Recreational Vehicles and Boats, Sales/Supplies;

Repair, Minor

Secondhand Store;

Sign Painting Shop;

Tool and Die Shop;

Wholesale Offices (including warehouses and storerooms);

c. Development shall include preservation of natural site features such as Salt Creek linear park along with creating a central park amenity. Transit Oriented uses are encouraged around the Metra Train Station and re-use and preservation of landmark site elements should be considered.

d. The division of land per Chapter 29 shall only be permitted as part of approval of a master Planned Unit Development for the entire property. Exempt subdivisions per 29-104 (c) are prohibited.

e. Impact fees, land dedication, extension and provision of utilities and accommodation of services for the property shall be provided for in a master Planned Unit Development application.

f. Development should include sustainable development features such as but not limited to, permeable pavers, green rooftops, energy efficient building design, electric vehicle charging stations, bioswales, solar energy.

Chapter 29 Subdivision Control Regulations. Section 29-104

d. Arlington International Racecourse Property: The division of any of the 326-acre Arlington International Racecourse property shall only be permitted as part of approval of a master Planned Unit Development for the entire property. Exempt subdivisions per 29-104 (c) are prohibited.

Village Board
5/3/2021

Item: Ordinance - Code Amendment - Chapter 8 - Gambling Negative Use Restrictions

Department: Planning/Legal

Since the announcement of the pending closure and sale of Arlington International Racecourse property by Churchill Downs, research and identification of some initial steps to be considered to set the stage for potential redevelopment, and/or putting future investors and purchasers on notice of the Village's desires for the property has occurred. The attached ordinance dealing with restrictive covenants is presented for Board consideration in order to preserve all options for the property whether it includes complete redevelopment through a long-term master plan or continued use as a horseracing facility with additional redevelopment.

Restrictive Covenants

Though it is not yet known whether any of these uses are realistic possibilities or financially viable, Village Staff desires to preserve all reasonable options in order to ensure the best possible re-use of the site.

At times, property owners intent on selling land, place restrictive covenants on their property prohibiting certain land uses in perpetuity. Village Staff believes that any type of restrictive covenant concerning gaming uses would be contrary to the Village Code and the Village's public policy. Buffalo Grove, Chicago, and Schaumburg have all enacted similar types of ordinances prohibiting certain restrictive covenants (for different uses) in recent years, and Staff has determined that such a prohibition is appropriate for the Village at this time to maintain future land use options. Accordingly, attached is an Ordinance that prohibits the placement of a restrictive private covenant on the property for Board consideration.

Recommendation

It is recommended that the Village Board approve the proposed ordinance prohibiting restrictive covenants concerning gaming uses.

ATTACHMENTS:

Description	Type
Code Amendment - Chapter 8	Ordinance

AN ORDINANCE AMENDING CHAPTER 8
OF THE MUNICIPAL CODE OF THE VILLAGE OF ARLINGTON HEIGHTS
REGARDING NEGATIVE USE RESTRICTIONS

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, Chapter 8 of the Municipal Code of Arlington Heights, Illinois, 1995, as amended (*"Village Code"*), regulates gambling and other gaming uses within the Village; and

WHEREAS, the Village finds that authorized uses of real property allowed under the Village Code promote the public health, safety, and welfare, preserve the overall quality of life of residents, maintain and promote economic development and growth in the Village, and allow the Village to maintain orderly and compatible land use and development; and

WHEREAS, the Village President and Board of Trustees recognize that, while private parties are able to impose restrictions on private property that are greater than those set forth in the Village Code, private parties are not free to enter into agreements, or otherwise impose restrictions on private property, that are against public policy; and

WHEREAS, although Section 8-304 of the Village Code generally prohibits gambling in the Village, Section 8-306 of the Village Code authorizes participants to engage in certain gaming activities that are not considered gambling for purposes of the Village Code, including, without limitation, offers of prizes, award or compensation to the actual contestants in any bonafide contest for the determination of skill, speed, strength or endurance, or to the owners of animals or vehicles entered in such contest, and pari-mutuel betting as authorized by the State of Illinois (collectively, "*Gaming Uses*"); and

WHEREAS, the President and Board of Trustees find that the purposes of the Village Code , and the public health, safety, and welfare, are compromised, and the benefits of competition in the marketplace are lost, when private parties impose recorded negative use restrictions upon real property in the Village which prohibit or have the economic or practical effect of prohibiting the use of real property for Gaming Uses in a manner compliant with the Village Code and state law after the previous owner or operator of the property has terminated operations at the site, which negative use restrictions are in conflict with, and purport to limit, the uses that would otherwise be permitted under the Village Code ("*Negative Use Restrictions*"); and

WHEREAS, the President and Board of Trustees further find that such Negative Use Restrictions concerning Gaming Uses are separate and distinct from non-compete clauses that may be included in an agreement between private parties whereby one party may agree with another party that conducts the same type of use to not conduct such use within a specified geographic area during a defined period of time; and

WHEREAS, the President and Board of Trustees find, by contrast, that Negative Use Restrictions, which allow a prior owner or operator of real property that has used the site for Gaming Uses, after terminating operations at a site, to prevent any subsequent owner or operator from operating Gaming Uses at such site in the future, serve no public purpose, but instead have significant deleterious effects on the public health, safety, and welfare; and

WHEREAS, the Village finds that because real property used in compliance with Section 8-306 of the Village Code can consist of large tracts of land historically used for such purposes in compliance with applicable law, the continued ability to use such tracts of land in a manner consistent with Section 8-306 of the Village Code serves as a catalyst to other development and advances the public health, safety, and welfare of the residents of the Village; 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 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. NEGATIVE USE RESTRICTIONS. Article III, titled "Gambling," of Chapter 8, titled "Public Safety, Morals, and Welfare," of the Village Code is hereby amended to add a new Section 8-309, titled "Negative Use Restrictions Prohibited," to read as follows:

"**Article III Gambling**

* * *

8-309 Negative Use Restrictions Prohibited.

a. Definition. For purposes of this Section 8-309, "Negative Use Restrictions" means a restrictive covenant or other restrictions recorded against real property that is zoned in any B Zoning District that prohibit or have the economic or practical effect of prohibiting the use of such real property for purposes permitted pursuant to Section 8-306 of this Code after an owner or operator conducting activities permitted pursuant to Section 8-306 of this Code has terminated operations at the site, which negative use restrictions are in conflict with, and purport to limit, the uses that would otherwise be permitted under this Code.

b. Scope of Negative Use Restriction Prohibition. Any private agreement, deed restriction, lease, restrictive covenant, restriction or any other instrument that purports to impose recorded Negative Use Restrictions, for a period longer than one year, upon real property in the Village so as to prohibit or have the economic or practical effect of prohibiting the use of such real property for activities permitted under Section 8-306 of this Code after an owner or operator has terminated operations at a site where activities permitted under Section 8-306 of this Code were conducted, when such uses would otherwise be permitted under this Code (whether as a permitted or special use) are hereby declared against public policy, void and unenforceable, and subject to the Village's remedial and enforcement powers under this Section and the laws of the State of Illinois. Further, a current owner of a site that is subject to such Negative Use Restrictions has the right to enforce this provision by seeking an injunction or other remedy in a court of competent jurisdiction.

c. Exceptions. The prohibition in Section 8-309(b) will not apply to the owner or operator of a site which terminates operations at a site for the purposes of

relocating such operations into a comparable or larger site located within the Village and within one-half mile of the site at which operations have terminated, provided such relocation and the commencement of operations at the new site occurs within two years and the Negative Use Restriction imposed does not have a term in excess of three years."

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. 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 3rd day of May, 2021.

_____
Village President

ATTEST:

_____
Village Clerk