



April 21, 2014
8:00 PM

AGENDA
President and Board of Trustees
Village of Arlington Heights

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

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

III. ROLL CALL OF MEMBERS

IV. APPROVAL OF MINUTES

- A. Committee-of-the-Whole April 7, 2014
- B. Village Board 04/07/2014

V. APPROVAL OF ACCOUNTS PAYABLE

- A. Warrant Register of 04/15/2014

VI. RECOGNITIONS AND PRESENTATIONS

- A. Recognition of John Hersey High School Debate Team in IL Congressional Debate Association competition and IHSA State Tournament
- B. Recognition of Water Main Tapping Team for finishing First in Illinois Section, American Water Works Association Tapping Contest - Terry Botterman, Ryan Holthouse, John Preucil and Dave Nordin
- C. Recognition of Vee Trevino on Women's State Water Main Tapping Team

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

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

IX. OLD BUSINESS

- A. Report of the Committee-of-the-Whole Meeting of April 21, 2014 - Consideration of recommending to the Liquor Commissioner the issuance of a Class "B" Liquor License to Walgreen Co. dba Walgreens #05594, located at 3 E. Golf Road
- B. Report of the Committee-of-the-Whole Meeting of April 21, 2014 - Consideration of recommending to the Liquor Commissioner the issuance of a Class "B" Liquor License to Walgreen Co. dba Walgreens #00039, located at 235 E. Palatine Road
- C. Report of the Committee-of-the-Whole Meeting of April 21, 2014 - Consideration of recommending to the Liquor Commissioner the issuance of a Class "B" Liquor License to Walgreen Co. dba Walgreens #09246, located at 1000 E. Northwest Highway
- D. Report of the Committee-of-the-Whole Meeting of April 21, 2014 - Consideration of recommending to the Liquor Commissioner the issuance of a Class "B" Liquor License to Bond Drug Company of Illinois, dba Walgreens #03512, located at 1711 W. Campbell Street

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. Insurance Renewal
- B. Vendor Expenses Over \$10,000 In Aggregate for FY 2015
- C. 2014 Water System Improvements
- D. Itron Mobile Interrogator Components
- E. Public Works Tire Changer
- F. Roadway Maintenance Materials FY15

- G. Award of Contract for Secondary Landscape Maintenance Services
- H. Well #13 Emergency Roof Replacement
- I. Teen Center Roof Replacement - Bid Rejection

CONSENT LEGAL

- A. An Ordinance Proposing Approval of a Redevelopment Plan and Project for the Designation of the Hickory/Kensington Area and the Adoption of Tax Increment Financing Therefor, Convening a Joint Review Board and Calling a Public Hearing in Connection Therewith
- B. An Ordinance Granting a Special Use Permit for a Restaurant (5th Avenue Sushi, 138 E. Rand Road)
- C. An Ordinance Amending Chapter 13 of the Arlington Heights Municipal Code (7-Eleven, 1418 Hintz Road; Marriott Courtyard South)
- D. An Ordinance Amending Chapter 12 of the Arlington Heights Municipal Code (Section 12-1008, Peddlers and Solicitors - Conducting Business)

CONSENT APPOINTMENTS

- | | | | |
|----|--|--|-------------------------------|
| A. | Board/Commission
Firefighters Pension Fund | New Appointment
Fire Chief Ken Koeppen | Term Ending
4/30/15 |
| | Board/Commission
Firefighters Pension Fund | Reappointment
Tom Kuehne | Term Ending
4/30/17 |

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

- A. Arlington Market
Northwest Corner of Dryden Ave. & Kensington Rd.
PC#14-001
- B. St. Viator High School - Cafeteria Addition & Storage Building
1213 E. Oakton St.
Special Use Amendment
- C. Report of the Building Code Review Board meeting of February 24, 2014
St. Viator High School

Variance request from Section 503.1.1 and Village modified Section 903.2 of the 2009 International Fire Code.
- D. Starbucks

1808 S. Arlington Heights Rd.
PC#14-007

- E. Starbucks - Sign Variation
1808 S. Arlington Heights Rd.
DC#14-012

XIII. LEGAL

- A. An Ordinance Approving an Amendment to a Planned Unit Development, Granting a Preliminary Plat of Resubdivision and Certain Variations from Chapters 28 and 29 of the Arlington Heights Municipal Code
(Arlington Market, NW corner of Dryden Avenue and Kensington Road)
- B. A Resolution Approving a Final Plat of Resubdivision
(Arlington Market, northwest corner of Dryden Avenue and Kensington Road; Arlington Crossings Resubdivision No. 2)

XIV. APPOINTMENTS

XV. PETITIONS AND COMMUNICATIONS

XVI. REPORT OF THE VILLAGE MANAGER

XVII. ADJOURNMENT

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



Item: Presentation of the Colors

Department:

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

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Amount of Bidder Recommended:



Item: C-O-W minutes 04/7/14

Department: Manager's Office

Committee-of-the-Whole Minutes April 7, 2014

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Amount of Bidder Recommended:

ATTACHMENTS:

Description

[C-O-W minutes 4/7/14](#)

Type

Minutes

**MINUTES OF THE COMMITTEE-OF-THE-WHOLE MEETING OF THE
PRESIDENT AND BOARD OF TRUSTEES OF THE
VILLAGE OF ARLINGTON HEIGHTS
33 S. ARLINGTON HEIGHTS ROAD - COMMUNITY ROOM
MONDAY, APRIL 7, 2014 – 7:30 PM**

Mayor Tom Hayes called the meeting to order at 7:30 PM.

BOARD MEMBERS PRESENT: Mayor Hayes; Trustees Blackwood, Farwell,
Glasgow, LaBedz, Scaletta, Sidor, Tinaglia

BOARD MEMBERS ABSENT: Bert Rosenberg

STAFF MEMBERS PRESENT: Village Manager Bill Dixon; Assistant to the
Village Manager Diana Mikula

OTHERS PRESENT: Mirza Ganjani, owner of 7-Eleven; Sue
Swanson, License Consultant for 7-Eleven;
Brent Schultz, Business Consultant for 7-
Eleven; Paul Danko, applicant for Bicycle &
Pedestrian Advisory Commission

**1. CONSIDERATION OF RECOMMENDING TO THE LIQUOR
COMMISSIONER THE ISSUANCE OF A CLASS "B" LIQUOR LICENSE TO
GANJANI ENTERPRISES, INC., DBA 7-ELEVEN #33876b LOCATED AT
1481 HINTZ ROAD IN BROOK RUN PLAZA.**

Mayor Hayes swore in Mirza Ganjani.

Ms. Mikula reminded the Board that on January 6, 2014 the Village Board amended the liquor code to allow convenience stores to sell package alcoholic beverages as long as the establishment is 2500 square feet in size. The 7-Eleven on Hintz Road meets this requirement and is the first convenience store to apply for a packaged goods liquor license. She then presented the staff report on Mr. Ganjani who has 100% interest in the corporation. No convictions were disclosed and no criminal derogatory information was found on the March 24 background check performed by the Arlington Heights Police Department. In addition, no lawsuits, judgments, or liens were outstanding.

Ms. Mikula stated that she had met with Mr. Ganjani, as well as Sue Swanson, license consultant for 7-Eleven and Brent Schultz, business consultant for 7-Eleven on April 2. She also conducted a walk-thru of the premises to specifically view the areas for liquor display and discussed the

liquor code with Mr. Ganjani. All employees at the business had completed a BASSET program called Come of Age. Ms. Mikula informed the Board that 7-Eleven requires annual liquor training and has its own compliance check program.

Mayor Hayes asked Mr. Ganjani to explain the Come of Age Program is that 7-Eleven uses to train their employees. Mr. Ganjani explained that it is an on-line training program and that each year they must pass this training test. Ms. Mikula verified that this is a State of IL certified program.

Mayor Hayes asked how many employees would be working for Mr. Ganjani at this location. Mr. Ganjani stated that eight total will be working with him and they will all be BASSET trained.

Mayor Hayes questioned where the liquor would be displayed in the store. Ms. Mikula replied that spirits will be stored behind the counter and beer and wine will be displayed in coolers and shelves towards the back of the store.

Trustee LaBedz asked about hours of operation. Mr. Ganjani explained that the store is open 24 hours but that liquor will only be sold from 8 AM to midnight Monday thru Saturday and 11 AM to midnight on Sundays. Coolers housing beer and wine will be locked after midnight.

Trustee Scaletta stated he appreciated the hours that the store has limited themselves to and that he was a proponent of allowing convenience stores to be allowed to sell liquor.

Trustee Sidor asked how they would monitor theft. Mr. Ganjani stated that there are cameras in the store. Ms. Swanson said that with spirits being behind the counter and liquor in the back area away from the doors serves as a deterrent also. Mr. Schultz added that with 7-Eleven being located in a more residential area the theft rate is very low.

Trustee Blackwood asked about sizes of liquor being sold. Mr. Schultz stated that they have a variety of sizes – 750ml but also larger sized bottles and some smaller sized bottles. They will comply with size limitations as dictated in the liquor code.

Trustee Tinaglia asked staff when the last time a convenience store held a liquor license in the Village of Arlington Heights. Mr. Dixon and Ms. Mikula stated that the policy had been in effect since the 1970's. Trustee Tinaglia said that this is such a big opportunity and he wants this location to succeed. He feels that getting involved in the community is important for the business. Ms. Swanson said that 7-Eleven has a staff member that coordinates this and she will get in contact with that person to contact the Village in order for the business to participate in community events.

TRUSTEE GLASGOW MOVED, SECONDED BY TRUSTEE TINAGLIA TO RECOMMEND THAT THE VILLAGE BOARD OF TRUSTEES RECOMMEND TO THE LIQUOR COMMISSIONER THE ISSUANCE OF A CLASS "B" LIQUOR LICENSE TO GANJANI ENTERPRIZES, INC., DBA 7-ELEVEN, #33876b LOCATED AT 1418 HINTZ ROAD IN THE BROOK RUN PLAZA.

Trustee Scaletta asked if 7-Eleven has any plans to obtain more liquor licenses for their other stores in Arlington Heights. Mr. Schultz responded that they have no plans at this time. The other store they have is located on the south side of the Village and that store is prohibited by lease to obtain a license because of a liquor store already being located in that same shopping center.

2. INTERVIEW OF PAUL DANKO FOR BICYCLE & PEDESTRIAN ADVISORY COMMISSION. TERM ENDING: 04-30-15.

Mayor Hayes swore in Paul Danko. The Village Board asked him questions regarding his interest in serving on the Commission. Mr. Danko explained to the Board that he had served as a volunteer route-tester for the Chicagoland Bicycle Map. This involved riding over 30 miles of roads in Arlington Heights, Mt. Prospect, Elk Grove, and Palatine to evaluate potential new bike routes and verify the bike-friendliness of previously rated routes. Mr. Danko further explained that he is interested in serving the public with his experiences as well as learning from others about their needs.

Mr. Danko mentioned some bike problem areas he would like to address with the Commission once he is appointed.

TRUSTEE SIDOR MOVED, SECONDED BY TRUSTEE LABEDZ TO APPOINT PAUL DANKO TO THE BICYCLE & PEDESTRIAN ADVISORY COMMISSION. TERM ENDING 04-30-15

3. ADJOURNMENT

Meeting adjourned at 7:55 PM.

Recorded By: Diane Staggs, Admin. Asst. II



Item: Village Board 04/07/2014

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Amount of Bidder Recommended:

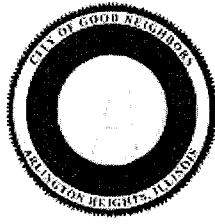
ATTACHMENTS:

Description

[Village Board 04/07/2014](#)

Type

Minutes



April 7, 2014
8:00 PM

MINUTES
President and Board of Trustees
Village of Arlington Heights

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE



- A. Presentation of the Colors by Cub Scout Pack #129 from
Dryden Elementary School

III. ROLL CALL OF MEMBERS

The Village Clerk called the roll with President Hayes and the following Trustees responding: Glasgow, Blackwood, Sidor, Tinaglia, LaBedz, Farwell, Rosenberg, and Scaletta.

Also present were Village Manager Bill Dixon, Assistant to the Village Manager Diana Mikula, Assistant Village Attorney Robin Ward, Director of Planning & Community Development Charles Witherington-Perkins, Finance Director Tom Kuehne, Assistant Public Works Director Chris Papierniak and Village Clerk Becky Hume.

IV. APPROVAL OF MINUTES



- A. Committee of the Whole 3/10/2014 Approved

Trustee John Scaletta moved to approve as amended. Trustee Thomas Glasgow
Seconded the Motion.

The Motion: Passed

Ayes: Blackwood , Farwell , Glasgow , Hayes , LaBedz , Rosenberg , Scaletta , Sidor ,
Tinaglia .



- B. Committee of the Whole 3/13/2014 Approved

Trustee Thomas Glasgow moved to approve. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Blackwood , Farwell , Glasgow , Hayes , LaBedz , Rosenberg , Scaletta , Sidor , Tinaglia .



C. Committee of the Whole 3/17/2014

Approved

Trustee John Scaletta moved to approve. Trustee Joe Farwell Seconded the Motion.

The Motion: Passed

Ayes: Blackwood , Farwell , Glasgow , Hayes , LaBedz , Rosenberg , Scaletta , Sidor , Tinaglia .



D. Village Board 3/17/2014

Approved

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

The Motion: Passed

Ayes: Blackwood , Farwell , Glasgow , Hayes , LaBedz , Rosenberg , Scaletta , Sidor , Tinaglia .



E. Committee of the Whole 3/19/2014

Approved

Trustee Joe Farwell moved to approve. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

Ayes: Blackwood , Farwell , Glasgow , Hayes , LaBedz , Rosenberg , Scaletta , Sidor , Tinaglia .

V. APPROVAL OF ACCOUNTS PAYABLE



A. Warrant Register of 3/30/2014

Approved

Trustee Joe Farwell moved to approve the Warrant Register dated 3/30/2014 in the

amount of \$1,191,199.90. Trustee Thomas Glasgow Seconded the Motion.
The Motion: Passed

VI. RECOGNITIONS AND PRESENTATIONS



- A. Promotion of Steven Hudgens to Police Sergeant

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



- B. Appointment of Deputy Chief Kenneth B. Koeppen as Fire Chief

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

Chief Koeppen thanked Mr. Dixon, Mayor Hayes and Board. He thanked family for their encouragement and sacrifice. He thanked the previous Chief's, Deputy Chief Lyons and entire Fire Department. He promised to support them throughout his career.

VII. PUBLIC HEARINGS



- A. Proposed FY15 Budget

Approved

Mr. Dixon said that the Village operates under the Illinois Budget Law. The law requires the Board to hold a Public Hearing on the proposed Budget and notice of this hearing was published on March 24th per State Statute. The Village's fiscal year begins May 1. The work on the Budget has involved a number of public meetings which included review of: proposed capital improvements, three year budget projections, and expenditure ceilings for the General Fund and the Water/Sewer Fund. In December of last year, the annual Tax Levy Ordinance was approved. The Village's share of the property tax bill is approximately 11.5%. The increase in the combined Village's and Library's share of the tax bill is 1.84%. In late February, the proposed Budget was sent to the Board with a 3.4% decrease from current fiscal year. Four Budget Review Sessions were conducted in March. As a result, the Budget being considered tonight is \$154, 550,004.

Trustee Thomas Glasgow moved to open the Public Hearing on the proposed Fiscal Year 2015 budget. Trustee Mike Sidor Seconded the Motion.

The Motion: Passed

Ayes: Blackwood , Farwell , Glasgow , Hayes , LaBedz , Rosenberg , Scaletta , Sidor , Tinaglia .

Trustee Thomas Glasgow moved to close the Public Hearing. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Blackwood , Farwell , Glasgow , Hayes , LaBedz , Rosenberg , Scaletta , Sidor , Tinaglia .

VIII. CITIZENS TO BE HEARD



A. Items for Troops Overseas - Dawn Hedrick

Dawn Hedrick of 744 W. Hatfield Drive said that in November of 2010 she lost her son-in-law James Stack in the war in Afghanistan. In his memory, she started a drive to collect items for care packages to send to the troops. Last year 335 boxes were sent. She thanked the Village Board for their support and said that this number of boxes could not have been achieved without their help. She noted that there is still a war going on and those serving still need support. On April 21, the collection drive started again. Donations will be accepted until May 2. The group needs donations, and help packaging and collecting goods. See their Facebook page "Supporting our troops one box at a time" for drop off locations, volunteer sign up or to help fund shipping expenses. She can also be reached at: helpUSAtroops@yahoo.com or helpUSAtroops@gmail.com.

President Hayes thanked Ms. Hedrick for her inspiring words and for all the work she has done in honor of James' memory to support his colleagues. **Trustee Blackwood** said she was grateful to support our men and women overseas and applauded Ms. Hedrick for her efforts.

IX. OLD BUSINESS



A. Report of the Committee-of-the-Whole Meeting of March 19, 2014 Approved

Trustee Glasgow moved, seconded by Trustee Rosenberg that the Committee-of-the-Whole recommend to the Board of Trustees that the Board approve the Proposed FY2015 Budget.

Trustee Glasgow thanked Staff and the Board for all their hard work on the Budget. **Mayor Hayes** also thanked Staff and the Board for their active engagement in this process. He said the Board fulfilled their obligation of going through the budget on a line by line basis to ensure that residents' tax dollars are wisely spent.

Trustee Thomas Glasgow moved to recommend approval of the FY2015 Budget to the

Village Board. Trustee Bert Rosenberg Seconded the Motion.
The Motion: Passed



- B. Report of the Committee-of-the-Whole Meeting of April 7, 2014 Approved

Consideration of a Class "B" (package liquor store) liquor license to Ganjani Enterprises, Inc. dba 7-Eleven #33876B located at 1418 Hintz Road in the Brook Run Plaza

Trustee Glasgow explained that liquor sales have not been allowed in convenience stores since the early 1970's so this is a momentous occasion. The Village Board decided to review that limitation.

Trustee Thomas Glasgow moved to recommend to the Liquor Commissioner the issuance of a Class "B" (package liquor store) liquor license to Ganjani Enterprises, Inc. dba 7-Eleven located at 1418 Hintz Road. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

Ayes: Blackwood , Farwell , Glasgow , Hayes , LaBedz , Scaletta , Sidor , Tinaglia .

Abstain: Rosenberg .



- C. Report of the Committee-of-the-Whole Meeting of April 7, 2014 Approved

Interview of Paul Danko for Appointment to the Bicycle and Pedestrian Advisory Commission

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

Trustee Mike Sidor moved to concur with the Mayor's appointment of Paul Danko to the Bicycle & Pedestrian Advisory Commission with a term ending 4/30/15. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Blackwood , Farwell , Glasgow , Hayes , LaBedz , Rosenberg , Scaletta , Sidor , Tinaglia .



- D. Recommendation of Arlington Economic Alliance re: Zero Interest Loan Program Approved

Mr. Dixon explained that last fall the Committee of the Whole discussed the Arlington Economic Alliance's (AEA) recommendation regarding a Zero Interest Loan Program for small businesses. The Board concurred with the recommendation and authorized the implementation of the small business Zero Interest Loan Program following approval by the Board of a subsequent report from the AEA. The Alliance created a subcommittee of Mr. O'Connor, Regina Schlamp and Scott Whisler who met with staff members to respond to the Board's questions. The subcommittee developed policies and procedures for the program and responses to the Village Board questions concurrently.

Tony Guido, Chairman of the AEA, and **Michael O'Connor** an AEA member were present to answer Board questions. Mr. O'Connor said the subcommittee said as a result of working through the process, the program expanded. Guidelines, procedures, an application and process were all developed. One company which received a 6b abatement has already signed up.

Trustee Sidor asked how the program will be advertised to businesses as other small business incentives have gone unused. He expressed concern that word would not get out. **Mr. O'Connor** said the Planning Department can use this program as a tool when talking to businesses to help make the Village attractive. A packet will be developed, but it is in the early planning stages. **Trustee Sidor** said he wants to make sure businesses are aware of it and that this is really promoted especially when a business is in contact with the Village. He asked if \$10,000 is enough of a hook for the Zero Interest Loan Program. **Mr. O'Connor** said the Alliance was anxious to get the money and program out there. They didn't want to use all the funds on one incentive package. He said they are open to modifying the program if necessary.

Trustee Sidor asked staff to report to the Board how many businesses have applied for a loan in order to gauge the program's success. **Mr. Perkins** said that staff can do that. He noted that staff will need to bring any interested party forward as the program will need a budget amendment in order to process the loan. It will be twelve to eighteen months before money will come into the fund. Mr. Perkins said a marketing piece will be developed, it will be advertised through the website, the Chamber of Commerce and the Planning Department will get the message out to existing businesses as well as to potential new businesses. The other option would be to delay implementation until the funds are in place, but staff perceived that the Board wanted to move forward with the program.

Trustee Rosenberg asked if a 6b abatement can be lost by a business and could the Village be on the hook for the loan money. **Mr. Perkins** said he had never had a business lose an abatement. If a business were to relocate, the abatement runs with the land for the 12 years for which it was approved, but it is based upon the operations within the business. The business has to be 51% or more manufacturing or industrial, so if that formula changed, the business could lose its abatement. Even in that scenario, the abatement would most likely be reduced based on the usage within the building.

Mr. O'Connor clarified that the Loan could be used by any kind of business in Arlington Heights. There is an approval process. **Trustee Rosenberg** clarified that new signage would qualify. He asked how collateral would be established. **Mr. O'Connor** said that there is a Loan Approval Committee which will ensure the credit worthiness of the business. **Trustee Rosenberg** encouraged the Alliance to use Jim Platt at the Chamber to promote the program.

Trustee Blackwood asked if there was consensus among the businesses about what the potential needs would be. **Mr. O'Connor** said the seven ideas listed came from those discussions. **Trustee Blackwood** asked if the business could decide what it needed. **Mr. O'Connor** said yes.

Trustee Farwell said that this program proves that the Village is pro-business.

President Hayes and the Board expressed their thanks to the Alliance and Staff for their hard work.

Trustee John Scaletta moved to approve. Trustee Mike Sidor Seconded the Motion. The Motion: Passed

Ayes: Blackwood , Farwell , Glasgow , Hayes , LaBedz , Rosenberg , Scaletta , Sidor , Tinaglia .

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CONSENT OLD BUSINESS

CONSENT APPROVAL OF BIDS



A. 2014 Material Testing Services

Approved

Trustee Thomas Glasgow moved to approve the execution of a contract with CGMT in the estimated amount of \$100,000 for material testing services for FY2014/2015.

Trustee Joe Farwell Seconded the Motion.

The Motion: Passed

Ayes: Blackwood , Farwell , Glasgow , Hayes , LaBedz , Rosenberg , Scaletta , Sidor , Tinaglia .



B. Paver Box Purchase

Approved

Trustee Thomas Glasgow moved to approve the purchase of a used Lee Boy Paver Box from Casey Equipment in the amount of \$73,300. Trustee Joe Farwell Seconded the Motion.

The Motion: Passed

Ayes: Blackwood , Farwell , Glasgow , Hayes , LaBedz , Rosenberg , Scaletta , Sidor , Tinaglia .



C. Award of Grass Cutting Services 2014

Approved

Trustee Thomas Glasgow moved to award a three year contract to Flecks Landscaping in an amount not to exceed \$2,130 per mowing cycle. Trustee Joe Farwell Seconded the Motion.

The Motion: Passed

Ayes: Blackwood , Farwell , Glasgow , Hayes , LaBedz , Rosenberg , Scaletta , Sidor , Tinaglia .



D. Award of Contract for High Profile Landscape Maintenance Services Approved

Trustee Thomas Glasgow moved to award a contract to Olive Grove in an amount not to exceed \$1,425 per maintenance cycle. Trustee Joe Farwell Seconded the Motion.

The Motion: Passed

Ayes: Blackwood , Farwell , Glasgow , Hayes , LaBedz , Rosenberg , Scaletta , Sidor , Tinaglia .



E. Forklift

Approved

Trustee Thomas Glasgow moved to approve the purchase of a Pro-5 Powered Forklift from Doosan Infracore for \$23,785. Trustee Joe Farwell Seconded the Motion.

The Motion: Passed

Ayes: Blackwood , Farwell , Glasgow , Hayes , LaBedz , Rosenberg , Scaletta , Sidor , Tinaglia .



F. Brush Chipper

Approved

Trustee Thomas Glasgow moved to approve the purchase of a Morbark Model M18R from Alexander Equipment in an amount not to exceed \$71,379.35. Trustee Joe Farwell Seconded the Motion.

The Motion: Passed

Ayes: Blackwood , Farwell , Glasgow , Hayes , LaBedz , Rosenberg , Scaletta , Sidor , Tinaglia .

CONSENT LEGAL



A. A Resolution Expressing Intent to Participate in the
Suburban Tree Consortium Five-Year Contractual Program
(Parkway tree trimming program)

Approved

Trustee Thomas Glasgow moved to approve R14-011. Trustee Joe Farwell Seconded the Motion.

The Motion: Passed

Ayes: Blackwood , Farwell , Glasgow , Hayes , LaBedz , Rosenberg , Scaletta , Sidor , Tinaglia .



B. An Ordinance Amending Chapter 13 of the Arlington
Heights Municipal Code
(Class "A" liquor license - Hanshin Pocha, 1918 S. Arlington
Heights Road)

Approved

Trustee Thomas Glasgow moved to approve 14-008. Trustee Joe Farwell Seconded the Motion.

The Motion: Passed

Ayes: Blackwood , Farwell , Glasgow , Hayes , LaBedz , Rosenberg , Scaletta , Sidor , Tinaglia .



- C. An Ordinance Amending Chapter 12 of the Arlington Heights Municipal Code (sales, purchase, and possession of alternative nicotine products) Approved

Trustee Thomas Glasgow moved to approve 14-009. Trustee Joe Farwell Seconded the Motion.

The Motion: Passed

Ayes: Blackwood , Farwell , Glasgow , Hayes , LaBedz , Rosenberg , Scaletta , Sidor , Tinaglia .

CONSENT REPORT OF THE VILLAGE MANAGER



- A. Budget Amendment; 2013 Resurfacing Program and Sidewalk Program Approved

Trustee Thomas Glasgow moved to transfer \$30,000 from Public Works to the Engineering Department 2013 Resurfacing Program and Sidewalk Program. Trustee Joe Farwell Seconded the Motion.

The Motion: Passed

XI. APPROVAL OF BIDS



- A. Rand Road Corridor Beautification - RFP Teska Associates Inc. Approved

Trustee Rosenberg asked if this is a separate request from the approved signage improvement in certain areas. **Mr. Perkins** said this item is a consulting service item in the TIF 3 and TIF 5 budgets. He said the Rand Road and Palatine Road area is one of the Village's major sales tax areas. The consultant's scope of work would be to develop a menu of concepts to upgrade that corridor which could be implemented over time. The plan will help the Village develop funding sources through the capital improvement program, seek grants, and try and dovetail with any other corridor improvements. It will not include engineering drawings. **Trustee Rosenberg** asked

what Teska's success rate was with IDOT and other government bodies. **Mr. Perkins** said he cannot speak to percentages but that Teska has worked with other municipalities and the Village with success in the past. Mr. Perkins said that IDOT has changed quite a bit over the years and Teska has a good understanding of what IDOT will and will not allow. There could be some private/public partnerships as well.

Trustee Scaletta asked that aside from the IDOT review, why the Village can't do this in house. **Mr. Perkins** said that staff has done things like this in the past, but that with the current workload it could not be accomplished. This study would be funded through TIF monies. He noted that fresh eyes can be an asset and consultants can bring an additional skill set to the table and look into ideas staff would not have explored. Mr. Perkins continued that these services are a good use for TIF funds and stated this is a very important corridor. **Trustee Scaletta** said he could appreciate workloads, and the IDOT expertise. He said he thought the funds might be better spent on the implementation of a program. Trustee Scaletta said he will support the request but to tell Teska he is looking for something new and dramatic.

Trustee Sidor asked what the return on investment will be and if this is the best use of \$35,000. He asked if streetscaping was the best use of TIF funds. Can those funds be used other ways that might bring in new businesses? **Mr. Dixon** said that TIF 3 accomplished what it set out to do. It brought retail to an area that was old and dilapidated. TIF 3 funds are available and there is no obvious other use for them. TIF 5 is a different story. There is nothing on the horizon in TIF 5 that indicates the money should be saved. The idea is to pep up the area and bring it some identity. The TIF 3 area struggles to compete with Randhurst and Deer Park.

Trustee Labedz said she is in support of plan. Shopping in an area is a lot more enticing if it looks inviting. Shoppers can go not very far down the road to Randhurst and have a more pleasant experience. She said she liked the idea of having a plan that is all encompassing that can be implemented as time and money permits. There is not much more to do with TIF 3.

Trustee Tinaglia said as a designer he agrees with Trustee Labedz. Design is important whether it's landscaping or signage. If a few dollars are spent to make a master plan to get some things done, it's a good idea. He asked about the current monument sign design how old it was. **Mr. Perkins** said the signs installed initially are 8-10 years old and it is a multi-year program. A new sign was approved in the recent budget for the Rand Road/Prospect Heights corridor. The same design is being used for all the gateway monument signs. **Trustee Tinaglia** said it is a weak presentation because of the missing landscaping at the bottom of the signs. **Mr. Perkins** said that he discussed this issue with Public Works and when the weather improves, Public Works plans to work with Derek Mach and the Forestry Department to make improvements in those areas. Trustee Tinaglia said he is in full support of this proposal.

Trustee John Scaletta moved to approve a contract with Teska Associates for the corridor study and design services for the Arlington Heights Road/Palatine Road/Rand Road area for the amount of \$35,110 to be funded from TIF III and TIF V. Trustee Thomas Glasgow Seconded the Motion.

The Motion: Passed

Ayes: Blackwood , Farwell , Glasgow , Hayes , LaBedz , Rosenberg , Scaletta , Sidor , Tinaglia .

XII. NEW BUSINESS



A. 5th Avenue Sushi
138 E. Rand Rd.
PC#14-006

Approved

Trustee Thomas Glasgow moved to approve a Special Use to allow a 2,100 square foot restaurant that has a total seating area of 902 square feet and total capacity of 66 seats. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

Ayes: Blackwood , Farwell , Glasgow , Hayes , LaBedz , Rosenberg , Scaletta , Sidor , Tinaglia .



B. Arlington Market
Northwest Corner of Dryden Ave. & Kensington Rd.
PC14-001

Approved

Greg Collins of MI Homes presented the project. MI Homes is the contract purchaser of the remaining single family lots at Arlington Market. They intend to move forward in construction 54 single family homes. There were some bulk standards regarding garage sizes that were previously established that need to be amended. Also, a lot that was going to be townhomes will be moved back to single family homes and is waiting for NICOR's signature to move forward.

President Hayes said that many residents are interested in what is going to happen to this property.

Mr. Collins described the project. Streets are private and will be maintained by the association.

Trustee Tinaglia agreed that the garages should be smaller and their size is appropriate for the project. He asked for a description of guest parking. **Mr. Collins**

explained that there are 21 street guest parking spots available on Lincoln and Beverly. Wing Street does not have parking. They intend to amend the current declaration and relax the parking restrictions so that guests to the neighboring town homes can park in the single family home spaces. **Trustee Tinaglia** said he believes parking will be an issue for this development. He said the design is awesome and he loves the houses.

Trustee Labeledz said parking always an issue almost everywhere in town. She said she was pleased with design.

Trustee Rosenberg asked if there was parking on Wing Street. There is not. **Mr. Perkins** explained that Pulte reduced the width of Wing Street to 24 feet and the original medians were eliminated with the Pulte Amendment. There is a row of parking on the north side of the Pulte row homes.

Trustee Rosenberg said there is really nothing that can be done to create more parking unless landscape islands are eliminated. He suggested taking some landscaping out and use that space for parking. **Mr. Collins** said he is not sure what infrastructure is there as Lincoln Lane has already been constructed. There may be storm sewers there. **Mr. Perkins** said it is very difficult to redesign now as the infrastructure is there and the roadways and drive aisle have been installed. He suggested that larger parties could use remote parking in the commercial center, on Miner Street or at Miner School.

Mr. Dixon said that people are resourceful and will find ways to park although it is not ideal.

Trustee Blackwood noted that these are smaller units and she does not have the same concerns. She agreed that people will be resourceful.

Trustee Scaletta said he seemed to remember more parking when the development came forward in 2007. **Mr. Perkins** said the main guest parking discussion occurred when the Pulte Home Amendment was put forward. At that time, street parking was eliminated on Wing Street but the townhome area added an additional row of guest parking on Hamlin as a result of that discussion. **Trustee Scaletta** asked if there were any easement agreements with surrounding properties. **Mr. Perkins** said there are cross access and utility and ingress/egress easements with townhomes and the proposed development. If these variations are approved, landscape islands can be evaluated with staff and the developer at a later date. **Mr. Perkins** said that Beverly can be looked at to see if that landscape area could be narrowed and the landscaping might be able to be reduced. **Mr. Perkins** also suggested that off-site parking on Douglas Street would be another option. **Trustee Scaletta** said he wanted to make sure there is longevity to the project.

Trustee Glasgow clarified that there have been no parking issues to date. He said he concurred with Trustee Blackwood in that people are resourceful and will find ways to park. He likes that the project is not as dense as it was before.

Trustee Sidor question asked for a description of the target market. **Mr. Collins** said that homes should appeal to people downsizing, people moving from the city, and renters that are looking for new construction in Arlington Heights. The cost will be around \$400,000.

Mr. Perkins asked for clarification on the motion. There are two options under condition two. Staff has proposed a slightly modified sequential phasing plan. Staff thinks sequential phasing is important for the success of the project. Mr. Perkins described how the sequencing would work and asked which option the Board desired. **Trustee Glasgow** said he agreed with the sequential phasing and that the motion should state this option.

Trustee Thomas Glasgow moved to approve. Trustee John Scaletta Seconded the Motion.

The Motion: Passed

Ayes: Blackwood , Farwell , Glasgow , Hayes , LaBedz , Rosenberg , Scaletta , Sidor , Tinaglia .



C. Report of the Building Code Review Board Meeting of February 24, 2014. Approved

M/I Homes - Arlington Market

Item 1: Proposed variance request from Chapter 23, Section 309.1.c related to interior garage width.

Item 2: Proposed variance request of the 2009 International Residential Code, Section R302.1 to apply the 2012 International Residential Code, Section R302.1.

Trustee Scaletta said there were two issues. The first was for the interior garage width. The BCRB does not give variations easily or frequently. This variation is not about trying to reduce the width of the interior garage; rather it is about making sure that the side yards provided enough landscape to allow for proper drainage. The second issue was regarding the 2009 Residential Code in regard to fire safety. The BCRB heard from Deputy Fire Chief Lyons and Fire Safety Inspectors Paul Butt and Paul Dumais who concurred that as long as the project complied with the 2012 Residential Building Code there were no concerns.

Trustee Rosenberg asked why Mr. Smith voted no. **Trustee Scaletta** said Mr. Smith did not want to change a position that he had taken previously. He did not try to convince anyone else on the BCRB to vote against the project and there were no comments to buttress his position. **Trustee Rosenberg** asked if the extra ½ foot will be problematic. **Trustee Scaletta** said the garage width allows for two full sized

vehicles to be comfortably parked. In addition, the depth of the garage was maintained for extra storage. **Trustee Scaletta** said that the BCRB did not accept that there was an existing PUD as a reason to allow the variance. The BCRB was convinced to award the variation to improve drainage.

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

The Motion: Passed

Ayes: Blackwood , Farwell , Glasgow , Hayes , LaBedz , Rosenberg , Scaletta , Sidor , Tinaglia .

XIII. LEGAL



- A. An Ordinance Adopting a Budget and Appropriations Approved
Ordinance and Amounts Set Forth Therein for the Fiscal
Year Commencing May 1, 2014 and Ending April 30, 2015

Trustee Thomas Glasgow moved to approve 14-010. Trustee Joe Farwell Seconded the Motion.

The Motion: Passed

Ayes: Blackwood , Farwell , Glasgow , Hayes , LaBedz , Rosenberg , Scaletta , Sidor , Tinaglia .

XIV. APPOINTMENTS

XV. PETITIONS AND COMMUNICATIONS

XVI. REPORT OF THE VILLAGE MANAGER

XVII. ADJOURNMENT

Trustee Joe Farwell moved to adjourn to Closed Session per 5 ILCS 120/2 (c) (1).

Trustee Thomas Glasgow Seconded the Motion.

The Motion: Passed

Ayes: Blackwood , Farwell , Glasgow , Hayes , LaBedz , Rosenberg , Scaletta , Sidor , Tinaglia .



Item: Warrant Register of 04/15/2014

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Amount of Bidder Recommended:

ATTACHMENTS:

Description

[Warrant Register 04/15/2014](#)

Type

Warrant Register



VILLAGE OF ARLINGTON HEIGHTS

**WARRANT REGISTER FOR
CHECK DATE: 4 - 15 - 2014**

Fund	Fund Description	Total Transaction Amount
101	General Fund	\$393,215.36
211	Motor Fuel Tax Fund	\$13,200.00
215	CDBG Fund	\$8,288.00
227	Foreign Fire Ins Tax Fund	\$1,907.75
231	Criminal Investigation Fd	\$306.45
235	Municipal Parkg Opr Fund	\$14,980.29
401	Capital Projects Fund	\$94,827.30
426	Flood Control V Fund	\$13,568.44
435	EAB Fund	\$2,151.80
505	Water and Sewer Fund	\$67,438.83
515	Arts,Entert & Events Fund	\$1,503.90
605	Health Insurance Fund	\$287,702.46
611	General Liability Ins Fnd	\$28,232.05
615	Workers Compensation Ins	\$64,090.91
621	Fleet Operations Fund	\$12,496.69
625	Technology Fund	\$13,578.19
711	Fire Pension Fund	\$17.76
TOTAL ALL FUNDS		\$1,017,506.18

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 0					
Division: 0					
1928	505-0000-452.42-00	PRASAD NUTELAPATI	REFUND OVERPAYMENT WATER	\$119.05	\$119.05
184648	101-0000-433.14-00	JOHN AMARO	REFUND AMBULANCE CLAIM	\$50.00	\$50.00
184652	505-0000-140.10-00	AMERICAN PRINTING TECHNOLOGIES	POSTAGE - WATER	\$1,853.04	\$1,853.04
184659	101-0000-489.85-00	ARMOR SYSTEMS	COLLECTION SERVICE FEES	\$75.00	\$75.00
184668	101-0000-433.14-00	ETHEL BESENHOFER	REFUND AMBULANCE CLAIM	\$16.00	\$16.00
184672	101-0000-433.14-00	BLUE CROSS BLUE SHIELD	REFUND AMBULANCE CLAIM	\$260.06	\$260.06
184709	101-0000-433.14-00	COVENTRY HCP	REFUND AMBULANCE CLAIM	\$418.64	\$418.64
184717	101-0000-433.14-00	SUSAN DROBNY	REFUND AMBULANCE CLAIM	\$14.61	\$29.22
			REFUND AMBULANCE CLAIM	\$14.61	
184719	235-0000-435.65-03	EDYTA DWORAKOWSKI	REFUND PARKING PERMITS	\$90.00	\$90.00
184720	101-0000-140.05-00	EASTERN IL UNIVERSITY	MEMBERSHIP FEES	\$150.00	\$150.00
184725	101-0000-421.05-00	KATHLEEN FALCO	REFUND VEHICLE STICKER	\$18.00	\$18.00
184727	101-0000-441.35-00	FEBRIAN, DHERRY	REFUND WATER OVERPAYMENT	\$35.00	\$35.00
184747	101-0000-210.95-00	HARRIS TRUST & SAVINGS BANK	WIRED RTA CHICAGO	\$416.52	\$416.52
184750	101-0000-421.05-00	FENG XIA HE	REFUND VEHICLE STICKER	\$30.00	\$30.00
184751	101-0000-433.14-00	HEALTHCARE & FAMILY SERVICES	REFUND AMBULANCE CLAIM	\$174.35	\$174.35
184756	101-0000-433.14-00	GLADYS HINRICH	REFUND AMBULANCE CLAIM	\$80.00	\$323.08
			REFUND AMBULANCE CLAIM	\$73.08	
			REFUND AMBULANCE CLAIM	\$90.00	
			REFUND AMBULANCE CLAIM	\$80.00	
184782	101-0000-433.14-00	CAROLYN KRETSCHMER	REFUND AMBULANCE CLAIM	\$16.00	\$32.00
			REFUND AMBULANCE CLAIM	\$16.00	
184792	101-0000-421.05-00	JACQUELINE LUCKETT	REFUND VEHICLE STICKER	\$40.00	\$40.00
184794	101-0000-421.05-00	RAYMOND MARCHIORI	REFUND VEHICLE STICKER	\$4.00	\$4.00
184797	101-0000-421.05-00	JEANNETTE MATA	REFUND VEHICLE STICKER	\$40.00	\$40.00
184804	101-0000-421.05-00	MOLLY MEIER	REFUND VEHICLE STICKER	\$45.00	\$45.00
184826	101-0000-140.05-00	NORTHWEST CENTRAL DISPATCH SYS	MEMBER ASSESSMENT 5-2014	\$63,389.97	\$84,519.97
			MEMBER ASSESSMENT 5-2014	\$21,130.00	
184865	101-0000-421.05-00	MATTHEW SCHILKE	REPLACE CK 181819	\$10.00	\$10.00
184866	101-0000-433.14-00	ETHELYN SCHREINER	REFUND AMBULANCE CLAIM	\$73.08	\$73.08
184882	101-0000-421.05-00	MAKGORRATA SZYMANSKA	REFUND VEHICLE STICKER	\$30.00	\$30.00

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WARRANT REGISTER - GM0002

Date: Wednesday, April 16, 2014
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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
184887	101-0000-421.05-00	JASON TIEGELMANN	REFUND VEHICLE STICKER	\$30.00	\$30.00
184914	101-0000-421.05-00	KATHLEEN WARNICK	REFUND VEHICLE STICKER	\$80.00	\$80.00
184915	101-0000-421.05-00	ANNE WEGNER	REFUND VEHICLE STICKER	\$40.00	\$40.00
184918	235-0000-435.65-02	KATHERINE WITENKO	REFUND PARKING PERMITS	\$60.00	\$60.00
Total Division:				\$89,062.01	
Total Department:				\$89,062.01	

Check Date: 2014 - 4 - 15

WARRANT REGISTER - GM0002

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 1 Board of Trustees					
Division: 1					
184681	101-0101-501.21-65	CAPTION FIRST INC	CLOSED CAPTIONING-MARCH	\$600.00	\$600.00
184790	101-0101-501.21-65	LORELLE COMMUNICATIONS INC	BAORD MEETINGS 3-2014	\$4,500.00	\$4,500.00
900997	101-0101-501.22-05	CITIBANK	POSTAGE	\$16.65	\$16.65
Total Division:				\$5,116.65	
Total Department:				\$5,116.65	

Check Date: 2014 - 4 - 15

WARRANT REGISTER - GM0002

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 2 Village Manager					
Division: 1					
184680	101-0201-502.30-05	CANON SOLUTIONS AMERICA	OFFICE SUPPLIES	\$352.50	\$352.50
184906	101-0201-502.21-65	VERIZON WIRELESS	INV 9722590267	\$76.25	\$76.25
184921	101-0201-502.22-15	XEROX CORPORATION	MAINTENANCE AGREEMENT	\$85.00	\$85.00
900997	101-0201-502.22-05	CITIBANK	POSTAGE	\$227.57	\$227.57
Total Division:				\$741.32	
Total Department:				\$741.32	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 3 Human Resources					
Division: 1					
184640	101-0301-503.30-05	A AND E RUBBER STAMP CORP	OFFICE SUPPLIES	\$28.00	\$28.00
184728	101-0301-503.22-05	FEDERAL EXPRESS	SHIPPING/DELIVERY SERVICE	\$30.53	\$30.53
184735	615-0301-552.42-75	GALLAGHER BASSETT SERVICES INC	CLAIMS - MEDICAL	\$31,224.97	\$31,224.97
	615-0301-552.42-80		CLAIMS - W/C	\$32,853.60	\$32,853.60
184747	605-0301-552.20-50	HARRIS TRUST & SAVINGS BANK	JD 'S Q & BREW	\$130.02	\$130.02
	615-0301-552.33-05		AMAZON.COM	\$12.34	\$12.34
184828	605-0301-552.20-50	NORTHWEST COMMUNITY HOSPITAL	SERVICE HEALTH TESTING	\$3,340.00	\$6,313.00
			SERVICE HEALTH TESTING	\$1,287.00	
			SERVICE HEALTH TESTING	\$1,686.00	
184921	101-0301-503.22-15	XEROX CORPORATION	MAINTENANCE AGREEMENT	\$85.00	\$170.00
			MAINTENANCE AGREEMENT	\$85.00	
900997	101-0301-503.22-05	CITIBANK	POSTAGE	\$16.35	\$16.35
	605-0301-552.22-05		POSTAGE	\$1,408.80	\$1,408.80
900998	605-0301-552.20-65	PRUDENTIAL INSURANCE CO OF AMERICA	INS PREMIUM 4-2014	\$4,713.51	\$4,713.51
	605-0301-552.20-66		INS PREMIUM (OPT) 2-2014	\$2,357.20	\$2,357.20
900999	605-0301-552.20-60	HMO ILLINOIS	INS PREMIUM 4-2014	\$272,779.93	\$272,779.93
Total Division:				\$352,038.25	
Total Department:				\$352,038.25	

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WARRANT REGISTER - GM0002

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 4 Legal Department					
Division: 1					
184698	101-0401-503.20-20	CLARK BAIRD SMITH LLP	SERVICE PROFESSIONAL	\$4,818.75	\$4,818.75
184722	101-0401-503.20-15	ERNEST R BLOMQUIST PC	RETAINER	\$4,170.00	\$4,170.00
	101-0401-503.20-20		SERVICE PROFESSIONAL	\$8,527.50	\$8,527.50
184728	101-0401-503.22-05	FEDERAL EXPRESS	SHIPPING/DELIVERY SERVICE	\$24.70	\$24.70
184757	101-0401-503.20-10	HOLLAND & KNIGHT LLP	RETAINER	\$4,170.00	\$4,170.00
184901	101-0401-503.21-65	VERIZON WIRELESS	INV 9722389746	\$95.96	\$95.96
184921	101-0401-503.22-15	XEROX CORPORATION	MAINTENANCE AGREEMENT	\$140.90	\$140.90
900997	101-0401-503.22-05	CITIBANK	POSTAGE	\$10.71	\$10.71
Total Division:				\$21,958.52	
Total Department:				\$21,958.52	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 5 Finance					
Division: 1					
184652	505-0501-503.21-65	AMERICAN PRINTING TECHNOLOGIES	SERVICE MISCELLANEOUS	\$706.16	\$706.16
184654	101-0501-503.21-65	ANDRES MEDICAL BILLING LTD	SERVICE FINANCIAL	\$5,769.80	\$5,769.80
184734	611-0501-552.20-70	GALLAGHER ARTHUR J & CO	RENEWAL TREASURER'S BOND	\$9,898.00	\$9,898.00
184735	611-0501-552.42-53	GALLAGHER BASSETT SERVICES INC	CLAIMS - VEHICLE LOSS	\$1,898.20	\$1,898.20
	611-0501-552.42-60		CLAIMS - LIABILITY LOSS	\$16,435.85	\$16,435.85
184832	101-0501-503.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$821.96	\$1,192.09
			OFFICE SUPPLIES	\$257.69	
			OFFICE SUPPLIES	\$112.44	
184833	101-0501-503.30-05	OFFICE MAX CONTRACT INC	OFFICE SUPPLIES	\$47.03	\$62.67
			OFFICE SUPPLIES	\$15.64	
184837	101-0501-503.22-01	PADDOCK PUBLICATIONS INC	ADVERTISING	\$74.25	\$349.65
			ADVERTISING	\$68.85	
			ADVERTISING	\$99.90	
			ADVERTISING	\$51.30	
			ADVERTISING	\$55.35	
184838	101-0501-503.21-65	PADDOCK PUBLICATIONS INC	E-EDITION SERVICES	\$247.00	\$247.00
184846	101-0501-503.22-05	POSTMASTER/BUSINESS REPLY	REIMB PERMIT 184	\$328.84	\$328.84
	505-0501-503.22-05		REIMB PERMIT 184	\$23.18	\$23.18
184902	101-0501-503.21-65	VERIZON WIRELESS	INV 9722341239	\$55.47	\$55.47
184921	101-0501-503.22-15	XEROX CORPORATION	MAINTENANCE AGREEMENT	\$85.00	\$102.60
			MAINTENANCE AGREEMENT	\$17.60	
900997	101-0501-503.22-05	CITIBANK	POSTAGE	\$1,093.27	\$1,093.27
	505-0501-503.22-05		POSTAGE	\$1,052.34	\$1,052.34
Total Division:				\$39,215.12	
Total Department:				\$39,215.12	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 6 Information Technology					
Division: 1					
184688	401-0601-572.50-15	CDS OFFICE TECHNOLOGIES	COMPUTERS,DP & WORD PROC.	\$9,870.00	\$9,870.00
184715	625-0601-553.21-65	DEXON COMPUTER INC	COMPUTERS,DP & WORD PROC.	\$5,605.00	\$5,605.00
184747	625-0601-572.50-10	HARRIS TRUST & SAVINGS BANK	AMAZON.COM	\$123.73	\$123.73
184817	625-0601-572.50-10	NETRIX	REPLACEMENT PRINTER	\$553.18	\$553.18
184831	625-0601-553.21-02	OAK BROOK OFFICE SOLUTIONS INC	EQUIPMENT MAINTENANCE	\$85.00	\$311.95
			EQUIPMENT MAINTENANCE	\$112.95	
			EQUIPMENT MAINTENANCE	\$114.00	
184870	625-0601-572.50-10	SOFTMART INC	PRINTER REPLACEMENT	\$705.31	\$705.31
184871	625-0601-572.50-10	SOUTHERN COMPUTER WAREHOUSE	PRINTERS	\$538.33	\$538.33
184898	625-0601-553.21-65	VERIZON WIRELESS	INV 9722389745	\$1,786.77	\$1,786.77
801348	625-0601-553.21-65	AT & T	831-000-2604-723	\$571.38	\$571.38
Total Division:				\$20,065.65	
Total Department:				\$20,065.65	

Check Date: 2014 - 4 - 15

WARRANT REGISTER - GM0002Date: Wednesday, April 16, 2014
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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 7 GIS					
Division: 1					
184747	625-0701-553.30-05	HARRIS TRUST & SAVINGS BANK	AMAZON MKTPLACE PMTS	\$34.65	\$798.95
			PAYPAL/ LOCKLAN SYSTEMS LTD	\$39.00	
			AMAZON.COM	\$61.94	
			AMAZON.COM	\$15.57	
			AMAZON.COM	\$18.24	
			AMAZON MKTPLACE PMTS	\$30.00	
			AMAZON MKTPLACE PMTS	\$18.56	
			AMAZON.COM	\$311.99	
			ADVANTAGE LASER	\$269.00	
	625-0701-553.33-05		PLI DATA EAST SOFT LLC	\$110.00	\$174.93
			AMAZON MKTPLACE PMTS	\$64.93	
184832	625-0701-553.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$929.66	\$1,463.66
			OFFICE SUPPLIES	\$196.90	
			OFFICE SUPPLIES	\$53.88	
			OFFICE SUPPLIES	\$283.22	
184870	625-0701-553.33-05	SOFTMART INC	SOFTWARE LICENSE	\$945.00	\$945.00
Total Division:				\$3,382.54	
Total Department:				\$3,382.54	

Check Date: 2014 - 4 - 15

WARRANT REGISTER - GM0002Date: Wednesday, April 16, 2014
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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 10 Boards & Commissions					
Division: 17					
900997	101-1017-502.22-05	CITIBANK	POSTAGE	\$210.24	\$210.24
Total Division:				\$210.24	
Division: 21					
184710	101-1021-502.40-40	CREEKSIDE PRINTING	SERVICE PRINTING	\$932.92	\$932.92
184841	101-1021-502.40-40	PETTY CASH	ECON ALLIANCE	\$28.64	\$28.64
184845	101-1021-502.40-40	POSTMASTER ARLINGTON HEIGHTS	ALLIANCE MAILING	\$465.12	\$465.12
Total Division:				\$1,426.68	
Division: 22					
184651	515-1022-525.40-55	AMERICAN PRINT INC	PRINTING	\$149.00	\$149.00
Total Division:				\$149.00	
Total Department:				\$1,785.92	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 20 Special Events					
Division: 5					
184747	515-2005-525.50-55	HARRIS TRUST & SAVINGS BANK	AMAZON MKTPLACE PMTS	\$274.95	\$549.90
			AMAZON MKTPLACE PMTS	\$274.95	
Total Division:				\$549.90	
Total Department:				\$549.90	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 30 Police Department					
Division: 1					
184641	101-3001-511.21-65	ACCURATE DOCUMENT DESTRUCTION	SERVICE MISCELLANEOUS	\$371.70	\$371.70
184643	101-3001-511.21-65	AFTERMATH	BIO-HAZARD CLEANING	\$105.00	\$105.00
184644	101-3001-511.22-03	JEFFREY C AIELLO	TRAINING	\$15.00	\$15.00
184655	101-3001-511.22-03	VALERIE ANDREWS	TRAINING	\$45.00	\$45.00
184659	101-3001-511.21-65	ARMOR SYSTEMS	COLLECTION FEE	\$708.37	\$708.37
184664	235-3001-532.33-05	BANK SUPPLIES	SUPPLIES	\$18.20	\$18.20
184665	101-3001-511.30-35	BARNES EDWARD	REIMBURSEMENT - CLOTHING	\$134.22	\$134.22
184666	101-3001-511.22-03	BAUMGARTNER ALAN	TRAINING	\$15.00	\$30.00
			TRAINING	\$15.00	
184670	101-3001-511.22-03	BLAND WESLEY	TRAINING	\$15.00	\$45.00
			TRAINING	\$30.00	
184674	101-3001-511.22-03	LORI BRAY	TRAINING	\$15.00	\$15.00
184676	101-3001-511.21-65	RANDIE BRUNO K.ESQ	SERVICE PROFESSIONAL	\$200.00	\$200.00
184678	101-3001-511.22-03	BUTLER MICHAEL	TRAINING	\$45.00	\$45.00
184683	101-3001-511.22-03	CARAWAY ROBERT	TRAINING	\$15.00	\$30.00
			TRAINING	\$15.00	
184685	101-3001-511.22-03	CASTILLO, EDSON	TRAINING	\$15.00	\$30.00
			TRAINING	\$15.00	
184711	101-3001-511.33-30	CRIME STOPPERS OF ARLINGTON HEIGHTS	REGISTRATION	\$100.00	\$100.00
184712	101-3001-511.33-05	CROWN TROPHY	SUPPLIES	\$25.00	\$25.00
184721	101-3001-511.22-03	SEAN EDMONDSON	TRAINING	\$15.00	\$30.00
			TRAINING	\$15.00	
184730	101-3001-511.22-03	ANDREW FLENTGE	TRAINING	\$15.00	\$15.00
184737	101-3001-511.22-03	DOUGLAS GLANZ	TRAINING	\$15.00	\$15.00
	101-3001-511.30-35		REIMBURSEMENT - CLOTHING	\$64.49	\$64.49
184739	101-3001-511.30-35	ROBERTO GONZALEZ	CLOTHING	\$300.00	\$300.00
184740	101-3001-511.33-30	GRAINGER W W INC	POLICE EQUIPMENT & SUPPLY	\$27.35	\$137.62
			POLICE EQUIPMENT & SUPPLY	\$110.27	
184745	101-3001-511.22-03	HAMRICK PETER	TRAINING	\$15.00	\$15.00
184746	235-3001-532.33-05	HANSON HARDWARE	HARDWARE SUPPLIES	\$59.43	\$59.43
184747	101-3001-511.22-03	HARRIS TRUST & SAVINGS BANK	JEWEL #3422	\$10.58	\$310.58

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
184747	101-3001-511.22-03	HARRIS TRUST & SAVINGS BANK	PAYPAL ASSOCIATION	\$100.00	\$310.58
			EB IL CONCEALED CARRY	\$200.00	
	101-3001-511.33-05		CROWN TROPHY	\$70.00	\$160.00
			MARIANOS FRESH	\$90.00	
	235-3001-532.33-05		AMAZON.COM	\$76.50	\$147.80
			HARBOR FREIGHT TOOLS	\$71.30	
184752	101-3001-511.22-10	HEART PRINTING INC	SERVICE PRINTING	\$76.00	\$76.00
184761	101-3001-511.22-02	IL CITIZENS POLICE ACADEMY ASSOC	DUES	\$50.00	\$50.00
184763	101-3001-511.21-65	IMAGING SYSTEMS INC	POLICE EQUIPMENT & SUPPLY	\$4,314.00	\$4,314.00
184765	101-3001-511.22-10	INNERWORKINGS LLC	SERVICE PRINTING	\$54.18	\$54.18
184767	101-3001-511.33-25	INTOXIMETERS INC	SUPPLIES	\$138.00	\$138.00
184772	101-3001-511.30-35	KALE/ASR	CLOTHING	\$199.40	\$3,998.71
			CLOTHING	\$121.95	
			CLOTHING	\$2.00	
			CLOTHING	\$64.00	
			CLOTHING	\$126.50	
			CLOTHING	\$39.99	
			CLOTHING	\$35.00	
			CLOTHING	\$121.95	
			CLOTHING	\$5.75	
			CLOTHING	\$18.25	
			CLOTHING	\$4.75	
			CLOTHING	\$9.00	
			CLOTHING	\$15.50	
			CLOTHING	\$83.70	
			CLOTHING	\$60.50	
			CLOTHING	\$17.95	
			CLOTHING	\$4.75	
			CLOTHING	\$127.90	
			CLOTHING	\$23.75	
			CLOTHING	\$126.50	
			CLOTHING	\$86.50	
			CLOTHING	\$64.00	
			CLOTHING	\$102.00	
			CLOTHING	\$128.00	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
184772	101-3001-511.30-35	KALE/ASR	CLOTHING	\$155.85	\$3,998.71
			CLOTHING	\$51.95	
			CLOTHING	\$126.50	
			CLOTHING	\$28.00	
			CLOTHING	\$179.00	
			CLOTHING	\$21.00	
			CLOTHING	\$163.45	
			CLOTHING	\$284.75	
			CLOTHING	\$28.00	
			CLOTHING	\$28.00	
			CLOTHING	\$39.99	
			CLOTHING	\$23.95	
			CLOTHING	\$95.00	
			CLOTHING	\$74.95	
			CLOTHING	\$43.00	
			CLOTHING	\$21.80	
			CLOTHING	\$69.95	
			CLOTHING	\$43.00	
			CLOTHING	\$108.00	
			CLOTHING	\$3.95	
			CLOTHING	\$64.00	
			CLOTHING	\$155.83	
			CLOTHING	\$64.00	
			CLOTHING	\$74.95	
			CLOTHING	\$40.00	
			CLOTHING	\$126.90	
			CLOTHING	\$135.90	
			CLOTHING	\$72.95	
			CLOTHING	\$84.50	
	235-3001-532.30-35		CLOTHING	\$64.00	\$64.00
184774	101-3001-511.22-03	KAMINSKY GARY	TRAINING	\$15.00	\$15.00
184775	101-3001-511.22-03	KAPPELMAN RICHARD	TRAINING	\$15.00	\$15.00
184776	101-3001-511.22-03	KEARNEY MICHAEL	TRAINING	\$30.00	\$60.00
			TRAINING	\$30.00	
184777	101-3001-511.22-03	KEHM JAMES	TRAINING	\$15.00	\$15.00

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
184777	101-3001-511.30-35	KEHM JAMES	REIMBURSEMENT - CLOTHING	\$263.57	\$263.57
184778	101-3001-511.22-03	WILLIAM KIRBY	TRAINING	\$366.92	\$366.92
184780	101-3001-511.22-15	KONICA MINOLTA BUSINESS USA	MAINTENANCE AGREEMENT	\$1,732.58	\$2,306.84
			MAINTENANCE AGREEMENT	\$574.26	
184781	101-3001-511.30-35	KOSTKA ROBERT	REIMBURSEMENT - CLOTHING	\$12.00	\$12.00
184785	101-3001-511.21-65	LAUTERBURG & OEHLER FUNERAL HOME	MORGUE TRANSPORT	\$2,000.00	\$2,000.00
184786	101-3001-511.22-03	DAVID LAVIN	TRAINING	\$15.00	\$15.00
184798	101-3001-511.22-03	MAY SCOTT	TRAINING	\$45.00	\$45.00
184799	101-3001-511.22-03	MC GRATH JAMES	TRAINING	\$45.00	\$45.00
184800	101-3001-511.22-03	MC GUIRE BRIAN	TRAINING	\$15.00	\$15.00
184805	101-3001-511.21-65	METRO-WESTERN COOK CREDIT	SERVICE MISCELLANEOUS	\$114.00	\$114.00
184809	101-3001-511.22-03	MARK MILJAN	TRAINING	\$900.00	\$900.00
	101-3001-511.30-35		REIMBURSEMENT - CLOTHING	\$348.54	\$348.54
184812	101-3001-511.30-35	MULLEN MICHAEL	REIMBURSEMENT - CLOTHING	\$59.65	\$59.65
184822	101-3001-511.22-03	NORTH SUBURBAN ASSOC CHF POLICE	REGISTRATION	\$160.00	\$160.00
184824	101-3001-511.30-35	NORTHERN IL POLICE ALARM SYSTEM	CLOTHING	\$1,750.96	\$3,658.41
			CLOTHING	\$1,907.45	
184830	101-3001-511.22-03	NORTHWEST POLICE ACADEMY	REGISTRATION	\$100.00	\$100.00
184832	101-3001-511.30-05	OFFICE DEPOT	OFFICE SUPPLIES	(\$29.99)	\$2,271.14
			OFFICE SUPPLIES	\$103.49	
			OFFICE SUPPLIES	\$133.89	
			OFFICE SUPPLIES	\$241.82	
			OFFICE SUPPLIES	\$1,714.66	
			OFFICE SUPPLIES	\$107.27	
184834	101-3001-511.22-03	MICHAEL ORLANDO	TRAINING	\$45.00	\$105.00
			TRAINING	\$15.00	
			TRAINING	\$45.00	
184842	101-3001-511.22-02	PETTY CASH/POLICE	NOTARY APPLICATION FEE	\$10.00	\$10.00
	101-3001-511.22-03		TRAINING	\$10.00	\$10.00
	101-3001-511.30-35		CLOTHING	\$2.79	\$2.79
	101-3001-511.33-05		SUPPLIES	\$15.00	\$15.00
	101-3001-511.33-25		SUPPLIES	\$49.41	\$49.41
	101-3001-511.33-30		SUPPLIES	\$30.00	\$30.00
184843	101-3001-511.22-03	ADAM PLAWER	TRAINING	\$15.00	\$15.00
184844	101-3001-511.22-03	PIOTR POREBSKI	TRAINING	\$15.00	\$15.00

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
184851	401-3001-572.50-15	RADARSIGN	POLICE EQUIPMENT & SUPPLY	\$8,510.00	\$8,795.00
			SHIPPING/DELIVERY SERVICE	\$285.00	
184858	101-3001-511.22-03	BRANDI ROMAG	TRAINING	\$15.00	\$980.49
			TUITION REIMBURSEMENT	\$965.49	
184859	101-3001-511.22-03	CARRIE RORER	TRAINING	\$250.00	\$250.00
184862	101-3001-511.33-05	SAM'S CLUB	SUPPLIES	\$37.99	\$37.99
184877	101-3001-511.22-10	SUBURBAN PRESS	SERVICE PRINTING	\$624.00	\$624.00
184880	101-3001-511.22-03	KEVIN SULLIVAN	TRAINING	\$45.00	\$45.00
184883	101-3001-511.22-03	JEFFREY TEGTMEYER	TRAINING	\$15.00	\$75.00
			TRAINING	\$15.00	
			TRAINING	\$45.00	
184891	101-3001-511.22-03	MICHAEL TURANO	TRAINING	\$45.00	\$45.00
184892	101-3001-511.33-30	ULINE INC	SUPPLIES	\$41.31	\$41.31
184903	101-3001-511.21-65	VERIZON WIRELESS	INV 9722391705	\$2,343.58	\$2,343.58
184904	101-3001-511.21-65	VERIZON WIRELESS	INV 9722359124	\$238.53	\$238.53
184913	101-3001-511.21-65	WALGREEN COMPANY	SERVICE MISCELLANEOUS	\$77.98	\$77.98
900997	101-3001-511.22-05	CITIBANK	POSTAGE	\$888.87	\$888.87
Total Division:				\$39,348.32	
Division: 3					
184656	231-3003-511.40-11	ANIMAL FEEDS AND NEEDS	CANINE UNIT PROGRAM	\$43.99	\$43.99
184747	231-3003-511.40-11	HARRIS TRUST & SAVINGS BANK	ELITE K-9 INC.	\$262.46	\$262.46
Total Division:				\$306.45	
Total Department:				\$39,654.77	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 35 Fire					
Division: 1					
184645	101-3501-512.21-02	AIR ONE EQUIPMENT	REPAIR SERVICE EQUIPMENT	\$43.00	\$43.00
184689	101-3501-512.31-65	CDW GOVERNMENT INC	SUPPLIES	\$53.22	\$53.22
184693	101-3501-512.21-02	CHICAGO COMMUNICATIONS LLC	SERVICE EQUIPMENT	\$230.00	\$805.00
			SERVICE EQUIPMENT	\$575.00	
184724	101-3501-512.33-05	ESSLING BILL	REIMBURSEMENT - SUPPLIES	\$68.46	\$68.46
184740	101-3501-512.31-85	GRAINGER W W INC	FIRE PROTECTION EQUIP/SUP	\$157.78	\$157.78
184747	101-3501-512.22-02	HARRIS TRUST & SAVINGS BANK	EMT LICENSE RENEWAL	\$21.75	\$63.50
			PARAMEDIC LIC RENEWAL	\$41.75	
184773	101-3501-512.30-35	KALE/ASR	CLOTHING & APPAREL	\$16.50	\$996.55
			SHOES AND BOOTS	\$84.95	
			SHOES AND BOOTS	\$84.95	
			CLOTHING & APPAREL	\$349.90	
			SHOES AND BOOTS	\$81.00	
			CLOTHING & APPAREL	\$199.50	
			CLOTHING & APPAREL	\$179.75	
184784	101-3501-512.22-03	ANDREW LARSON	TUITION REIMBURSEMENT	\$1,500.00	\$1,500.00
184815	101-3501-512.31-65	NATL BUSINESS FURNITURE	OFFICE CHAIRS	\$1,170.96	\$1,170.96
184816	101-3501-512.22-02	NATL FIRE PROTECTION ASSOC	ANNUAL DUES- CMD AHLMAN	\$165.00	\$165.00
184818	101-3501-512.21-02	NEWARK CORP	EQUIPMENT MAINTENANCE	\$263.57	\$263.57
184827	101-3501-512.22-03	NORTHWEST COMMUNITY HOSP EMS	TRAINING	\$5,812.50	\$5,812.50
184832	101-3501-512.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$5.29	\$488.66
			OFFICE SUPPLIES	\$132.48	
			OFFICE SUPPLIES	\$187.81	
			OFFICE SUPPLIES	\$129.89	
			OFFICE SUPPLIES	\$33.19	
184835	101-3501-512.31-65	OSI BATTERIES INC	9 VOLT BATTERIES	\$108.76	\$108.76
184876	101-3501-512.21-02	STEVE VACUUMS	VACUUM REPAIR	\$129.90	\$129.90
184890	101-3501-512.31-65	TRUE VALUE	SUPPLIES	\$18.96	\$18.96
184895	101-3501-512.22-05	UPS STORE #1051	SHIPPING/DELIVERY SERVICE	\$13.36	\$28.91
			SHIPPING/DELIVERY SERVICE	\$15.55	
184900	101-3501-512.21-65	VERIZON WIRELESS	INV 9722441327	\$76.02	\$76.02

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
184907	101-3501-512.21-65	VERIZON WIRELESS	INV 9722641197	\$355.72	\$355.72
184920	101-3501-512.31-65	WS DARLEY & CO	SUPPLIES	\$314.03	\$314.03
	101-3501-512.31-85		TOOLS	\$427.09	\$427.09
184921	101-3501-512.22-15	XEROX CORPORATION	MAINTENANCE AGREEMENT	\$85.00	\$155.40
			MAINTENANCE AGREEMENT	\$17.60	
			MAINTENANCE AGREEMENT	\$17.60	
			MAINTENANCE AGREEMENT	\$17.60	
			MAINTENANCE AGREEMENT	\$17.60	
900997	101-3501-512.22-05	CITIBANK	POSTAGE	\$51.41	\$51.41
Total Division:				\$13,254.40	
Total Department:				\$13,254.40	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 37 Foreign Fire Insurance					
Division: 1					
184645	227-3701-512.30-35	AIR ONE EQUIPMENT	FIRE PROTECTION EQUIP/SUP	\$76.00	\$76.00
184684	227-3701-512.22-03	CARPENTER JOHN	FDIC CONFERENCE 4-2014	\$225.00	\$225.00
184742	227-3701-512.22-03	JONATHAN GROSSMANN	TUITION REIMBURSEMENT	\$300.48	\$300.48
184768	227-3701-512.22-03	DAVID JOHNSON	FDIC CONFERENCE 4-2014	\$225.00	\$225.00
184779	227-3701-512.22-03	JAMES KLEIN	REIMBURSEMENT - TEXT	\$281.27	\$281.27
184793	227-3701-512.22-03	RICH MANTHY	FDIC CONFERENCE 4-2014	\$150.00	\$150.00
184896	227-3701-512.22-03	SCOTT VASICEK	TUITION REIMBURSEMENT	\$300.00	\$300.00
184919	227-3701-512.22-03	WOOD DWAYNE J	FDIC CONFERENCE 4-2014	\$125.00	\$350.00
			FDIC CONFERENCE 4-2014	\$225.00	
Total Division:				\$1,907.75	
Total Department:				\$1,907.75	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 40 Planning					
Division: 1					
184708	101-4001-521.40-40	COSTAR REALTY INFORMATION INC	SUBSCRIPTION/PUBLICATIONS	\$500.68	\$1,001.36
			SUBSCRIPTION/PUBLICATIONS	\$500.68	
184710	101-4001-521.40-41	CREEKSIDE PRINTING	ALLIANCE BROCHURES	\$647.30	\$647.30
184728	101-4001-521.22-05	FEDERAL EXPRESS	SHIPPING/DELIVERY SERVICE	\$27.17	\$55.55
			SHIPPING/DELIVERY SERVICE	\$28.38	
184743	101-4001-521.40-40	GROUP C MEDIA INC	ADVERTISING	\$1,750.00	\$1,750.00
184788	101-4001-521.21-65	LEGRAND SERVICES	TRANSCRIPT SERVICES	\$115.25	\$115.25
184837	101-4001-521.22-01	PADDOCK PUBLICATIONS INC	ADVERTISING	\$52.65	\$224.10
			ADVERTISING	\$58.05	
			ADVERTISING	\$113.40	
184908	101-4001-521.21-65	VERIZON WIRELESS	INV 9722459314	\$125.71	\$125.71
184912	101-4001-521.40-40	VISUAL EDGE CREATIVE SERVICES	SERVICE PRINTING PREP	\$2,800.00	\$2,800.00
900997	101-4001-521.22-05	CITIBANK	POSTAGE	\$173.46	\$173.46
Total Division:				\$6,892.73	
Total Department:				\$6,892.73	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 41 Community Devl Block Grnt					
Division: 1					
184690	215-4101-522.41-15	CEDA NW SELF HELP CENTER INC	CDBG PROGRAM	\$1,800.00	\$4,106.00
			CDBG PROGRAM	\$2,306.00	
184723	215-4101-522.41-62	ESCORTED TRANSPORTATION SERV	CDBG PROGRAM	\$500.00	\$500.00
184770	215-4101-522.41-48	JOURNEYS THE ROAD HOME	CDBG PROGRAM	\$3,000.00	\$3,000.00
184854	215-4101-522.41-04	RESOURCES FOR COMMUNITY LIVING	CDBG PROGRAM	\$500.00	\$500.00
184889	215-4101-522.41-54	TOWNSHIP HIGH SCHOOL DIST #214	CDBG PROGRAM	\$182.00	\$182.00
Total Division:				\$8,288.00	
Total Department:				\$8,288.00	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 45 Building & Health Service					
Division: 1					
184747	101-4501-523.22-03	HARRIS TRUST & SAVINGS BANK	PAYPAL ISEA	\$45.00	\$309.00
			NCS ITL CDE COUNCIL EX	\$185.00	
			PAYPAL ISEA	\$79.00	
184755	401-4501-572.50-10	HENRICKSEN & COMPANY INC	FURNITURE, OFFICE	\$1,412.15	\$2,285.39
			SHIPPING/DELIVERY SERVICE	\$873.24	
184765	101-4501-523.22-10	INNERWORKINGS LLC	SERVICE PRINTING	\$250.58	\$250.58
184819	101-4501-523.21-65	NEXTEL COMMUNICATIONS	874139132	\$469.40	\$469.40
184841	101-4501-523.30-05	PETTY CASH	OFFICE SUPPLIES	\$40.66	\$56.64
			OFFICE SUPPLIES	\$15.98	
184886	101-4501-523.21-65	THOMPSON ELEVATOR INSPECTION	SERVICE BLDG MAINT	\$38.00	\$304.00
			SERVICE BLDG MAINT	\$114.00	
			SERVICE BLDG MAINT	\$38.00	
			SERVICE BLDG MAINT	\$76.00	
			SERVICE BLDG MAINT	\$38.00	
184921	101-4501-523.22-15	XEROX CORPORATION	MAINTENANCE AGREEMENT	\$17.60	\$102.60
			MAINTENANCE AGREEMENT	\$85.00	
900997	101-4501-523.22-05	CITIBANK	POSTAGE	\$245.09	\$245.09
Total Division:				\$4,022.70	
Division: 2					
184646	101-4502-523.20-25	ALEXIAN BROTHERS HOSPITAL NETWORK	COUNSELING	\$142.50	\$142.50
184707	101-4502-523.21-10	CORELOGIC SOLUTIONS LLC	PROPERTY SEARCH	\$220.00	\$220.00
184747	101-4502-523.21-65	HARRIS TRUST & SAVINGS BANK	MYFAX SERVICES	\$10.00	\$10.00
	101-4502-523.22-03		NRA TRADE SHOW	\$98.00	\$98.00
	101-4502-523.33-10		AMAZON.COM	\$196.29	\$196.29
	101-4502-523.40-53		COMED	\$198.27	\$761.70
			BILLMATRIX CORPORATION	\$2.50	
			NICOR GAS	\$403.50	
			AMERICAN ALLIANCE	\$66.43	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
184747	101-4502-523.40-53	HARRIS TRUST & SAVINGS BANK	US DOG REGISTRY	\$91.00	\$761.70
184762	101-4502-523.22-02	IL DEPT OF PUBLIC HEALTH	STERRENBURG RECERT	\$60.00	\$60.00
184769	101-4502-523.20-25	JOURNEYS COUNSELING CENTER LLC	COUNSELING	\$320.00	\$320.00
184789	101-4502-523.20-25	SHERRY LEMKE	COUNSELING	\$100.00	\$100.00
184803	101-4502-523.22-02	MEERSMAN, CATHY	RN LICENSE RENEWAL	\$61.60	\$61.60
184810	101-4502-523.33-10	MOORE MEDICAL LLC	CLINIC SUPPLIES	\$155.72	\$155.72
184832	101-4502-523.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$380.00	\$504.60
			OFFICE SUPPLIES	\$124.60	
184841	101-4502-523.22-03	PETTY CASH	TRAINING	\$16.79	\$53.55
			TRAINING	\$18.84	
			TRAINING	\$17.92	
184864	101-4502-523.33-10	SANOFI PASTEUR INC	CLINIC SUPPLIES	\$39.16	\$39.16
184875	101-4502-523.22-02	STERRENBURG MARY	RN LICENSE RENEWAL	\$61.50	\$61.50
184909	101-4502-523.21-65	VERIZON WIRELESS	INV 9722590421	\$199.67	\$199.67
900997	101-4502-523.22-05	CITIBANK	POSTAGE	\$897.91	\$897.91
Total Division:				\$3,882.20	
Division: 3					
1929	101-4503-523.31-65	GAUGER, DAVID	SENIOR CENTER EVENT	\$125.00	\$125.00
184649	101-4503-523.22-40	AMERICAN CHARGE SERVICE	TAXI PROGRAM/SENIORS	\$12.00	\$12.00
184686	101-4503-523.31-65	CATHOLIC CHARITIES CATERING	CAFE SUPPLIES	\$375.75	\$375.75
184697	101-4503-523.31-65	CITIZENS FOR CONSERVATION	TREE/SCRUBS PRESENTATION	\$100.00	\$100.00
184726	101-4503-523.31-65	FALCONAIRES ORCHESTRA	PROGRAM EVENT	\$250.00	\$250.00
184747	101-4503-523.31-65	HARRIS TRUST & SAVINGS BANK	HUBERT COMPANY	\$39.94	\$342.69
			STAPLES	\$28.98	
			WAL-MART	\$54.66	
			SAM'S CLUB	\$168.09	
			AMAZON.COM	\$51.02	
184921	101-4503-523.22-15	XEROX CORPORATION	MAINTENANCE AGREEMENT	\$171.09	\$171.09
900997	101-4503-523.22-05	CITIBANK	POSTAGE	\$224.47	\$224.47
Total Division:				\$1,601.00	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Total Department:				\$9,505.90	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 50 Engineering					
Division: 1					
184687	426-5001-571.50-25	CDM SMITH INC	SERVICE PROFESSIONAL	\$13,568.44	\$13,568.44
184716	401-5001-571.20-05	DOUGLAS G FELDER PC	SERVICE PROFESSIONAL	\$105.00	\$105.00
	401-5001-571.50-30		SERVICE PROFESSIONAL	\$75.00	\$75.00
184744	211-5001-571.20-05	HAMPTON LENZINI & RENWICK INC	SERVICE MISCELLANEOUS	\$13,200.00	\$13,200.00
184747	101-5001-524.22-03	HARRIS TRUST & SAVINGS BANK	MEIJER INC #176	\$44.20	\$634.75
			PONTIAC BP	\$22.71	
			HILTON GARDEN INN	\$567.84	
184759	101-5001-524.30-35	HOMUTH CHARLES	REIMBURSEMENT - CLOTHING	\$116.99	\$116.99
184795	101-5001-524.22-03	MASSARELLI JAMES	WATERCON 2014	\$150.00	\$150.00
184884	101-5001-524.20-05	TFW SURVEYING AND MAPPING INC	SERVICE CONSULTING	\$9,900.00	\$9,900.00
184892	101-5001-524.30-05	ULINE INC	OFFICE SUPPLIES	\$230.50	\$230.50
184921	101-5001-524.22-15	XEROX CORPORATION	MAINTENANCE AGREEMENT	\$85.00	\$85.00
900997	101-5001-524.22-05	CITIBANK	POSTAGE	\$9.12	\$9.12
Total Division:				\$38,074.80	
Total Department:				\$38,074.80	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 71 Public Works					
Division: 1					
184642	101-7101-531.31-75	ACTIVE ELECTRICAL SUPPLY CO	STREET LIGHT SUPPLIES	\$440.86	\$5,966.86
			STREET LIGHT SUPPLIES	\$5,526.00	
184650	101-7101-531.21-11	AMERICAN DOOR & DOCK	BUILDING MAINTENANCE	\$358.04	\$358.04
184660	101-7101-531.22-70	AT & T	051-568-9822-001	\$1,891.99	\$1,891.99
184663	101-7101-531.21-11	B & K EQUIPMENT	FUEL PUMPS REPAIR	\$158.50	\$158.50
184667	101-7101-531.22-03	BELLANGER SCOTT	TRAINING	\$372.20	\$372.20
184671	435-7101-531.40-86	KURT BLEIZEFFER	EAB REIMBURSEMENT	\$50.00	\$50.00
184673	435-7101-531.40-86	BOB BRAWLEY	EAB REIMBURSEMENT	\$75.00	\$75.00
184675	101-7101-531.31-65	BRONNER'S CHRISTMAS WONDERLAND	SUPPLIES	\$1,613.80	\$1,613.80
184677	401-7101-572.50-15	BUSHNELL INC	SUPPLIES	\$29.60	\$29.60
184679	101-7101-531.21-36	C C CARTAGE INC	RENTAL/LEASE EQUIPMENT	\$5,101.20	\$5,410.36
			EQUIPMENT RENTAL	\$309.16	
	101-7101-531.21-62		DISPOSAL SERVICE	\$1,416.00	\$1,416.00
184696	101-7101-531.30-35	CINTAS CORP	CLOTHING	\$37.36	\$74.72
			CLOTHING	\$37.36	
184699	101-7101-531.31-40	CLESEN ARTHUR INC	AGRICULTURAL SUPPLIES	\$1,916.00	\$1,916.00
184700	101-7101-531.22-70	COMCAST CABLE	INTERNET SCADA	\$2.12	\$4.24
			INTERNET SCADA	\$2.12	
184702	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	2985063029	\$211.78	\$211.78
184705	435-7101-531.40-86	JOHN CONERTY	EAB REIMBURSEMENT	\$50.00	\$50.00
184706	401-7101-571.50-20	CONSTRUCTION CONSULTING	SERVICE BLDG CONSTRUCT	\$60,822.56	\$60,822.56
184714	101-7101-531.31-55	DAUGHERTY SALES INC	BUILDING MAINTENANCE	\$562.00	\$562.00
184729	101-7101-531.31-65	FLAG LADY CORP	FLAGS	\$1,892.90	\$1,892.90
184732	101-7101-531.21-65	FOX VALLEY FIRE & SAFETY COMPANY	FIRE ALARM INSPECTION	\$225.00	\$1,189.00
			FIRE ALARM INSPECTION	\$250.00	
			FIRE ALARM INSPECTION	\$240.00	
			FIRE ALARM INSPECTION	\$474.00	
184733	101-7101-531.21-02	FREUND SERVICE CO	EQUIPMENT MAINTENANCE	\$480.00	\$480.00
184740	101-7101-531.31-55	GRAINGER W W INC	BUILDER'S SUPPLIES	\$137.03	\$282.55
			BUILDER'S SUPPLIES	\$145.52	
184741	101-7101-531.31-55	GREAT LAKES FIRE AND SAFETY	FIRE EXTINGUISHER CABINET	\$600.00	\$600.00

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
184746	101-7101-531.31-45	HANSON HARDWARE	JANITORIAL SUPPLIES	\$9.97	\$60.94
			JANITORIAL SUPPLIES	\$23.98	
			JANITORIAL SUPPLIES	\$26.99	
	101-7101-531.31-55		HAND TOOLS-POWER/NON POW	\$40.61	\$101.53
			HARDWARE SUPPLIES	\$27.97	
			BUILDER'S SUPPLIES	\$32.95	
	101-7101-531.31-85		HARDWARE SUPPLIES	\$21.27	\$21.27
	101-7101-531.31-90		STREET/SIDEWALK SUPPLIES	\$8.99	\$17.97
			PAINT & EQUIPMENT	\$4.99	
			PAINT & EQUIPMENT	\$3.99	
	435-7101-531.50-15		HARDWARE SUPPLIES	\$16.32	\$16.32
184747	101-7101-531.22-03	HARRIS TRUST & SAVINGS BANK	U OF IL ONLINE PAYMENT	\$40.00	\$580.00
			THE MORTON ARBORETUM	\$70.00	
			AMERICAN PUBLIC WORKS	\$470.00	
	101-7101-531.30-01		FWP - HORTICULTURE	\$44.95	\$44.95
	101-7101-531.31-55		MICHAELS STORES 9176	\$109.98	\$109.98
	101-7101-531.31-65		MEIJER #228	\$40.79	\$65.77
			AMAZON MKTPLACE PMTS	\$24.98	
184748	101-7101-531.21-02	HAYES MECHANICAL	SERVICE BLDG MAINT	\$2,795.00	\$6,062.33
			HVAC MAINTENANCE	\$265.00	
			HVAC MAINTENANCE	\$502.00	
			HVAC MAINTENANCE	\$422.33	
			HVAC MAINTENANCE	\$491.00	
			HVAC MAINTENANCE	\$817.00	
			HVAC MAINTENANCE	\$770.00	
184753	101-7101-531.21-55	HENDRICKSEN ROBERT W COMPANY	SERVICE TREES	\$15,781.00	\$39,427.00
			SERVICE TREES	\$23,646.00	
184754	101-7101-531.31-55	HENNING BROTHERS INC	SUPPLIES	\$375.25	\$375.25
184758	101-7101-531.31-90	HOME DEPOT CREDIT SERVICES	STREET/SIDEWALK SUPPLIES	\$329.35	\$329.35
184764	101-7101-531.31-90	INDUSTRIAL SYSTEMS LTD	STREET/SIDEWALK SUPPLIES	\$3,254.69	\$3,254.69
184765	101-7101-531.22-10	INNERWORKINGS LLC	SERVICE MISCELLANEOUS	\$54.18	\$54.18
184766	101-7101-531.21-11	INTL EXTERMINATORS INC	BUILDING MAINTENANCE	\$59.00	\$59.00
184771	101-7101-531.31-80	K & M PRINTING CO	SUPPLIES	\$1,480.00	\$2,775.00
			SUPPLIES	\$1,295.00	
184791	101-7101-531.31-55	LOWES COMMERCIAL SERVICES	SUPPLIES	\$48.37	\$212.39

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
184791	101-7101-531.31-55	LOWES COMMERCIAL SERVICES	SUPPLIES	\$96.51	\$212.39
			SUPPLIES	\$67.51	
	101-7101-531.31-65		SUPPLIES	\$12.66	\$356.28
			SUPPLIES	\$219.98	
			SUPPLIES	\$66.70	
			STREET/SIDEWALK SUPPLIES	\$56.94	
	101-7101-531.31-85		TOOLS	\$30.62	\$64.78
			TOOLS	\$34.16	
	101-7101-531.31-90		STREET/SIDEWALK SUPPLIES	\$382.35	\$108.01
			STREET/SIDEWALK SUPPLIES	(\$302.72)	
			STREET/SIDEWALK SUPPLIES	\$28.38	
	435-7101-531.50-15		HARDWARE SUPPLIES	\$113.81	\$237.98
			PAINT & EQUIPMENT	\$13.76	
			HAND TOOLS-POWER/NON POW	\$110.41	
184802	101-7101-531.21-01	MEADE ELECTRIC CO INC	EQUIPMENT MAINTENANCE	\$606.60	\$606.60
184807	101-7101-531.31-45	MEYER LABORATORY INC	JANITORIAL SUPPLIES	\$108.04	\$108.04
184808	101-7101-531.21-02	MID AMERICAN ELEVATOR CO INC	SERVICE BLDG MAINT	\$479.68	\$479.68
184820	101-7101-531.21-50	NICOR ADVANCED ENERGY	ACCT 8D06U3	\$8,276.67	\$8,276.67
184821	101-7101-531.31-90	NORTH AMERICAN SALT CO	STREET/SIDEWALK SUPPLIES	\$8,987.35	\$8,987.35
184829	101-7101-531.31-55	NORTHWEST ELECTRICAL SUPPLY CO	BUILDER'S SUPPLIES	\$147.29	\$147.29
	401-7101-571.50-30		STREET LIGHT SUPPLIES	\$4,190.75	\$4,190.75
184832	101-7101-531.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$63.77	\$63.77
184836	101-7101-531.22-70	PACIFIC TELEMAGEMENT SERVICES	PAY PHONES FEE	\$153.00	\$153.00
184839	101-7101-531.31-65	CRIS PAPIERNIAK	EVENT SUPPLIES	\$81.74	\$81.74
184852	101-7101-531.21-02	RADICOM	EQUIPMENT MAINTENANCE	\$385.00	\$385.00
184855	435-7101-531.40-86	JILL RICHEY	EAB REIMBURSEMENT	\$50.00	\$50.00
184856	101-7101-531.30-39	RKA PETROLEUM COMPANIES INC	FUEL,OIL,GREASE, & LUBES	\$25,566.40	\$25,566.40
184857	101-7101-531.21-11	ROBERTS DRAPERY CENTER	BLDG MAINTENANCE	\$420.00	\$420.00
184860	101-7101-531.31-85	RUSSO'S POWER EQUIPMENT INC	TOOLS	\$276.00	\$276.00
	401-7101-572.50-15		HAND TOOLS-POWER/NON POW	\$2,419.00	\$8,654.00
			HAND TOOLS-POWER/NON POW	\$6,235.00	
184863	435-7101-531.40-86	VICKIE SANDER	EAB REIMBURSEMENT	\$50.00	\$50.00
184867	101-7101-531.21-65	SIMPLEX GRINNELL	OTHER SERVICES	\$970.00	\$2,098.00
			OTHER SERVICES	\$1,128.00	
184868	435-7101-531.40-86	CHET SMITH	EAB REIMBURSEMENT	\$47.50	\$47.50

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
184874	101-7101-531.31-75	STEINER ELECTRIC	STREET LIGHT SUPPLIES	\$8,976.38	\$14,105.74
			STREET LIGHT SUPPLIES	\$5,129.36	
184878	101-7101-531.21-11	SUBURBAN SERVICE INC	VENT HOOD REPAIR	\$700.85	\$700.85
184879	435-7101-531.40-86	JOHN SULLIVAN	EAB REIMBURSEMENT	\$75.00	\$75.00
184881	435-7101-571.50-55	SXI	EAB-WOOD CHIP REMOVAL	\$1,500.00	\$1,500.00
184885	101-7101-531.31-90	THELEN MATERIALS LLC	SUPPLIES	\$646.82	\$646.82
184894	101-7101-531.22-03	UNIV OF WISCONSIN-EXTENSION	REGISTRATION FEE	\$270.00	\$270.00
184897	101-7101-531.21-65	VERIZON WIRELESS	INV 9722358275	\$38.01	\$38.01
184899	101-7101-531.21-65	VERIZON WIRELESS	INV 9722375574	\$3,848.60	\$3,848.60
184905	101-7101-531.21-65	VERIZON WIRELESS	INV 9722407569	\$510.85	\$510.85
184910	101-7101-531.22-70	VERIZON WIRELESS	INV 9722641196	\$126.63	\$126.63
184911	101-7101-531.22-02	VIKTORA JAY	CDL REIMBURSEMENT	\$50.00	\$50.00
184921	101-7101-531.22-15	XEROX CORPORATION	MAINTENANCE AGREEMENT	\$140.36	\$159.50
			MAINTENANCE AGREEMENT	\$19.14	
801347	101-7101-531.21-50	NICOR	40178600009	\$357.12	\$16,189.40
			28178600004	\$1,047.98	
			38178600003	\$860.14	
			19426400008	\$89.38	
			97034457784	\$2,991.53	
			25422686599	\$6,216.60	
			72489260108	\$145.11	
			58401600000	\$873.06	
			38096400007	\$1,967.70	
			94830700004	\$1,030.41	
			06802945268	\$25.10	
			15839647334	\$585.27	
801348	101-7101-531.22-70	AT & T	847259612402	\$54.69	\$9,115.04
			847577579502	\$307.36	
			847577545302	\$77.55	
			847255350503	\$1,720.23	
			847342153603	\$54.69	
			847590600002	\$1,137.24	
			847394436803	\$54.69	
			847392086602	\$73.83	
			847394206203	\$54.69	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
801348	101-7101-531.22-70	AT & T	847253312003	\$5,210.54	\$9,115.04
			847398933603	\$238.46	
			847253343803	\$131.07	
801349	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	4286290000	\$558.98	\$13,263.91
			5492508009	\$70.90	
			8572043011	\$60.20	
			0533073031	\$12,478.74	
			3183115007	\$63.54	
			0002031003	\$31.55	
801350	101-7101-531.21-50	CONSTELLATION NEW ENERGY INC	3291084013	\$13,442.71	\$13,442.71
900997	101-7101-531.22-05	CITIBANK	POSTAGE	\$18.66	\$18.66
Total Division:				\$274,466.58	
Total Department:				\$274,466.58	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 72 Water and Sewer					
Division: 1					
184653	505-7201-561.22-02	AMERICAN WATER WORKS ASSOC	MEMBERSHIP DUES, MOCK	\$191.00	\$191.00
184657	505-7201-561.22-03	APWA SUBURBAN BRANCH	EVENT REGISTRATION	\$30.00	\$30.00
184669	505-7201-561.22-10	BHFX LLC	SERVICE PRINTING	\$201.50	\$271.96
			SERVICE PRINTING	\$70.46	
184679	505-7201-561.21-36	C C CARTAGE INC	RENTAL/LEASE EQUIPMENT	\$10,202.40	\$10,202.40
	505-7201-561.21-62		SERVICE/DISPOSAL	\$2,832.00	\$2,832.00
184682	505-7201-561.50-15	CAR QUEST	SUPPLIES	\$21.08	\$21.08
184691	505-7201-561.31-65	CERTIFIED LABORATORIES	SUPPLIES	\$624.01	\$624.01
184692	505-7201-561.50-15	CHARLES EQUIPMENT CO	WELL 17 GENERATOR REPAIR	\$405.00	\$405.00
184701	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0705092066	\$117.50	\$117.50
184703	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0684023014	\$110.81	\$110.81
184704	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0111076085	\$233.47	\$233.47
184718	505-7201-561.22-02	DUPAGE RIVER/SALT CREEK WORKGROUP	MEMBERSHIP DUES	\$656.00	\$656.00
184731	505-7201-561.31-01	FOREMAN JOSEPH D AND CO	WATER SEWER SYSTEM SUPPLY	\$1,323.00	\$1,323.00
184733	505-7201-561.21-02	FREUND SERVICE CO	EQUIPMENT MAINTENANCE	\$480.00	\$480.00
184736	505-7201-561.31-65	GILLES MICHAEL	REIMBURSEMENT-SUPPLIES	\$138.95	\$138.95
184740	505-7201-561.30-35	GRAINGER W W INC	CLOTHING & APPAREL	\$72.28	\$72.28
	505-7201-561.31-05		PUMPING SYSTEM SUPPLIES	\$363.48	\$908.34
			PUMPING SYSTEM SUPPLIES	\$405.90	
			PUMPING SYSTEM SUPPLIES	\$138.96	
	505-7201-561.31-65		EQUIPMENT, NON OFFICE	\$385.43	\$385.43
			EQUIPMENT, NON OFFICE	\$481.50	
			EQUIPMENT, NON OFFICE	(\$481.50)	
	505-7201-561.31-85		TOOLS	\$264.60	\$264.60
184746	505-7201-561.31-85	HANSON HARDWARE	TOOLS	\$46.44	\$46.44
184747	505-7201-561.31-85	HARRIS TRUST & SAVINGS BANK	DULTMEIER SALES	\$360.00	\$529.87
			DULTMEIER SALES	\$29.31	
			DULTMEIER SALES	\$529.87	
			DULTMEIER SALES	(\$389.31)	
184749	505-7201-561.21-35	HBK WATER METER SERVICE INC	WATER SEWER SYSTEM SUPPLY	\$884.23	\$884.23
184765	505-7201-561.22-10	INNERWORKINGS LLC	SERVICE PRINTING	\$68.18	\$68.18

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
184783	505-7201-561.31-60	LAI LTD	BUFFER CL2 ANALYZERS	\$845.00	\$845.00
184787	505-7201-561.50-15	LEAHY WOLF CO	ZEREX EXTENDED LIFE	\$327.25	\$327.25
184791	505-7201-561.31-65	LOWES COMMERCIAL SERVICES	SUPPLIES	\$6.89	\$6.89
184801	505-7201-561.20-05	MC HENRY ANALYTICAL WATER LAB	SERVICE CONSULTING	\$225.00	\$1,095.00
			SERVICE CONSULTING	\$870.00	
184823	505-7201-561.22-02	NORTH SUBURBAN WATER WORKS	MEMBERSHIP DUES	\$180.00	\$180.00
184832	505-7201-561.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$63.77	\$63.77
	505-7201-561.50-10		DESK REPLACEMENT	\$119.99	\$119.99
184849	505-7201-561.31-65	PRO SAFETY INC	SUPPLIES	\$1,105.00	\$1,105.00
	505-7201-561.33-05		SUPPLIES	\$235.20	\$235.20
184853	505-7201-561.30-35	RED WING SHOE STORE	CLOTHING	\$200.00	\$200.00
184888	505-7201-561.31-65	TIGERDIRECT	SUPPLIES	\$97.76	\$97.76
184905	505-7201-561.22-70	VERIZON WIRELESS	INV 9722407569	\$510.85	\$510.85
184922	505-7201-561.31-01	ZIEBELL WATER SERVICE PRODUCTS	WATER SEWER SYSTEM SUPPLY	\$900.00	\$1,839.11
			WATER SEWER SYSTEM SUPPLY	\$939.11	
801347	505-7201-561.21-50	NICOR	04055600003	\$103.39	\$540.72
			16797600000	\$82.47	
			05850400002	\$129.89	
			42567835683	\$50.62	
			58544400003	\$93.68	
			90620700003	\$80.67	
801348	505-7201-561.22-70	AT & T	847437468502	\$129.68	\$5,011.07
			847437468402	\$54.83	
			847590210502	\$4,588.32	
			847590808502	\$180.91	
			847253017403	\$57.33	
801349	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0368380009	\$29.01	\$29.01
801350	505-7201-561.21-50	CONSTELLATION NEW ENERGY INC	0405097038	\$6,248.72	\$30,681.89
			0528113037	\$5,159.97	
			0159027139	\$3,782.22	
			0441087047	\$2,629.99	
			0081080033	\$2,366.93	
			0300013030	\$9,370.80	
			0789016039	\$1,123.26	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Total Division:				\$63,685.06	
Total Department:				\$63,685.06	

Check Date: 2014 - 4 - 15

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 73 Parking					
Division: 1					
184893	235-7301-532.21-40	UNION PACIFIC RAILROAD	LOT 'P' 1ST QTR PAYMENT	\$2,913.80	\$2,913.80
801349	235-7301-532.21-50	COMMONWEALTH EDISON COMPANY	5231622008	\$62.09	\$79.94
			4643715006	\$17.85	
Total Division:				\$2,993.74	
Division: 2					
184808	235-7302-532.21-02	MID AMERICAN ELEVATOR CO INC	SERVICE BLDG MAINT	\$251.32	\$251.32
801350	235-7302-532.21-50	CONSTELLATION NEW ENERGY INC	4874331007	\$4,598.96	\$4,598.96
Total Division:				\$4,850.28	
Division: 3					
184808	235-7303-532.21-02	MID AMERICAN ELEVATOR CO INC	SERVICE BLDG MAINT	\$479.68	\$479.68
801347	235-7303-532.21-50	NICOR	12690400002	\$23.08	\$23.08
801348	235-7303-532.21-50	AT & T	847253097803	\$131.84	\$1,722.10
			847632002803	\$1,590.26	
801350	235-7303-532.21-50	CONSTELLATION NEW ENERGY INC	4643395004	\$3,114.50	\$3,114.50
Total Division:				\$5,339.36	
Division: 4					
184808	235-7304-532.21-02	MID AMERICAN ELEVATOR CO INC	SERVICE BLDG MAINT	\$251.32	\$251.32
801347	235-7304-532.21-50	NICOR	92296400002	\$81.65	\$81.65
801350	235-7304-532.21-50	CONSTELLATION NEW ENERGY INC	0963023007	\$1,024.51	\$1,024.51
Total Division:				\$1,357.48	
Total Department:				\$14,540.86	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 75 Municipal Fleet Services					
Division: 1					
184647	621-7501-551.21-02	ALLDATA	EQUIPMENT MAINTENANCE	\$1,500.00	\$1,500.00
184658	621-7501-551.31-51	ARLINGTON HTS FORD INC	VEH MAINTENANCE SUPPLY	\$535.52	\$539.17
			VEH MAINTENANCE SUPPLY	\$3.65	
184661	621-7501-551.31-51	ATLAS FIRST ACCESS INC	VEH MAINTENANCE SUPPLY	\$648.00	\$648.00
184662	621-7501-551.31-51	AUTO ZONE	VEH MAINTENANCE SUPPLY	\$6.64	\$197.36
			VEH MAINTENANCE SUPPLY	\$49.90	
			VEH MAINTENANCE SUPPLY	\$107.85	
			VEH MAINTENANCE SUPPLY	\$32.97	
184682	621-7501-551.31-51	CAR QUEST	VEH MAINTENANCE SUPPLY	\$7.65	\$319.11
			VEH MAINTENANCE SUPPLY	\$21.10	
			VEH MAINTENANCE SUPPLY	\$49.81	
			VEH MAINTENANCE SUPPLY	\$28.85	
			VEH MAINTENANCE SUPPLY	\$99.30	
			VEH MAINTENANCE SUPPLY	\$29.24	
			VEH MAINTENANCE SUPPLY	\$35.09	
			VEH MAINTENANCE SUPPLY	\$28.79	
			VEH MAINTENANCE SUPPLY	\$22.04	
			VEH MAINTENANCE SUPPLY	\$8.69	
			VEH MAINTENANCE SUPPLY	\$22.04	
			VEH MAINTENANCE SUPPLY	(\$33.49)	
184694	621-7501-551.31-51	CHICAGO INTL TRUCKS	VEH MAINTENANCE SUPPLY	\$124.48	\$136.29
			VEH MAINTENANCE SUPPLY	\$11.81	
184695	621-7501-551.31-51	CHICAGO PARTS AND SOUND	VEH MAINTENANCE SUPPLY	\$20.75	\$20.75
184696	621-7501-551.30-35	CINTAS CORP	CLOTHING	\$37.36	\$74.72
			CLOTHING	\$37.36	
184713	621-7501-551.21-07	CUMBERLAND SERVICENTER INC	VEH EQUIPMENT MAINTENANCE	\$510.00	\$510.00
184738	621-7501-551.31-51	GLOBAL EMERGENCY PRODUCTS	VEH MAINTENANCE SUPPLY	\$14.40	\$14.40
184740	621-7501-551.31-51	GRAINGER W W INC	VEH MAINTENANCE SUPPLY	\$10.40	\$10.40
184746	621-7501-551.31-51	HANSON HARDWARE	HARDWARE SUPPLIES	\$9.99	\$16.59
			HARDWARE SUPPLIES	\$6.60	
184747	621-7501-551.21-07	HARRIS TRUST & SAVINGS BANK	IL SOS VEHICLE POS	\$105.00	\$107.47

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
184747	621-7501-551.21-07	HARRIS TRUST & SAVINGS BANK	IL SOS FORTE	\$2.47	\$107.47
184760	621-7501-551.21-07	HOSKINS CHEVROLET INC	VEH MAINTENANCE SUPPLY	\$247.31	\$247.31
184796	621-7501-551.21-07	MASTER HYDRAULICS & MACHINE CO	VEH MAINGENANCE SUPPLY	\$275.00	\$275.00
184811	621-7501-551.31-51	MPC COMMUNICATIONS & LIGHTING INC	VEH MAINTENANCE SUPPLY	\$390.00	\$390.00
184813	621-7501-551.22-02	MUNICIPAL FLEET MANAGERS ASSOC	2014 ANNUAL DUES	\$30.00	\$30.00
184814	621-7501-551.31-51	NAPA HEIGHTS AUTOMOTIVE	VEH MAINTENANCE SUPPLY	\$27.99	\$27.99
184825	621-7501-551.21-07	NORTHWEST AUTO WASH	VEH REPAIR	\$797.20	\$797.20
184840	621-7501-551.21-08	PARKSIDE AUTO BODY INC	VEHICLE REPAIR	\$610.76	\$610.76
184847	621-7501-551.31-51	PRECISION SERVICE PARTS	VEH MAINTENANCE SUPPLY	\$6.79	\$135.85
			VEH MAINTENANCE SUPPLY	\$129.06	
184848	621-7501-551.21-07	PRO CARE	REMOVE DECALS AND DETAIL	\$250.00	\$250.00
184850	621-7501-551.21-07	RACEWAY CAR WASH	VEH EQUIPMENT MAINTENANCE	\$678.00	\$678.00
184861	621-7501-551.21-08	S & J AUTOMOTIVE LTD	VEHICLE REPAIR	\$1,242.94	\$1,242.94
184869	621-7501-551.31-65	SNAP ON INDUSTRIAL TOOLS	EQUIPMENT, NON OFFICE	\$33.30	\$33.30
184872	621-7501-551.21-07	SPRING ALIGN	SERVICE VEHICLE PARTS	\$2,326.96	\$2,326.96
184873	621-7501-551.31-51	STANDARD EQUIPMENT CO	VEH MAINTENANCE SUPPLY	(\$553.04)	\$628.21
			VEH MAINTENANCE SUPPLY	\$1,181.25	
184916	621-7501-551.31-51	WENTWORTH TIRE SERVICE	VEH MAINTENANCE SUPPLY	\$687.18	\$687.18
184917	621-7501-551.31-51	WHOLESALE DIRECT INC	VEH MAINTENANCE SUPPLY	\$41.73	\$41.73
Total Division:				\$12,496.69	
Total Department:				\$12,496.69	

Check Date: 2014 - 4 - 15

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 80 Pensions					
Division: 1					
900997	711-8001-631.22-05	CITIBANK	POSTAGE	\$17.76	\$17.76
Total Division:				\$17.76	
Total Department:				\$17.76	

Check Date: 2014 - 4 - 15

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 99 Non Operating					
Division: 1					
184806	515-9901-525.40-92	METROPOLIS COMMERCIAL CONDO ASSN	BLDG RESERVE FUND 4-2014	\$805.00	\$805.00
Total Division:				\$805.00	
Total Department:				\$805.00	
TOTAL ALL FUNDS:				\$1,017,506.18	



Item: Recognition of John Hersey High School Debate Team

Department:

Recognition of John Hersey High School Debate Team in IL Congressional Debate Association competition and IHSA State Tournament

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Amount of Bidder Recommended:



Item: Recognition of Water Main Tapping Team

Department:

Recognition of Water Main Tapping Team for finishing First in Illinois Section, American Water Works Association Tapping Contest - Terry Botterman, Ryan Holthouse, John Preucil and Dave Nordin

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Amount of Bidder Recommended:



Item: Recognition of Vee Trevino - Women's State Tapping Team

Department:

Recognition of Vee Trevino on Women's State Water Main Tapping Team

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Amount of Bidder Recommended:



Item: Report of the C-O-W Meeting of 4-21-14 - Consideration of a Liquor License
- Walgreens #05594

Department:

Report of the Committee-of-the-Whole Meeting of April 21, 2014 - Consideration of recommending to the Liquor Commissioner the issuance of a Class "B" Liquor License to Walgreen Co. dba Walgreens #05594, located at 3 E. Golf Road

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Amount of Bidder Recommended:



Item: Report of the C-O-W Meeting of 4-21-14 - Consideration of a Liquor License
- Walgreens #00039

Department:

Report of the Committee-of-the-Whole Meeting of April 21, 2014 - Consideration of recommending to the Liquor Commissioner the issuance of a Class "B" Liquor License to Walgreen Co. dba Walgreens #00039, located at 235 E. Palatine Road

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Amount of Bidder Recommended:



Item: Report of the C-O-W Meeting of 4-21-14 - Consideration of a Liquor License
- Walgreens #09246

Department:

Report of the Committee-of-the-Whole Meeting of April 21, 2014 - Consideration of recommending to the Liquor Commissioner the issuance of a Class "B" Liquor License to Walgreen Co. dba Walgreens #09246, located at 1000 E. Northwest Highway

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Amount of Bidder Recommended:



Item: Report of the C-O-W Meeting of 4-21-14 - Consideration of a Liquor License
- Walgreens #03512

Department:

Report of the Committee-of-the-Whole Meeting of April 21, 2014 - Consideration of recommending to the Liquor Commissioner the issuance of a Class "B" Liquor License to Bond Drug Company of Illinois, dba Walgreens #03512, located at 1711 W. Campbell Street

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Amount of Bidder Recommended:



Item: Insurance Renewal

Department: Finance

The Village is self-insured for General Liability and Workers' Compensation claims. To limit claims exposure, the Village purchases excess insurance which is effective for each single claim over a self-insurance retention amount for Workers' Comp and General Liability insurance.

The Village's excess general liability insurance is currently covered by the High Level Excess Liability Pool (HELP), with an attachment level of \$2 million. HELP is a consortium of 14 communities that have banded together to lower the cost of excess general liability insurance.

The Village also purchases an excess general liability policy for claims between \$1 million and \$2 million, and a Boiler & Machinery insurance policy, which includes a \$100,000 deductible.

In February 2014 the Village's insurance broker, Arthur J. Gallagher, was directed to market the insurance coverage to companies capable of underwriting the Village's account. Listed below are the lowest and most responsive premium quotes recommended by our insurance broker for the Village's consideration.

The quotes received for Workers' Compensation coverage were competitive, but still include costs attributable to an ongoing workers' compensation claim for a significant injury to a Police Officer a number of years ago. The recommended bid maintains the Village's self-insurance retention amount of \$750,000. The proposed Property/Boiler & Machinery premium increased due to updated values on the replacement cost of Village infrastructure and the Public Entity Excess Liability policy quote came in positively showing a nearly level premium. The proposed FY15 insurance premium quotes are a combined \$5,033 over budget, but do not require a budget adjustment as there are sufficient monies in the insurance funds to cover the total premium costs.

INSURANCE PREMIUM SUMMARY

	<u>FY2014</u> <u>Estimated</u>	<u>FY2015</u> <u>Budget</u>	<u>FY2015</u> <u>Quotes</u>	<u>Carrier</u>
Workers Comp	\$220,000	\$240,000	\$242,039	Safety National

Property/Boiler & Machinery	119,000	124,000	130,436	Chubb
Public Entity Excess	<u>72,000</u>	<u>77,000</u>	<u>73,558</u>	Argonaut
	\$411,000	\$441,000	\$446,033	

Workers' Comp SIR	\$750,000	\$750,000	\$750,000
General Liability SIR	\$1,000,000	\$1,000,000	\$1,000,000

Notes: SIR = Self-Insurance Retention per occurrence.

Excess Liability Insurance starts at \$2 million per occurrence and is covered by HELP.

All insurance carriers have an A.M. Best rating of "A" and above.

Recommendation

It is recommended that the Village Board approve the insurance policies and premiums listed under the FY 2015 Quotes.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Amount of Bidder Recommended:



Item: Vendor Expenses Over \$10,000 In Aggregate for FY 2015

Department: Finance

BACKGROUND

Throughout the upcoming fiscal year Village departments will purchase materials and services from a variety of vendors on an as needed basis; the vendor selected having submitted the lowest price. However, in aggregate, purchases from the attached list of vendors will likely exceed \$10,000 before the end of FY 2015. Separate Purchase Orders are issued for some of these expenditures as they occur during the fiscal year. Blanket purchase orders are also used to process some of these purchases, which enables better control and tracking of small purchases and allows staff an efficient way to track these purchases.

Staff from various departments are requesting waivers of formal bidding requirements for the vendors on the attached list. Some of the vendors are sole source suppliers or have been providing proven, exceptional service and competitive pricing over the past years. Each year this spreadsheet is reviewed in an effort to ensure those vendors listed perform services or provide materials that are in the best interest of the Village.

These purchases are made from various accounts in the Village's General, Water & Sewer, Fleet, Parking and other funds.

RECOMMENDATION

It is recommended that the Board of Trustees waive the requirements of formal competitive bidding and authorize the purchase of goods, materials and services from the listed vendors during FY 2015.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Amount of Bidder Recommended:

ATTACHMENTS:

Description

[Vendor Expenses List](#)

Type

Exhibits

Village of Arlington Heights-Vendor Expenses over 10,000 for Fiscal Year 2014-2015					
		Actual	Estimated	Projected	
Vendor/Location	Product/Service	FY 2013	FY 2014	FY 2015	Justification for Bid Waiver
Contractual Concrete & Repairs					
Prairie Material	Concrete repairs	51,126	41,229	48,000	Local supplier of concrete. Competitive pricing and on demand delivery. On an as needed basis.
Bedford Park, IL					
Janitorial Supplies					
Bade Paper Products	Janitorial Supplies	17,288	18,866	19,000	Lowest prices from annual solicitation.
Wheeling, IL					Numerous vendors submit competitive quotes.
Miscellaneous					
Active Electrical Supply	Street light electrical supplies	84,697	26,572	60,000	Street light poles & arms, fixtures & electric parts.
Chicago, IL					Competitive pricing secured prior to purchase.
Acutrak Solutions	Sound, lights and stage equipment	24,650	24,432	26,000	Quality/professional work, extra services are not billed
Mt. Prospect, IL	for Sounds of Summer events				Vendor has reduced residential noise complaints.
Air One Equipment	Fire Department Rescue Equipment and	44,817	71,878	65,000	Sole source for Amkus & MSA Rescue equipment
Elgin, IL	Fire turn out gear				& Protective Turnout Clothing.
American Door & Dock	Overhead door repair for municipal bldgs	29,425	17,716	17,000	Quality commercial work, low costs, quick response
Schaumburg, IL					and minimal downtime.
Arlington Heights Ford	Automotive/Truck parts	11,521	17,298	18,000	Large inventory, parts available as needed.
Arlington Heights, IL					Competitive pricing secured prior to purchase.
Arlington Power Equipment	Small tools & equipment replacement	13,478	12,043	14,000	Large inventory, parts available as needed.
Palatine, IL	parts				Competitive pricing secured prior to purchase.
Auto Tech Centers	Automotive and truck replacement parts	14,828	18,400	19,000	Large inventory, parts available as needed.
McHenry, IL					Competitive pricing secured prior to purchase.
Batteries Plus	Auto & equipment batteries	14,025	12,542	13,000	Large inventory, items available when needed.
Lake Zurich, IL					Competitive pricing secured prior to purchase.
CDS Office Technologies	Patrol video cameras and Fire	25,333	24,634	34,000	Police & Fire have standardized safety vehicle equip.
Addison, IL	emergency vehicle mobile computers				State of Illinois contract.
Chicago Communication Srv	Installation and parts for integral Police	23,093	15,600	18,000	Only authorized service center in the Chicago land
Elmhurst, IL	communications equipment repairs				area.
Chicago International Trucks	Truck replacement parts	16,552	9,222	15,000	Large inventory, parts available as needed.
Grayslake, IL					Competitive pricing secured prior to purchase.
Cleason, Arthur	Agriculture supplies	22,880	29,004	30,000	Large inventory available, immediate availability.
Lincolnshire, IL					Competitive pricing secured prior to purchase.
Comcast Processing	Internet fiber connections for VAH	64,571	74,571	81,000	Sole provider for fiber connections to VAH.

Village of Arlington Heights-Vendor Expenses over 10,000 for Fiscal Year 2014-2015

Vendor/Location	Product/Service	Actual FY 2013	Estimated FY 2014	Projected FY 2015	Justification for Bid Waiver
Philadelphia, PA					
Countryside Landfill Wastemgmt Louisville, KY	Disposal of wrecking debris, woodchips	18,628	26,698	30,000	Suppliers are contacted for quote on an as needed basis.
Dexon Minneapolis, MN	Servers, switches and routers	20,060	15,500	20,000	Refurbished and new computer parts. Competitive quotes secured prior to purchase.
East Jordan Iron Works New Lenox, IL	Fire Hydrants, castings & repair parts	61,276	54,098	56,000	Sole Provider of EJIW hydrants, castings and repair parts.
Forman, Joseph D & Co. Barrington, IL	Repair parts for water mains, valves, and hydrants	28,784	25,503	28,000	Provides Rockwell, Kennedy, & Ford repair parts. Competitive pricing secured prior to purchase.
Future Link of Illinois Inc. Carol Stream, IL	Provide mobile computer systems for police patrol fleet	30,176	16,114	28,000	Police standardized for all patrol vehicles. Only authorized service center in Chicago land area.
Grainger, WW, Inc Arlington Heights, IL	HVAC supplies, small motors, fans, pumps and small tools.	30,588	29,021	32,000	Large inventory, items available as needed. Competitive pricing secured prior to purchase.
Insight Dallas, TX	Computer parts and software support	35,481	36,656	40,000	Low prices for computer parts and software support. Competitive quotes secured prior to purchase.
JCK Contractors Union, IL	Black dirt for street and landscape restoration	15,275	17,200	18,000	Large inventory, immediate availability on large qty. Competitive pricing secured prior to purchase.
Julie Inc. Bedford Park, IL	Utility line locating service for digging	11,078	11,059	12,000	Sole source for utility line locates.
Lorelle Communications Mount Prospect, IL	Cablecast and video production services for Village Board Meetings	57,268	51,177	60,000	Provides the equipment installed in Board rm. at their expense, lowered current pricing by 10%.
Lowe's Hardware Arlington Heights, IL	Hardware and building supplies	30,110	28,316	28,000	Large local inventory, available when needed. Competitive pricing secured prior to purchase.
McHenry Analytical Laboratory McHenry, IL	Water samples and testing.	19,170	12,885	15,000	Provides accredited water sample testing & analysis required by Federal & State regulations.
MES Washington, IL	Fire protection gear, dive equipment	49,640	14,685	20,000	Specialized equipment and clothing. Competitive pricing secured prior to purchase.

Village of Arlington Heights-Vendor Expenses over 10,000 for Fiscal Year 2014-2015					
Vendor/Location	Product/Service	Actual FY 2013	Estimated FY 2014	Projected FY 2015	Justification for Bid Waiver
Microsystems Inc Northbrook, IL	CD scanning, shredding and storage services of original archive records	19,463	19,790	20,000	Provides high quality digitally scanned documents, numerous government customers.
Mid American Water Wauconda, IL	Repair parts for water mains, valves and hydrants	68,793	43,077	46,000	Provides Mueller & Rockwell brand repair parts. Competitive pricing secured prior to purchase.
Murnane Paper Company Elmhurst, IL	High speed copy paper-mailroom copier	19,209	18,891	20,000	Low prices for high speed copy paper. Competitive quotes are obtained prior to purchase.
Northwest Community Hospital Arlington Heights, IL	Fire Department Training	21,108	11,861	12,000	Sole source/local hospital.
Northwest Community Hospital Arlington Heights, IL	Human Resources Physicals	76,021	68,763	75,000	Sole source/local hospital.
Northwest Electrical Mt. Prospect, IL	Street light and electrical supplies	11,235	17753	15,000	Large inventory, parts available as needed. Competitive pricing secured prior to purchase.
Office Depot Streamwood, IL	Office supplies and printer cartridges	58,534	64,618	69,000	National Joint Purchasing Alliance contract Lowest prices for toner, (market checked weekly)
Patten Industries Inc. Elmhurst, IL	Parts and repair work for Caterpillar generators	28,707	29,540	30,000	Only Caterpillar Dealer in the Chicago metro area.
Precision Service Parts Wheeling, IL	Automotive and truck parts	11,895	12,414	13,000	Large inventory, parts available as needed. Competitive pricing secured prior to purchase.
Pro Safety Inc. Elk Grove Village, IL	Safety supplies and clothing	18,806	17,217	18,000	Large local inventory of supplies & safety clothing. Lowest bid quoted on Carhart.
Ray O'Herron Lombard, IL	Police safety equipment, ammunition and supplies	11,387	41,413	20,000	Large local inventory, items available when needed. Competitive pricing secured prior to purchase.
Reladyne Chicago, IL	Lubricants and fuel products	18,247	13,483	19,000	Large local inventory, items available when needed. Competitive pricing secured prior to purchase.
Standard Equipment Chicago, IL	Street sweeping & sewer vehicle equipment	16,837	17,109	17,000	Large inventory, items as needed. Competitive pricing secured prior to purchase.
Traffic Control Protection West Chicago, IL	Signs and sign supplies	33,699	16,444	17,000	Large inventory, items as needed. Competitive pricing secured prior to purchase.
Water Products, Inc.	Repair parts for water mains, valves,	22,119	18,000	18,000	Provides Mueller & Rockwell brand repair parts.

Village of Arlington Heights-Vendor Expenses over 10,000 for Fiscal Year 2014-2015					
Vendor/Location	Product/Service	Actual FY 2013	Estimated FY 2014	Projected FY 2015	Justification for Bid Waiver
Aurora, IL	and hydrants				Competitive pricing secured prior to purchase.
Wentworth Tire Service	Tire Sales and road service	18,433	20,353	21,000	Provides Firestone, General & Bridgestone tires.
Bensenville, IL					Provides road service when necessary.
West Side Tractor	Equipment rental and parts	34,736	26,613	30,000	Large inventory, items available when needed.
Naperville, IL					competitive pricing secured prior to purchase.
Ziebell Water Service	Repair parts for water mains, valves	26,081	50,306	51,000	Provides Mueller & Rockwell brand repair parts.
Elk Grove, IL	and hydrants				Competitive pricing secured prior to purchase.
Recurring Software Licensing and Support					
Cartegraph	Traffic signs, tree asset mgmt.,	26,316	24,783	26,000	Sole source maintenance & license renewal
Dubuque, IA	and pavement mgmt. software				
Physio Controls	Defibrillators maintenance	35,709	34,463	36,000	Sole source for AED maintenance
Chicago, IL					
Environmental Research Institute	GIS mapping software	27,246	33,386	35,000	Sole source for software license & maintenance
Redlands, CA					
Novus Solutions	Electronic agenda software	12,250	16,800	18,500	Sole source for software support
Tampa, FL					
ID Networks Inc.	Online report managing system	18,574	18,574	19,000	Sole source software maintenance supplier
Ashtabula, OH					
Sungard HTE	Financial & accounting software	156,514	160,883	166,000	Sole source for software support
Lake Larry, FL					
Imaging Systems	Document Imaging maint. & svc.	11,917	16,350	18,000	Sole source maintenance & application provider
Itasca, IL					for Police Kodak scanning software system



Item: 2014 Water System Improvements

Department: Public Works

BACKGROUND

The approved FY15 – FY19 Capital Improvement Program (CIP) includes funding in FY15 for the 2014 Water System Improvements. This project is part of the Village's ongoing program to replace water mains throughout the Village. The Public Works Department evaluates and prioritizes water main replacement based on defect severity, occurrence interval of failures, service reliability and other related parameters. This year's project includes the replacement of water main on Dryden from Olive to Oakton, as well as Reuter north of Grove and Jonquil from Lilac to Rosehill.

Bids were duly advertised and publicly opened for the 2014 Water System Improvements on April 4th, 2014. Patnik Construction submitted the lowest bid which complied with all of the bid specifications. The Village's design engineer, McClure Engineering, recommends that Patnik Construction be awarded the 2014 Water System Improvements. Patnik has performed similar work recently and was found to be responsible and competent. Staff concurs with McClure's recommendation. The low qualified bid is \$45,244 below the approved budget.

Bidder	Dryden	Reuter	Jonquil Terrace	Total
Patnick Construction Franklin Park , IL	\$255,590.00	\$99,260.00	\$84,906.00	\$439,756.00
Gerardi Sewer Norridge , IL	\$256,911.00	\$97,765.00	\$86,973.00	\$441,649.00
Lampignano & Sons Arlington Heights , IL	\$266,714.00	\$110,975.00	\$83,688.00	\$461,377.00
Vian Construction Elk Grove , IL	\$263,382.00	\$113,585.00	\$100,703.00	\$477,670.00
Barone Contracting Elgin , IL	\$308,531.00	\$106,252.00	\$104,638.00	\$519,421.00

LoVerde Const. Wheeling , IL	\$297,711.00	\$117,673.00	\$109,671.00	\$525,055.00
Northwest General Cont Glen Ellyn, IL	\$347,360.00	\$142,181.00	\$111,961.00	\$601,502.00
Swallow Construction Downers Grove , IL	\$362,613.00	\$130,465.00	\$108,513.00	\$601,591.00
City Construction Co. Chicago, IL	\$327,222.50	\$152,378.50	\$150,929.00	\$630,530.00
Maneval Construction Ingleside , IL	\$374,206.68	\$164,152.08	\$137,753.81	\$676,112.57
Berger Excavating Wauconda , IL	\$374,743.00	\$161,057.00	\$199,247.00	\$735,047.00

RECOMMENDATION

It is recommended that the Village Board award a contract for the 2014 Water System Improvements to the low responsible bidder, Patnik Construction of Franklin Park Illinois, in the amount of \$439,756 and further authorize execution of a contract regarding this engagement. The bidder has been determined to be responsible and the bid meets specifications.

Bid Section

Item: 2014 Water System Improvements
Bid Opening Date: April 4, 2014
Account Numbers: 505-9001-571-50.25 (WA 90-01)
Total Budget for Specific Item: \$485,000
Amount of Bidder Recommended: \$439,756



Item: ITRON MOBILE INTERROGATOR COMPONENTS

Department: Public Works

BACKGROUND

Specifications were prepared and distributed to local vendors for the components necessary to replace the existing Itron Mobile Interrogator. The Mobile Interrogator is proprietary and is used to read the Village's water meters via radio telemetry. The existing unit is eight years old and has reached the end of its useful life. The bid was based on a lump sum cost to replace the existing unit. Three bids were received at the April 10, 2014 bid opening:

BIDDER:	Total Bid
Midwest Meter Inc., Edinburg, IL	\$20,995
HBK Water Meter Services, Rolling Meadows, IL	\$24,225
Water Products Co., Aurora, IL	\$23,200

The low bidder, Midwest Meter Inc., was checked out for references and is fully capable of supplying the equipment in a timely manner. This bidder has been determined to be responsible and the bid meets specifications.

RECOMMENDATION

It is recommended that the Village Board award the purchase of an Itron Mobile Interrogator to the low bidder, Midwest Meter Inc., of Edinburg, IL, for their full lump sum price of \$20,995.

Bid Section

Item:	ITRON MOBILE INTERROGATOR COMPONENTS
Bid Opening Date:	April 10, 2014
Account Numbers:	505-7201-561.50-15
Total Budget for Specific Item:	\$40,000
Amount of Bidder Recommended:	\$20,995



Item: Public Works Tire Changer

Department: Public Works

BACKGROUND

The current tire changer in the Fleet Unit of Public Works has outlived its estimated life expectancy. Replacement of a tire changer is included in the FY14 Public Works Budget. On April 15th 2014, the following bids were opened and publicly read aloud:

<u>BIDDER</u>	<u>TOTAL BID PRICE</u>
Car Quest Arlington Heights, IL	\$12,273.91
Rubber Inc. Chicago, IL	\$11,189.00
Standard Industrial Hanover Park, IL	\$12,669.00

Rubber Inc. of Chicago, IL provided the lowest responsible bid. The existing tire changer will be auctioned per Village policy.

RECOMMENDATION

It is recommended that the Village Board approve the purchase of a Coats HIT 5000 Tire Changer from Rubber Inc. of Chicago, Illinois in an amount not to exceed \$11,189. While this item is slightly over the budgeted amount, there are sufficient funds for this purchase as a result of savings from other purchases.

Bid Section

Item: Public Works Tire Changer
Bid Opening Date: April 15, 2014
Account Numbers: 401-7501-572.50-15 in FY 14
Total Budget for Specific Item: \$11,000
Amount of Bidder Recommended: \$11,189



Item: Roadway Maintenance Materials FY15

Department: Public Works

BACKGROUND

Roadway maintenance materials are used by the Public Works Street Unit for street and sidewalk repairs, including the in-house paving program and pavement restoration from watermain and sewer repairs.

On April 10th 2014, a bid opening was held and five bids were publicly opened and read aloud. The bid was for furnishing asphalt and concrete materials for FY15. The bids are as follows:

<u>Vendor</u>	<u>1 Bit. Surface (per ton)</u>	<u>2 Bit. Binder (per ton)</u>	<u>3 Emulsion (per gallon)</u>	<u>4 P.C.C. (cu yd)</u>	<u>5 Cold Mix Asph (per ton)</u>
Arrow Road	\$52.25	\$48.25	\$8.25	-	\$132.75
Mt. Prospect					
Orange Crush	\$57.65	\$54.65	\$8.50	-	-
Hillside					
Plote Constr.	\$59.90	\$54.90	\$8.00	-	-
Elgin					
Peter Baker	\$67.25	\$60.25	\$8.00	-	\$135.25
Lake Bluff					
Meyer Mat.	-	-	-	\$110.00	-
Des Plaines					

Included in the bid specifications is a mileage differential for items # 1,#2, #5 to better equalize the bids since Public Works picks up the material from the individual plants. The bid amounts for these items include the differential outlined above. The bid unit price for the fourth item, Portland Cement Concrete, is a delivered price and the mileage differential does not apply. Staff is requesting authorization to purchase from multiple vendors, because periodically the low bidder cannot furnish materials when needed by the Village and it becomes necessary to obtain them from the next low bidder.

RECOMMENDATION

It is recommended that the Village Board award the Roadway Maintenance Materials contracts for FY15 to the low bidders, Orange Crush LLC and Arrow Road Construction for

asphalt materials, and to Meyer Material for the concrete materials, in accordance with the bid tabulation above. It is further recommended that if the low bidder cannot furnish materials in a timely manner, purchases be authorized from the other bidders, from the lowest to the highest unit price. The bidders have been determined to be responsible and the bids meet specifications.

Bid Section

Item:	Roadway Maintenance Materials FY15
Bid Opening Date:	April 10, 2014
Account Numbers:	101-7101-531.31-90 (PW) and 505-7201-561.31-90 (W&S)
Total Budget for Specific Item:	\$504,900 (PW) and \$200,000 (W&S)
Amount of Bidder Recommended:	



Item: Award of Contract for Secondary Landscape Maintenance Services

Department: Public Works

BACKGROUND

The Arlington Heights Secondary Landscape Maintenance contract covers weekly flower and shrub bed maintenance, tree grate and ring maintenance, and litter pickup at 17 public facilities throughout the Village. Public Works is responsible for the maintenance of these areas. A public bid was held on April 9th, 2014 at 11:00 AM. The following four bids were opened and publicly read aloud:

<u>BIDDER</u>	<u>Bid Cost per week</u>
Flecks Landscaping, Wheeling, IL	\$428.00
Olive Grove Bloomingdale, IL	\$520.00
Herrera Landscape Inc. Evanston, IL	\$556.49
KGI Landscaping Skokie, IL	\$675.00

The bid is for weekly maintenance and staff anticipates utilizing 35 weekly cycles during the year. The contract is for three years with three possible extensions. Flecks Landscaping proposed a fixed rate for three years. Staff is recommending that the Village award the contract to Flecks Landscaping as the lowest responsible bidder. Staff has worked with Flecks Landscaping in the past and is satisfied with their work.

RECOMMENDATION

It is recommended that the Village Board award a contract to Flecks Landscaping of Wheeling, IL in an amount not to exceed \$428.00 per week. Funds for this contract are available in Account No. 101-7101-531.21-15 in FY15.

Bid Section

Item: Award of Contract for Secondary Landscape Maintenance
Bid Opening Date: April 9, 2014
Account Numbers: 101-7101-531.21-15
Total Budget for Specific Item: \$136,050
Amount of Bidder Recommended: \$428.00 per cycle



Item: Well #13 Roof Replacement

Department: Public Works

BACKGROUND

Over this past winter, the roof at Well #13, located at 3702 N Kennicott, began leaking due to ice damming. After the snow melted, the roof was inspected by Staff and found to still be leaking and in need of complete replacement. The existing roof is 22 years old. This roof is not budgeted for replacement in the near future but it is imperative that repairs be made soon as this building houses the Village's SCADA equipment and therefore needs immediate attention. Staff is recommending that the Village utilize the Water and Sewer Fund contingency account to complete the work. There is approximately \$175,000 remaining in this account for FY14.

On April 15th 2014, a bid opening was held and six bids were opened and publicly read aloud. The bids ranged from \$38,550 to \$71,025 as shown on the attached bid tabulation with JL Adler Roofing as the lowest responsible bidder.

The Village has past experience with JL Adler Roofing and found their work to be acceptable.

RECOMMENDATION

It is recommended that the Village Board award the Well #13 Roof Replacement Project to JL Adler of Joliet, IL in an amount not to exceed \$38,500. Funds are available in the Water and Sewer Fund contingency account for this expenditure.

Bid Section

Item: Well # 13 Emergency Roof Replacement
Bid Opening Date: April 15, 2014
Account Numbers: 505-9901-591.40-96
Total Budget for Specific Item: Not applicable. Emergency expenditure.
Amount of Bidder Recommended: \$38,550

ATTACHMENTS:

Description

[Roof Replacement Well #13 bid tab](#)

Type

Exhibits

VILLAGE OF ARLINGTON HEIGHTS
Bid Tabulation Sheet

ROOF REPLACEMENT – WELL #13

The following bids were publicly opened April 15, 2014, at 11:00 A.M., in the Village of Arlington Heights Municipal Building, 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005.

BIDDER	Bid Bond	Addem #1	Sub-Total Well #13	Sub-Total Additional Costs	Grand Total Well #13	Alternate Cost
Anthony Roofing Aurora, IL	Yes	Yes	\$63,285.00	\$2,100.00	\$65,385.00	\$1,600.00
Riddiford Roofing Arlington Heights, IL	Yes	Yes	\$69,400.00	\$1,625.00	\$71,025.00	\$752.00
JL Adler Roofing Joliet, IL	Yes	Yes	\$36,900.00	\$1,650.00	\$38,550.00	\$400.00
CSR Roofing Oak Park, IL	Yes	Yes	\$53,650.00	\$2,225.00	\$55,875.00	\$1,200.00
L Marshall Roofing Glenview, IL	Yes	Yes	\$48,000.00	\$2,150.00	\$50,150.00	\$1,280.00
DCG Roofing Des Plaines, IL	Yes	No	\$51,500.00	\$3,210.00	\$54,710.00	\$880.00

Notice: This is a preliminary summary of the bids as they were opened and announced at the bid opening. Bid prices have not been verified and are subject to change in the event mathematical errors are discovered during bid review. Other information contained in this summary is also subject to review.



Item: Teen Center Roof Replacement - Bid Rejection

Department: Public Works

BACKGROUND

The replacement of the Teen Center roof is included in the FY 14 Capital Projects Budget. The existing roof is a smooth bitumen roof with aluminum coating. In 2009, roof cores were taken that showed some moisture penetration into the insulation layer.

On April 15th 2014, six bids were opened and publicly read aloud. The bids ranged from \$97,580 to \$168,300 as shown on the attached bid tabulation. Since these bids far exceed the budgeted amount, staff believes the project should be delayed and re-bid once an appropriate budget is established. Staff is therefore recommending that the Village reject all bids. The FY14 budget is \$46,500 and staff wants to review the scope for alternatives to full roof replacement.

RECOMMENDATION

It is recommended that the Village Board reject all bids for the Teen Center Roof Replacement.

Bid Section

Item:	Teen Center Roof Replacement - Bid Rejection
Bid Opening Date:	April 15, 2014
Account Numbers:	401-7101-571.50-20
Total Budget for Specific Item:	\$46,500
Amount of Bidder Recommended:	

ATTACHMENTS:

Description

[Roof Replacement Teen Center bid tabulation](#)

Type

Exhibits

VILLAGE OF ARLINGTON HEIGHTS
Bid Tabulation Sheet

ROOF REPLACEMENT – TEEN CENTER

The following bids were publicly opened April 15, 2014, at 11:00 A.M., in the Village of Arlington Heights Municipal Building, 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005.

BIDDER	Bid Bond	Addem #1	Sub-Total Teen Center	Sub-Total Additional Costs	Grand Total Teen Center
DCG Roofing Des Plaines, IL	Yes	No	\$162,200.00	\$6,100.00	\$168,300.00
L Marshall Roofing Glenview, IL	Yes	Yes	\$138,000.00	\$5,000.00	\$143,000.00
Anthony Roofing Aurora, IL	Yes	Yes	\$154,950.00	\$6,000.00	\$160,950.00
Riddiford Roofing Arlington Heights, IL	Yes	Yes	\$152,000.00	\$4,010.00	\$156,010.00
JL Adler Roofing Joliet, IL	Yes	Yes	\$93,880.00	\$3,700.00	\$97,580.00
CSR Roofing Oak Park, IL	Yes	Yes	\$163,150.00	\$4,960.00	\$168,110.00

Notice: This is a preliminary summary of the bids as they were opened and announced at the bid opening. Bid prices have not been verified and are subject to change in the event mathematical errors are discovered during bid review. Other information contained in this summary is also subject to review.



Item: Ordinance - TIF Hickory Kensington Area

Department: Planning/Legal

Background

In 2012, the Village held numerous public meetings with property owners and nearby residents to discuss the Hickory Kensington Area Plan. The Plan, which was approved by the Village Board in January, 2013, amended the Village's Comprehensive Plan setting forth Goals and Objectives and specific Recommendations and Actions to implement the Plan. Recommendation #4 was to rezone the area to allow for residential and mixed use development up to five floors. The Village Board subsequently rezoned the area in June 2013, again after numerous public meetings. Recommendation #7 is to evaluate the use of Tax Increment Financing to provide a mechanism to assist with redevelopment including the provision of extensive public infrastructure in support of future redevelopment. The Village Board, in July 2013, authorized hiring Kane McKenna and Associates to conduct a Qualification Report to determine if the area qualified as a Tax Increment Financing District pursuant to State law. The report was presented to the Village Board in November, 2013, at which time the Board authorized Kane McKenna to draft the TIF Redevelopment Plan and for staff to commence the public process to consider a TIF District.

The public process for consideration of a Tax Increment Financing District includes adopting an Ordinance to fix the time and place for the Redevelopment Commission public hearing. As indicated in the Ordinance, the proposed date for the Redevelopment Commission public hearing is Wednesday, June 11, 2014 at 7:30 pm.

Recommendation

It is recommended that the Village Board adopt the attached Ordinance fixing the time and place for the Redevelopment Commission public hearing to consider the Hickory Kensington Tax Increment Financing District.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:
Amount of Bidder Recommended:

ATTACHMENTS:

Description

[Joint Review Board, Redevelopment Commission - TIF](#)

Type

Ordinance

**AN ORDINANCE FIXING THE TIME AND PLACE FOR A
PUBLIC HEARING IN CONNECTION WITH THE DESIGNATION
OF A REDEVELOPMENT PROJECT AREA AND THE APPROVAL OF A
REDEVELOPMENT PLAN FOR THE VILLAGE OF ARLINGTON HEIGHTS
COOK COUNTY, ILLINOIS**

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, as amended, (the “*TIF Act*”), Corporate Authorities of the Village of Arlington Heights, Cook County, Illinois, determine that it is advisable and in the best interests of the Village and certain affected taxing districts that the Village approve a proposed redevelopment plan (“*Redevelopment Plan*”) and project (“*Project*”) for and designate a proposed redevelopment project area to be known as the Hickory/Kensington Area (“*Redevelopment Project Area*”) as further described in EXHIBIT A attached hereto and by this reference, made a part of this Ordinance, and that the Village adopt tax increment allocation financing for the Redevelopment Project Area; and

WHEREAS, pursuant to Section 11-74.4-4.2 of the TIF Act the Village is required to create an interested parties registry for activities related to the proposed Redevelopment Project Area, to adopt reasonable registration rules, and to prescribe requisite registration forms for residents and organizations active within the Village that seek to be placed on said interested parties registry (“*Registry*”); and

WHEREAS, the TIF Act requires the Village to convene a joint review board and conduct a public hearing prior to the adoption of ordinances approving a redevelopment plan and project, designating a redevelopment project area, and adopting tax increment allocation financing therefor, at which hearing any interested person or affected taxing district may file with the Village Clerk written objections to and may be heard orally with respect to the proposed Redevelopment Plan and Project; and

WHEREAS, the TIF Act further requires that such joint review board consist of a representative selected by each community college district, local elementary school district and high school district or each local community unit school district, park district, library district, township, fire protection district and county that will have authority to directly levy taxes on the property within the proposed Redevelopment Project Area at the time that the proposed Redevelopment Project Area is approved, as well as a representative selected by the Village and a public member to consider the subject matter of the public hearing; and

WHEREAS, the TIF Act further requires that the time and place of such public hearing be fixed by ordinance or resolution adopted by the Corporate Authorities; and

WHEREAS, the TIF Act further requires that not less than ten (10) days prior to adopting such ordinance or resolution fixing the time and place of a public hearing, the Village must make available for public inspection the redevelopment plan or a separate report that provides in reasonable detail the basis for the proposed Redevelopment Project Area’s qualifying as a “redevelopment project area” under the Act; and

WHEREAS, the TIF Act requires that notice of the public hearing be given by publication and mailing; and

WHEREAS, the Corporate Authorities determine that it is advisable to convene a joint review board and hold a public hearing to consider the proposed approval of the proposed Redevelopment Plan and Project; and

WHEREAS, the Corporate Authorities have heretofore and it hereby expressly is found that the Redevelopment Plan and Project will not displace residents from ten (10) or more inhabited residential units,

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE BOARD OF THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, AS FOLLOWS:

SECTION ONE: *Recitals.* The foregoing recitals are incorporated into this Ordinance as if fully set forth in this Section One.

SECTION TWO: *Redevelopment Plan and Project Proposed; Availability of Eligibility Survey and Report.* The approval of the Redevelopment Plan and Project, the designation of the Redevelopment Project Area and the adoption of tax increment allocation financing are proposed. The Village of Arlington Heights has conducted an eligibility survey of the proposed Redevelopment Project Area and has prepared its report ("*Report*") that the proposed area qualifies as a "redevelopment project area" as defined in the TIF Act, which survey and findings have been presented to the Corporate Authorities. The Report has been on file and available for public inspection for at least ten (10) days in the offices of the Village Clerk as required under the TIF Act.

SECTION THREE: *Registry Created; Registry Rules and Forms.* A Registry has been created for the proposed Redevelopment Project Area. The Corporate Authorities have authorized and directed the Village Clerk to maintain the Registry for the proposed Redevelopment Project Areas. The registration rules for the Registry have been approved by the Corporate Authorities and are available from the Village Clerk.

SECTION FOUR: *Joint Review Board Convened.* A joint review board ("*JRB*") as set forth in the TIF Act is hereby convened and the board shall meet, review such documents and issue such report as set forth in the TIF Act. The first meeting of the joint review board shall be held at 3:00 p.m. on the 7^h day of May, 2014, at the Arlington Heights Village Hall, 33 South Arlington Heights Road, Arlington Heights, Illinois. The JRB shall be established for the purposes set forth in the Act. The JRB shall consist of one representative selected by each community college district, local elementary school district and high school district or each local community unit school district, park district, library district, Township, fire protection district and county that has authority to directly levy taxes on the property within the proposed Redevelopment Project Area; a representative selected by the Village, and a public member shall also be appointed to the JRB.

SECTION FIVE: *Time and Place of Public Hearing Fixed.* A public hearing (the “Hearing”) shall be held by the Redevelopment Commission of the Village at 7:30 p.m. on the 11th day of June, 2014, at 33 South Arlington Heights Road, Arlington Heights, Illinois, for the purpose of hearing from any interested persons or affected taxing districts regarding the proposed Redevelopment Plan and Project, the Redevelopment Project Area, and adoption of tax increment allocation financing for the Redevelopment Project Area.

SECTION SIX: *Publication of Notice of Hearing.* Notice of the Hearing, substantially in the form attached hereto as EXHIBIT B, shall be published at least twice, the first publication to be not more than thirty (30) nor less than (10) days prior to the Hearing, in a newspaper of general circulation within the taxing districts having property in the proposed Redevelopment Project Area.

SECTION SEVEN: *Mailing of Notice of Hearing Authorized.* The following Notices will be mailed to the following parties:

(a) Notice shall be delivered by certified mail not less than ten days prior to the date set for the Hearing, addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the proposed Redevelopment Project Area. In the event taxes for the last preceding year were not paid, the notice shall also be sent to the persons last listed on the tax rolls within the preceding three (3) years as the owners of such property.

(b) Notice shall also be delivered by first class mail to all residential addresses located outside the proposed Redevelopment Project Area within 750 feet of the boundaries of the proposed Redevelopment Project Areas and to those organizations and residents that have registered with Registry within a reasonable time after the adoption of this Ordinance.

(c) Notice shall also be given by certified mail to all taxing districts of which taxable property is included in the proposed Redevelopment Project Area and to the Illinois Department of Commerce and Economic Opportunity not less than 45 days prior to the Hearing, and such notice (i) shall advise the taxing bodies represented on the JRB of the time and place of the first meeting of the JRB and (ii) shall also include an invitation to each taxing district and the Illinois Department of Commerce and Economic Opportunity to submit written comments prior to the date of the Hearing to the Village, to the attention of the Village Clerk, 33 South Arlington Heights Road, Arlington Heights, Illinois, concerning the subject matter of the Hearing. Each such mailed notice to the taxing districts shall include a copy of the Report, the name of an appropriate person to contact for additional information, and a copy of the proposed Redevelopment Plan and Project.

SECTION NINE: *Effective Date.* This Ordinance shall be in full force and effect upon its passage, approval and publication in the manner required by law.

AYES:

NAYS:

PASSED AND APPROVED this 21st day of April, 2014.

Village President

ATTEST:

Village Clerk

MISCORDINANCES:TIF HICKORY KENSINGTON AREA

EXHIBIT A
LEGAL DESCRIPTION OF PROPOSED TIF

That part of the Southeast Quarter of Section 29, the Southwest Quarter of Section 29, and the Northeast Quarter of Section 32, Township 42 North, Range 11 East of the Third Principal Meridian in Cook County, Illinois, described as follows:

Beginning at the northwest corner of Kensington Subdivision in the Southeast Quarter of Section 29, Township 42 North, Range 11 East, according to the plat thereof recorded April 1, 1963, as Document No. 18757711; thence South 00 degrees 42 minutes 50 seconds East (record bearing), 728.04 feet along the west line of said Kensington Subdivision and the west line of Linda Dahlquist Subdivision in said Southeast Quarter of Section 29, according to the plat thereof recorded March 14, 1991, as Document No. 91115696 and the southerly extension thereof to the south line of Kensington Road; thence West along a line 50.00 feet south of and parallel with the south line of said Southeast Quarter of Section 29 to the east line of the west 543.30 feet of the Northwest Quarter of the Northeast Quarter of said Section 32; thence south along said east line to the northerly line of the Chicago & Northwest Railroad Company right-of-way; thence northwesterly along said northerly line to the southerly extension of the west line of Douglas Avenue; thence north along said extension and the west line of Douglas Avenue, being 33 feet west of and parallel with the west line of said Southeast Quarter of Section 29 to the southeast corner of Block 3 of East Side Subdivision of part of the South Half of the Northeast Quarter of the Southwest Quarter of said Section 29, according to the plat thereof recorded April 8, 1921, as Document No. 7106533; thence east 63 feet along the easterly extension of the north line of Miner Street; thence south 121.38 feet along a line 30 feet easterly of and parallel with the west line of said Southeast Quarter of Section 29 to the southwest corner of Lot 2 in Block 1 of Dunton and Bigsby's Addition to Arlington Heights in the Southeast Quarter of said Section 29, according to the plat thereof recorded July 7, 1876, as Document No. 93293; thence east 135 feet along the south line of said Lot 2 to the southeast corner thereof; thence north 121.34 feet along the east line of said Lot 2 and the northerly extension thereof to the southwest corner of Lot 1 in Hoyer's Subdivision of part of the Southeast Quarter of said Section 29, according to the plat thereof recorded June 26, 1978, as Document No. 24506429; thence east 196.45 feet along the south line of said Lot 1 and the easterly extension thereof, also being the north line of Miner Street to the east line of Hickory Avenue; thence south 371.27 feet along the east line of Hickory Avenue to the south line of Lot 12 in Block 6 of said Dunton and Bigsby's Addition to Arlington Heights; thence east 132 feet along the south line of said Lot 12 to the southeast corner thereof; thence south 25 feet along the east line of Lot 13 of said subdivision to the northwest corner of Arlington Crossings in the Southwest Quarter of the Southeast Quarter of said Section 29, according to the plat thereof recorded July 1, 2010, as Document No. 1018229011; thence South 00 degrees 07 minutes 31 seconds East (record bearing) 262 feet along the west line of said Arlington Crossings to the westerly extension of a south line of Lot C in said subdivision; thence South 89 degrees 46 minutes 35 seconds East (record bearing) 215.35 feet along said south line and the westerly and easterly extensions thereof to the northerly extension of the easterly line of Beverly Lane; thence South 00 degrees 13 minutes 25 seconds West (record bearing), 19.78 feet along said extension to the northwest corner of Lot 40 in Arlington Market in the Southwest Quarter of the Southeast Quarter of said Section 29, according to the plat thereof recorded February 28, 2007, as Document No. 0705915065 and corrected per Document No. 0721144016 recorded July 30, 2007; thence South 89 degrees 47 minutes 17 seconds East (record bearing), 662.29 feet along the south line of Wing Street and the easterly extension thereof to the east line of Dryden Place; thence south along the east line of Dryden Place to the north line of the Southeast Quarter of the Southeast Quarter of said Section 29, also being the north line of Lot 16 of A.T. McIntosh's Arlington Heights Farms, according to the plat thereof recorded April 15, 1919, as Document No. 6501829; thence east 207.40 feet along said north line to the northeast corner of said Lot 16 and to the Point of Beginning.

Contains 36.0 acres, more or less.

**FORM OF NOTICE OF PUBLIC HEARING
EXHIBIT B**

**NOTICE OF PUBLIC HEARING
VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS
PROPOSED HICKORY KENSINGTON TIF REDEVELOPMENT PROJECT AREA**

Notice is hereby given that on the 11th day of June, 2014, at 7:30 p.m. at the Third Floor Board Room, Village Municipal Building 33 South Arlington Heights Road, Arlington Heights, Illinois, a public hearing will be held by the Village's Redevelopment Commission to consider the approval of the proposed redevelopment plan (the "*Redevelopment Plan*") and project (the "*Project*") and the designation of that certain proposed redevelopment project area known as the Hickory Kensington Redevelopment Project Area (TIF No. 6) (the "*Redevelopment Project Area*"). The Redevelopment Project Area consists of the territory legally described in Exhibit 1 attached and is generally described below:

The RPA includes an area that is located just southeast of the Village's downtown area and immediately to the north of the Union Pacific railroad line and Northwest Highway. On the north the proposed RPA is bounded primarily by Wing Street and by certain commercial properties north of Wing Street along Hickory Avenue and certain residential properties on the east side of Dryden Avenue and to the south primarily by Kensington Road in the eastern part of the proposed RPA and Northwest Highway in the western part of the proposed RPA. On the east the proposed RPA is bounded certain residential rental housing and an office development on Dryden Avenue as well as certain properties located on Northwest Highway located just west of Beverly Lane and to the West primarily by Douglas Avenue and certain commercial properties on the east side of Hickory Avenue.

There will be considered at the hearing approval of the Redevelopment Plan and Project and the proposed Redevelopment Project Area and approval of tax increment allocation financing therefor. The Redevelopment Plan and Project is on file and available for public inspection at the office of the Village Clerk, The Village Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois. Pursuant to the Redevelopment Plan and Project the Village proposes to alleviate conservation area conditions in the Redevelopment Project Area and to enhance the tax base of the Village and the taxing districts having taxable property within the Redevelopment Project Area by utilizing tax increment financing to fund various eligible project costs to stimulate private investment within the Redevelopment Project Area. These eligible project costs may include, but may not be limited to, studies, surveys, professional fees, property assembly costs, construction of public improvements and facilities, financing, administrative and other professional costs, all as authorized under the Tax Increment Allocation Redevelopment Act, as amended. The Redevelopment Plan objectives include promoting and protecting the health, safety, morals and welfare of the public by establishing a public/private partnership, establishing economic growth, development and training in the Village by working within the guidelines of the business attraction and retention strategies developed by the Village, encouraging private investment while conforming with the Village's comprehensive plan, restoring and enhancing the Village's tax base, enhancing the value of the proposed Redevelopment Project Area, improving the environmental quality of the proposed

Redevelopment Project Area, and retaining and attracting employment opportunities within the proposed Redevelopment Project Area.

To achieve these objectives, the Redevelopment Plan proposes to provide assistance by paying or reimbursing costs related to the acquisition, construction and installation of public facilities, property assembly, site preparation and improvement, rehabilitation and other eligible redevelopment project costs, the execution of one or more redevelopment agreements, and the payment of financing, administrative and other professional costs.

Prior to the date of the hearing, each taxing district having property in the Redevelopment Project Area and the Illinois Department of Commerce and Economic Opportunity may submit written comments to the Village, to the attention of the Village Clerk, 33 South Arlington Heights Road, Arlington Heights, Illinois.

There is hereby convened a joint review board to consider the Redevelopment Plan and Project for and the designation of the proposed Redevelopment Project Area and the approval of tax increment allocation financing therefor. The joint review board shall consist of a representative selected by each community college district, local elementary school district and high school district or each local community unit school district, park district, township, fire protection district and county that will have the authority to directly levy taxes on the property within the Redevelopment Project Area at the time that the Redevelopment Project Area is approved, a representative selected by the Village, and a public member. The meeting of said joint review board shall be held at 3:00 p.m. on the 7th day of May, 2014, at the Third Floor Community Room, Village Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois.

At the public hearing, all interested persons or affected taxing districts may file written objections with the Village Clerk and may be heard orally with respect to any issues regarding the Redevelopment Plan and Project for and the designation of the Redevelopment Project Area and the approval of tax increment allocation financing therefor. The hearing may be adjourned by the Village's Redevelopment Commission without further notice other than a motion to be entered upon the minutes of the hearing fixing the time and place of the subsequent hearing.

Exhibit 1

That part of the Southeast Quarter of Section 29, the Southwest Quarter of Section 29, and the Northeast Quarter of Section 32, Township 42 North, Range 11 East of the Third Principal Meridian in Cook County, Illinois, described as follows:

Beginning at the northwest corner of Kensington Subdivision in the Southeast Quarter of Section 29, Township 42 North, Range 11 East, according to the plat thereof recorded April 1, 1963, as Document No. 18757711; thence South 00 degrees 42 minutes 50 seconds East (record bearing), 728.04 feet along the west line of said Kensington Subdivision and the west line of Linda Dahlquist Subdivision in said Southeast Quarter of Section 29, according to the plat thereof recorded March 14, 1991, as Document No. 91115696 and the southerly extension thereof to the south line of Kensington Road; thence West along a line 50.00 feet south of and parallel with the south line of said Southeast Quarter of Section 29 to the east line of the west 543.30 feet of the Northwest Quarter of the Northeast Quarter of said Section 32; thence south along said east line to the northerly line of the Chicago & Northwest Railroad Company right-of-way; thence northwesterly along said northerly line to the southerly extension of the west line of Douglas Avenue; thence north along said extension and the west line of Douglas Avenue, being 33 feet west of and parallel with the west line of said Southeast Quarter of Section 29 to the southeast corner of Block 3 of East Side Subdivision of part of the South Half of the Northeast Quarter of the Southwest Quarter of said Section 29, according to the plat thereof recorded April 8, 1921, as Document No. 7106533; thence east 63 feet along the easterly extension of the north line of Miner Street; thence south 121.38 feet along a line 30 feet easterly of and parallel with the west line of said Southeast Quarter of Section 29 to the southwest corner of Lot 2 in Block 1 of Dunton and Bigsby's Addition to Arlington Heights in the Southeast Quarter of said Section 29, according to the plat thereof recorded July 7, 1876, as Document No. 93293; thence east 135 feet along the south line of said Lot 2 to the southeast corner thereof; thence north 121.34 feet along the east line of said Lot 2 and the northerly extension thereof to the southwest corner of Lot 1 in Hoyer's Subdivision of part of the Southeast Quarter of said Section 29, according to the plat thereof recorded June 26, 1978, as Document No. 24506429; thence east 196.45 feet along the south line of said Lot 1 and the easterly extension thereof, also being the north line of Miner Street to the east line of Hickory Avenue; thence south 371.27 feet along the east line of Hickory Avenue to the south line of Lot 12 in Block 6 of said Dunton and Bigsby's Addition to Arlington Heights; thence east 132 feet along the south line of said Lot 12 to the southeast corner thereof; thence south 25 feet along the east line of Lot 13 of said subdivision to the northwest corner of Arlington Crossings in the Southwest Quarter of the Southeast Quarter of said Section 29, according to the plat thereof recorded July 1, 2010, as Document No. 1018229011; thence South 00 degrees 07 minutes 31 seconds East (record bearing) 262 feet along the west line of said Arlington Crossings to the westerly extension of a south line of Lot C in said subdivision; thence South 89 degrees 46 minutes 35 seconds East (record bearing) 215.35 feet along said south line and the westerly and easterly extensions thereof to the northerly extension of the easterly line of Beverly Lane; thence South 00 degrees 13 minutes 25 seconds West (record bearing), 19.78 feet along said extension to the northwest corner of Lot 40 in Arlington Market in the Southwest Quarter of the Southeast Quarter of said Section 29, according to the plat thereof recorded February 28, 2007, as Document No. 0705915065 and corrected per Document No. 0721144016 recorded July 30, 2007; thence South 89 degrees 47 minutes 17 seconds East (record bearing), 662.29 feet along the south line of Wing Street and the easterly extension thereof to the east line of Dryden Place; thence south along the east line of Dryden Place to the north line of the Southeast Quarter of the Southeast Quarter of said Section 29, also being the north line of Lot 16 of A.T. McIntosh's Arlington Heights Farms, according to the plat thereof recorded April 15, 1919, as Document No. 6501829; thence east 207.40 feet along said north line to the northeast corner of said Lot 16 and to the Point of Beginning.

Contains 36.0 acres, more or less.

Trustee _____ moved and Trustee _____ seconded the motion that said ordinance as presented and read by the Village Clerk be adopted.

After a full discussion thereof including a public recital of the nature of the matter being considered and such other information as would inform the public of the nature of the business being conducted, the Village President directed that the roll be called for a vote upon the motion to adopt said ordinance as read.

Upon the roll being called, the following Trustees voted AYE: _____

The following Trustees voted NAY: _____

Whereupon the Village President declared the motion carried and said ordinance adopted, approved and signed the same in open meeting and directed the Village Clerk to record the same in full in the records of the Village Board of the Village of Arlington Heights, Cook County, Illinois, which was done.

Other business not pertinent to the adoption of said ordinance was duly transacted at the meeting.

Upon motion duly made, seconded and carried, the meeting was adjourned.

Village Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION OF ORDINANCE AND MINUTES

I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk of the Village of Arlington Heights, Cook County, Illinois (the "*Village*"), and that as such official I am the keeper of the records and files of the Village Board of the Village (the "*Corporate Authorities*").

I do further certify that the foregoing is a full, true and complete transcript of that portion of the minutes of the meeting of the Corporate Authorities held on the 21st day of April, 2014, insofar as same relates to the adoption of an ordinance entitled:

AN ORDINANCE FIXING THE TIME AND PLACE FOR A PUBLIC HEARING IN CONNECTION WITH THE DESIGNATION OF A REDEVELOPMENT PROJECT AREA AND THE APPROVAL OF A REDEVELOPMENT PLAN FOR THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS.

a true, correct and complete copy of which said ordinance as adopted at said meeting appears in the foregoing transcript of the minutes of said meeting.

I do further certify that the deliberations of the Corporate Authorities on the adoption of said ordinance were conducted openly, that the vote on the adoption of said ordinance was taken openly, that said meeting was held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice; that an agenda for said meeting was posted at the location where said meeting was held and at the principal office of the Corporate Authorities at least 48 hours in advance of the holding of said meeting; that said agenda described or made specific reference to said ordinance; that said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the provisions of said Act and said Code and with all of the procedural rules of the Corporate Authorities.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the Village this 21st day of April, 2014.

(SEAL)

Village Clerk



Item: Ordinance Special Use Permit - 5th Avenue Sushi

Department: Planning/Legal

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Amount of Bidder Recommended:

ATTACHMENTS:

Description

[Special Use Permit - 5th Ave. Sushi](#)

Type

Ordinance

**AN ORDINANCE GRANTING A
SPECIAL USE PERMIT FOR A RESTAURANT**

WHEREAS, the Plan Commission of the Village of Arlington Heights, in Petition Number 14-006, pursuant to notice, has on March 26, 2014, conducted a public hearing on a request for a special use permit for a 2,100 square foot sit-down/carry-out restaurant, located at 138 East Rand Road, Arlington Heights, Illinois, which property is located in a B-2 General Business District; and

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

WHEREAS, the President and Board of Trustees hereby find that the proposed establishment of a restaurant in that location will be desirable for the public convenience and that such facility will be compatible with other uses in the vicinity of the site,

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

SECTION ONE: That a special use permit for a 2,100 square foot sit-down/carry-out restaurant in a B-2 General Business District, is hereby granted for the property legally described as:

Parcel 11A

That part of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 17, Township 42 North, Range 11 East of the Third Principal Meridian, described as follows:

Beginning at a point on the West line of Arlington Heights Road, said point being 612.0 feet South of the North line of said Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; thence South 90 degrees 00 minutes 00 seconds West, a distance of 144.07 feet; thence South 42 degrees 02 minutes 42 seconds West, a distance of 298.12 feet; thence South 47 degrees 57 minutes 18 seconds East, a distance of 128.0 feet; thence South 42 degrees 02 minutes 42 seconds West, a distance of 156.0 feet; thence

North 47 degrees 57 minutes 18 seconds West, a distance of 36.0 feet; thence South 42 degrees 02 minutes 42 seconds West, a distance of 178.37 feet, to the Northeasterly line of Rand Road; thence Southeasterly along the Northeasterly line of said road, bearing South 47 degrees 57 minutes 18 seconds East, a distance of 259.73 feet; thence North 42 degrees 02 minutes 42 seconds East, a distance of 158.96 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 200.0 feet to the West line of Arlington Heights Road; thence North along the West line of said road, a distance of 587.22 feet to the point of beginning, in Cook County, Illinois.

Also

Parcel 11B

That part of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 17, Township 42 North, Range 11 East of the Third Principal Meridian, and that part of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 18 Township 42 North, Range 11 East of the Third Principal Meridian, described as follows:

Commencing at a point on the West line of Arlington Heights Road, said point being 195.0 feet South of the North line of said Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 17; thence South 89 degrees 40 minutes West, and parallel with the North line of said Southwest $\frac{1}{4}$, a distance of 585.0 feet, for a point of beginning of the tract to be described; thence South 00 degrees 20 minutes 00 seconds West, a distance of 33.05 feet; thence South 42 degrees 02 minutes 42 seconds West, a distance of 290.35 feet; thence North 47 degrees 57 minutes 18 seconds West, a distance of 476.0 feet; thence South 42 degrees 02 minutes 42 seconds West, a distance of 156.0 feet; thence North 47 degrees 57 minutes 18 seconds West, a distance of 62.0 feet; thence South 42 degrees 02 minutes 42 seconds West, a distance of 178.37 feet to the Northeasterly line of Rand Road; thence North 47 degrees 57 minutes 18 seconds West, a distance of 461.57 feet, to a point on a line 25.0 feet South of and parallel with the North line of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 18; thence North 89 degrees 48 minutes East, a distance of 480.46 feet, to the East line of said Southeast $\frac{1}{4}$ of said Section 18; thence continuing North 89 degrees 40 minutes East, along a line 25 feet South of and parallel with the North line of said Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 17, a distance of 490.68 feet; thence South 47 degrees 55 minutes 50 seconds East, a distance of 255.62 feet to the point of beginning, in Cook County, Illinois.

Also

Parcel 11C

That part of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, and the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 17, Township 42 North, Range 11 East of the Third Principal Meridian, described as follows:

Beginning at a point on the West line of Arlington Heights Road, said point being 1199.22 feet; South of the North line of said Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$;

thence North 90 degrees 00 minutes 00 seconds West, a distance of 200.00 feet; thence South 42 degrees 02 minutes 42 seconds West, a distance of 158.96 feet to the Northeasterly line of Rand Road; thence South 47 degrees 57 minutes 18 seconds, East, along the Northeasterly line of said road, a distance of 362.52 feet; thence North 60 degrees 46 minutes 47 seconds East, a distance of 42.67 feet to the West line of Arlington Heights Road; thence North along the West line of Arlington Heights Road; thence North along the West line of Arlington Heights Road, a distance of 340.0 feet to the point of beginning, in Cook County, Illinois.

Also

Parcel 1

That part of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 18, Township 42 North, Range 11 East of the Third Principal Meridian, and that part of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 17, Township 42 North, Range 11 East of the Third Principal Meridian, described as follows:

Beginning at a point on the West line of Arlington Heights Road, said point being 195.0 feet South of the North line of said Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 17; thence South 89 degrees 40 minutes West, and parallel with the North line of said Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, a distance of 585.0 feet thence South 00 degrees 20 minutes 00 seconds West, a distance of 33.05 feet; thence South 42 degrees 02 minutes 42 seconds West, a distance of 290.35 feet; thence North 47 degrees 57 minutes 18 seconds West, a distance of 476.0 feet; thence South 42 degrees 02 minutes 42 seconds West, a distance of 156.0 feet; thence North 47 degrees 57 minutes 18 seconds West, a distance of 62.0 feet; thence South 42 degrees 02 minutes 42 seconds West, a distance of 178.37 feet, to the Northeasterly line of Rand Road; thence South 47 degrees 57 minutes 18 seconds East, along the Northeasterly line of Rand Road, a distance of 1217.0 feet; thence North 42 degrees 02 minutes 42 seconds East, a distance of 178.37 feet; thence South 47 degrees 57 minutes 18 seconds East, a distance of 36.0 feet; thence North 42 degrees 02 minutes 42 seconds East, a distance of 156.0 feet; thence North 47 degrees 57 minutes 18 seconds West, a distance of 128.0 feet; thence North 42 degrees 02 minutes 42 seconds East, a distance of 298.12 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 144.07 feet to the West line of Arlington Heights Road; thence North along the West line of Arlington Heights Road, 417.0 feet to the point of beginning, all in Cook County, Illinois.

(except from all of the foregoing that part thereof conveyed to the people of the State of Illinois – Department of Transportation by Trustee's Deed recorded May 3, 1979, as document 23910105)

P.I.N. 03-17- 300-006-0000

and commonly described as 138 East Rand Road, Arlington Heights, Illinois, which shall be in compliance with the architectural plan, consisting of one sheet, which is on file and available for public inspection with the Village Clerk.

SECTION TWO: That the special use permit granted by this Ordinance is subject to the following conditions, to which the Petitioner has agreed:

1. The seating area for the restaurant shall be limited to 902 square feet and the maximum seating area shall be 66 seats.

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

SECTION THREE: That the Director of Building of the Village of Arlington Heights be and is hereby directed to issue permits for the facility herein approved, upon proper application and after compliance with all applicable ordinances of the Village of Arlington Heights.

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

AYES:

NAYS:

PASSED AND APPROVED this 21st day of April, 2014.

Village President

ATTEST:

Village Clerk

Special Use: 5th Avenue Sushi



Item: Ordinance - Chapter 13 - Class "A", "AA", "B" liquor license

Department: Legal

In March 2014, the Village received a request from Karolina Skrodzuik, the General Manager of the Marriott Courtyard South (100 W. Algonquin), asking to extend their alcoholic beverage sale hours.

This Hotel currently holds a Class “A” liquor license, which requires the sale of alcohol to stop no later than 1 am. The Hotel is requesting the issuance of a Class “AA” license, in place of their Class “A” license, thereby allowing for an additional hour of liquor sales. They believe that having a Class “AA” would allow them the opportunity to be competitive with establishments within Arlington Heights and surrounding communities that possess a later hour liquor license.

Ms. Skrodzuik indicated that the Hotel has been fortunate to secure a very high volume of wedding patrons that neighboring banquet halls attract. Since 90% of the wedding events at a banquet facility end at 12:00am or 12:30 am, the Marriott Courtyard shuttles their booked wedding parties to neighboring communities for after party events since restaurants/bars in those communities have extended food & liquor hours. Ms. Skrodzuik would like to return their guests to the Hotel and sell them food and alcoholic beverages on premise.

Marriott Courtyard has been a responsible liquor license holder and staff believes that granting this request will satisfy the request of Marriott Courtyard’s goal of being able to accommodate their guests by providing enhanced service and also keeping patrons in Arlington Heights.

RECOMMENDATION

It is recommended that the Village Board adopt the attached Ordinance increasing the number of Class “AA” and decreasing the Class “A” liquor licenses in accordance with the request from Marriott Courtyard South located at 100 W. Algonquin. This Ordinance also includes an increase to the number of Class “B” licenses for Ganjani Enterprise, Inc., dba 7-Eleven #33876B located at 1418 Hintz Road per Board action of April 7, 2014.

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Amount of Bidder Recommended:

ATTACHMENTS:

Description

[Class "A", "AA", "B" liquor licenses](#)

Type

Ordinance

AN ORDINANCE AMENDING CHAPTER 13 OF THE
ARLINGTON HEIGHTS MUNICIPAL CODE

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

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

CLASS OF LICENSE	ANNUAL LICENSE FEE	NUMBER OF LICENSES AUTHORIZED
A	\$3,800.00	30
AA	\$4,600.00	26
B	\$3,700.00	29

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

AYES:

NAYS:

PASSED AND APPROVED this 21st day of April, 2014.

Village President

ATTEST:

Village Clerk

Liquor License Ordinances: AA - B increase - A - decrease



Item: Ordinance - Amending Chapter 12 - Food Vehicles

Department: Planning/Legal

Background

Staff has been evaluating various options to address concerns with food vehicles in the Village. Currently food vehicles are permitted throughout the Village but they do need a Village license and are regulated in various sections of the Municipal Code (but not Chapter 28 – Zoning). Current regulations pertain to Health code related issues; however there is a provision in Section 1008 of Chapter 12 that regulates the duration for how long a food vehicle can operate on public property.

The Staff Development Committee is recommending that Section 1008 of Chapter 12 be amended to allow the Village a stronger enforcement mechanism to regulate food vehicles. This amendment to the Code will not prohibit food vehicles, but will provide for stronger restrictions on how long a food vehicle can park in one location and also extends this restriction to private property. Other restrictions could be considered in the zoning ordinance at a future date if issues with food vehicles continue to arise. The SDC felt an incremental approach would work best regarding this issue initially.

The attached ordinance is a proposed modification to Section 1008 of Chapter 12, which limits how long a food vehicle can park on public and also private property. Also the language regarding the duration for parking is being clarified with the proposed amendment because the current language relating to having to move the vehicle “one-half hour after the last sale or solicitation of an order at that place” is vague. The new proposed language allows more time (one hour) but deletes the reference to the last sale, etc.

If there are issues with a food vehicle, the Village can enforce this section so that food vehicles are not parking for long periods of time at a location. If issues continue in the future, the Village can look at more restrictive amendments to the zoning code because the proposed amendment discussed does not involve the zoning code.

Recommendation

It is recommended that the Village Board approve the attached Ordinance Amending Section 1008 of Chapter 12 of the Municipal Code regulating peddlers and solicitors.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Amount of Bidder Recommended:

ATTACHMENTS:

Description	Type
Code Amendment - Section 12-1008	Ordinance

AN ORDINANCE AMENDING CHAPTER 12 OF THE
ARLINGTON HEIGHTS MUNICIPAL CODE

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

SECTION ONE: That Section 1008a of Chapter 12 of the Municipal Code of the Village of Arlington Heights, pertaining to peddlers and solicitors conducting business, is hereby amended as set forth below (language to be deleted is stricken and the language to be added is highlighted):

Section 12-1008 Conducting Business.

- a. No peddler or solicitor may park ~~on public property~~ anywhere in the Village in a given place for longer than one-half hour ~~at the time of the last sale or solicitation of an order at that place~~ on any single day, and after the expiration of one-half hour, he or she must move on to a different location which is at least one Village block away thousand feet away from the last location. These limitations do not apply if a peddler or solicitor is part of a special event, in which case the peddler or solicitor may remain for the duration of the special event.

SECTION TWO: This Ordinance repeals all ordinances or parts of ordinances in conflict with the provisions hereof, and shall be in full force and effect after its passage, approval and publication in pamphlet form, in the manner provided by law.

AYES:

NAYS:

PASSED AND APPROVED this 21st day of April, 2014.

Village President

ATTEST:

Village Clerk



Item: Appointments to Firefighters Pension Fund

Department:

Board/Commission	New Appointment	Term Ending
Firefighters Pension Fund	Fire Chief Ken Koeppen	4/30/15

Board/Commission	Reappointment	Term Ending
Firefighters Pension Fund	Tom Kuehne	4/30/17

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Amount of Bidder Recommended:



Item: Arlington Market - Northwest Corner of Dryden Ave. & Kensington Rd. - PC14-001

Department: Planning & Community Development Department

BACKGROUND:

1. An amendment to an existing Planned Unit Development (PUD) to allow certain modifications to a previously approved plan including modifications to previously approved variations from Chapter 28 of the Arlington Heights Municipal Code and to allow four single-family lots where six townhouse units had previously been approved.
2. A Preliminary/Final Plat of Resubdivision to divide 9 lots (6 lots for the townhomes + 3 lots for the roadway network and open space) into 6 lots (4 single-family lots and 2 lots for the roadway network and open space).

Splitting of the Plan Commission Motion

On April 7, 2014 the Board approved an amendment to the Arlington Market PUD and variations for single-family Lots 3 to 52. Since the Plat of Resubdivision was not yet signed by NICOR, the approval of the Plat was held back. At this time, the Plat is signed and recommended for approval by the Plan Commission. The Plat includes Lots 53 to 56 and the variations the pertain to Lots 53 to 56.

RECOMMENDATION

Commissioner Drost moved and Commissioner Green seconded:

A motion to recommend to the Village Board of Trustees approval of PC#14-001, an Amendment to an existing Planned Unit Development (PUD) to allow certain modifications to a previously approved plan, including modifications to previously approved variations from Chapter 28 of the Arlington Heights Municipal Code, and to allow four single-family lots where six townhouse units had been previously approved; a preliminary/final plat of resubdivision to divide 9 lots (6 lots for the townhomes and 3 lots for the roadway network and open space) into 6 lots (4 single-family lots and 2 lots for the roadway network and open space); and variations pertaining to Lots 53 through 56 as outlined below:

1. A variation from Chapter 28, Section 5.1-3.4 and 5.3-1.1, and Chapter 29, Section 29-307, to allow a reduction to the minimum allowed lot size from 8,750 square feet to 3,080 square feet (lots 54 and 55), from 9,900 square feet to 3,850 square feet (lot 53) and from 9,900

square feet to 4,264 square feet (Lot 56).

2. A variation from Chapter 28, Section 5.1-3.5 and 5.3-1.1, and from Chapter 29, Section 29-307, to allow a reduction to the minimum allowed lot width 70 feet to 28 feet (Lots 54 and 55), from 90 feet to 35 feet (Lot 53) and from 90 feet to 37 feet (Lot 56).

3. A variation from Chapter 28, Section 5.1-3.6, Required Minimum Yards, to allow a reduction to the required front yard setback from 25 feet to 16.5 feet for proposed Lots 53 through 56.

4. A variation from Chapter 28, Section 5.1-3.6, Required Minimum Yards, to allow a reduction to the minimum side yard setback from seven feet to three feet along one side and from seven feet to five feet, along the other interior side for interior Lots 54 and 55.

5. A variation from Chapter 28, Section 5.1-3.6, Required Minimum Yards, to allow a reduction to the minimum side yard setback from seven feet to three feet along the interior side yard of corner Lots 53 and 56.

6. A variation from Chapter 28, Section 5.1-3.7, Maximum Floor Area Ratio, Section 5.3-2, Maximum FAR calculation for R-3, and Section 5.3-2, FAR, Building Coverage, Height, to allow an increase in the maximum FAR from the already approved 49% to 52% for Lot 53.

7. A variation from Chapter 28, Section 6.5-7, Maximum Size of Accessory Structures, to allow a detached garage closer to the principal structure than the required 10 feet (lot 56).

This approval is contingent upon compliance with the recommendation of the Plan Commission and the following recommendation detailed in the Staff Development Report dated February 20, 2014:

1. The Petitioner shall provide signed mylars of the plat of resubdivision prior to Village Board consideration.

2. The required fees and deposits shall be provided to the Village prior to Village Board consideration.

3. The Petitioner shall comply with all federal, state, and Village codes, regulations, and policies.

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

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Amount of Bidder Recommended:

ATTACHMENTS:

Description

[Staff Development Report](#)

[Aerial](#)

[Plan Commission Minutes](#)

[Plat of Resubdivision](#)

[Engineering Plans](#)

[PC Timeline Tracker](#)

Type

Report

Exhibits

Minutes

Exhibits

Exhibits

Correspondence

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
 Prepared By: Katherine E. Lockerby, Development Planner
 Meeting Date: February 26, 2014
 Date Prepared: February 20, 2014
 Project Title: Arlington Market
 Address: Northwest corner of Dryden and Kensington Road (Single Family Component)

BACKGROUND INFORMATION

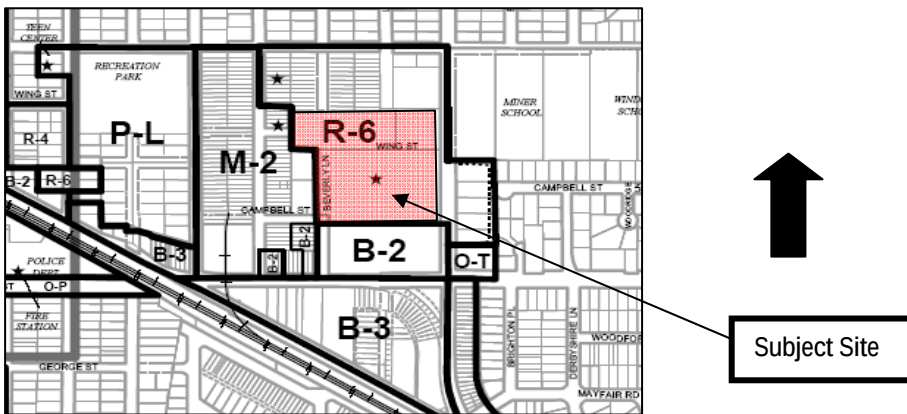
Petitioner: Greg Collins
 Address: M/I Homes
 400 E. Diehl Road, Suite 230
 Naperville, IL 60563
 Existing Zoning: R-6, Multi-Family Dwelling District

Requested Action:

1. An amendment to an existing Planned Unit Development (PUD) to allow certain modifications to a previously approved plan including modifications to previously approved variations from Chapter 28 of the Arlington Heights Municipal Code and to allow four single family lots where six townhouse units had previously been approved;
2. A Preliminary/Final Plat of Resubdivision to divide 9-lots (6 lots for the town homes + 3 lots for the roadway network and open space) into 6 lots (4 single family lots and 2 lots for the roadway network and open space).

Variations Required:

1. See Appendix A



Surrounding Land Uses:

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-6, Multi-Family Dwelling	Lincoln Lane Apartments, Miner Apartments & Eastwood Condominiums	Moderate Density Multi-Family
South	B-3, General Service, Wholesale, Motor Vehicle	Mariano's	Commercial
East	P-L, Public Lands, R-6, Multi-Family Dwelling, & O-T, Office Transitional	Miner Middle School, Dryden Apartments & Office Building	School, Moderate Density Multi-Family, Offices Only
West	M-2, Limited Heavy Manufacturing	Various industrial buildings	R&D, Mfg, Warehouse

Introduction:

M/I Homes has a contract to purchase the single family component of the Arlington Market development. M/I Homes has developed various developments in the Chicagoland area, in addition to approximately 15 other market areas in Ohio, Florida, Texas, North Carolina and Virginia.

The Village is excited by the continued progress made at the Arlington Market site, which had remained an abandoned construction site and a neighborhood nuisance for a few years. With the multifamily portion of the development approved

in 2011 and constructed shortly thereafter and the current proposal to develop the single family component, the development is coming closer to full realization. The Staff Development Committee is supportive of M/I Homes' proposed construction of the single family component in the Arlington Market development.

Zoning Background:

The Arlington Market mixed use development is situated on 14.62 acres and is located at the northwest corner of Dryden Avenue and Kensington Road. The following zoning approvals have been granted for redevelopment of the property:

- 2006: Village Board approved Ordinance 06-043, which allowed for the construction of two, five-story condominium building with 110 units (16-one bedroom, 88-two bedroom, and 6-three bedroom units), 53 single-family residential dwelling units, and two commercial buildings that have a combined floor area of 42,058 square feet.
- 2007: Village Board approved Ordinance 07-077, which amended the underlying PUD ordinance to allow a reduction to the front yard setback for the single family lots along Dryden Avenue and a reduction to the lot size for single family lots 53 through 56, which resulted in four equal sized and developable lots and increased the total single family count to 54 lots.
- 2010: Village Board approved Ordinance 10-022, which amended the underlying PUD ordinance to allow 66 town homes in lieu of 110 condominium units and four single-family homes, and to eliminate an existing condition of approval requiring a grocery store for future Commercial Building B.
- 2011: The Village Board subsequently approved Ordinance 11-029, amending the underlying PUD ordinance to increase some of the multi-family lot sizes.

Unique Development

As stated, in 2006, the Village Board approved the concept of a unique single family development that incorporates a number of neo-traditional elements that are unlike contemporary neighborhoods and the zoning standards that accompany them. Among these are significantly smaller lot sizes and narrower lot widths than what would be allowed pursuant to the Village's Zoning Regulations and the use of alleys in a residential development. Other departures from the Zoning Regulations already approved for the development by the above ordinances are outlined on Appendix B. The following table outlines the proposed lots:

	Code Requirement	Approved Size (Max.)	Proposed Size
<i>Interior Lot Size</i>	70'	28'	28'
<i>Corner Lot Size</i>	90'	33' – 37'	33' – 37'
<i>Side Yard Setbacks</i>	Interior Side Yard: 7' (interior lot) or 9' (corner lot) Exterior Side Yard: 10'	Interior Lot: One setback of 3' and one setback of 5' Corner Lot: One setback of 3' and one 10' setback	Interior Lot: One setback of 3' and one setback of 5' Corner Lot: One setback of 3' and one 10' setback
<i>Front Yard Setbacks</i>	25'	16.5'	16.5'
<i>Building Lot Coverage</i>	35%	Interior Lot: 45% Corner Lot: 35%	Interior Lot: 50% Corner Lot: 38% - 40%
<i>FAR</i>	45%	Interior Lot: 65% Corner Lot: 49%	Interior Lot: 65% Corner Lot: 49% (1 @ 51%)
<i>Impervious Surface Coverage</i>	55%	55%	42% - 56%

Current Request

The current request involves certain modifications proposed to the PUD and plat of subdivision, more specifically:

- The pad located at the northwest corner of the undeveloped site, which was originally platted as single family, was amended to become multi-family, is proposed to be developed as single family with this proposed plan (as four lots).
- A reference to a 45' setback on the approved plat of subdivision shall be removed at this time (required setback is not 45 feet it is 30 feet).

- A number of variations were originally granted for the single family component of the development. The new developer is proposing a new, yet similar, type of housing product. M/I Homes has developed detailed permit plans that now require additional and increased variations (as described below).

Plat and Subdivision Committee Meeting

The Plat and Subdivision Committee reviewed the project on January 22, 2014. All in attendance were in favor of the proposal; however, some noted concerns with the proposed density of the project, but acknowledged that the development was previously approved by the Village. Please refer the minutes from the Plat and Subdivision Committee meeting for more information.

Zoning and Comprehensive Plan

To proceed forward, the Plan Commission must review and the Village Board must approve a number of zoning actions including an amendment to the existing PUD and a preliminary/final plat of resubdivision to divide the northwest corner of the site into four single family lots.

Several variations have previously been approved for the single family component (Appendix B). The proposed product is not exactly what was originally proposed for the site; thus, certain additional and/or modified variations are necessary (outlined on Appendix A). It is important to note that the proposed development of the single family component by M/I Homes is consistent with the originally approved concept of densely platted single family homes in a neo-traditional manner. The changes requested are a result of preparing detailed plans for the houses proposed for the existing lots, which will have a slightly larger building footprint in the rear.

The Petitioner has provided a response to the hardship criteria for the requested variations (Appendix C). The Staff Development Committee accepts the responses to the hardship criteria as the net impacts the additional variations will have on the scope of the development and only minimally impact the rear yards.

Main Key Issues

The main key issues associated with the new concept plan include zoning code bulk standards, detention and construction phasing.

Garage Size

The development includes garages that have an interior dimension of 21'4" (depth) x 19'5" (width). However, the proposed interior width dimension does not meet the minimum interior dimensions for two car garages as set forth in the Building Code. As such, the Petitioner is proposing to seek a variance from the Building Code through the Building Code Review Board process. The Building Code Review Board will review the request on Monday, February 24, 2014. A summary of the Building Code Review Board meeting will be reported to the Plan Commission at the public hearing. It should be noted that if the Building Code Review Board denies the request, slightly larger variations will be requested for Building Lot Coverage, Impervious Coverage and the Percentage of Required Rear Yard Coverage.

Subdivision for Lots 53-56

As previously mentioned, the proposed development requires re-platting the northwest corner of the single-family component from the townhouse lots to the single family lots, consistent with the lot sizes which were approved in 2007. In 2010, this area was incorporated into the townhouse portion of the PUD; however, the area was never constructed as townhouses. Therefore, the following variations are necessary:

1. A variation from Chapter 28, Section 5.1-3.4 and Chapter 29, Section 29-307, to allow a reduction to the minimum allowed lot size from 8,750 square feet to 3,080 square feet (Lots 54 and 55), from 9,900 square feet to 3,850 square feet (Lot 53) and from 9,900 square feet to 4,264 square feet (Lot 56);
2. A variation from Chapter 28, Section 5.1-3.5 and from Chapter 29, Section 29-307, to allow a reduction to the minimum allowed lot width 70 feet to 28 feet (Lots 54 and 55), from 90 feet to 35 feet (Lot 53) and from 90 feet to 37 feet (Lot 56);

Also, certain setback variations were granted in 2006 for the interior and corner lots within the single family component. Since new lots are being created, the Petitioner is seeking the same variations for the newly created lots:

3. *A variation from Chapter 28, Section 5.1-3.6, Required Minimum Yards, to allow a reduction to the required front yard setback from 25 feet to 16.5 feet for proposed Lots 53 through 56.*
4. *A variation from Chapter 28, Section 5.1-3.6, Required Minimum Yards, to allow a reduction to the minimum side yard setback from seven feet to three feet along one side and from seven feet to five feet, along the other interior side for interior lots 54 and 55.*
5. *A variation from Chapter 28, Section 5.1-3.6, Required Minimum Yards, to allow a reduction to the minimum side yard setback from seven feet to three feet along the interior side yard of corner lots 53 and 56.*

It should be noted that the Petitioner and Staff are still addressing minor issues on the proposed Plat of Resubdivision. Therefore, a condition of the recommendation is that the Petitioner provide signed mylars of the Plat of Resubdivision prior to Village Board consideration.

Additionally, there was an erroneous reference to a 45' setback on the original Plat of Subdivision for Arlington Market. The Petitioner has indicated that an abrogation of the 45' setback line will be prepared and recorded.

Building Lot Coverage

The development consists of 54 existing and proposed single family lots (50 existing and 4 proposed). The details of the proposed lots have been established, which has resulted in the requested additional variations. Based on the actual floor plans proposed for the units available, the existing variation from Building Lot Coverage (Ordinance 06-043) is requested to be increased from the previously approved 45% to 50% for interior lots (35% is the Code maximum) and from 35% to 36% - 40% for corner lots (35% is the Code maximum). Therefore, the new variation is requested:

6. *A variation from Chapter 28, Section 5.1-6.5, Maximum Building Coverage and Section 5.3-2, FAR, Building Coverage, Height, to allow an increase to the maximum building coverage from the already approved 45% to 50% for lots 4-14, 17-26, 29-38, 41-51 and 54-55; from 35% to 38% for lots 15, 16, 27, 28, 39 and 40; from 35% to 40% for lot 53; and from 35% to 36% for lot 56.*

If variations are not granted to the garage size from the Building Code Review Board, the requested increase to the Building Lot Coverage variation would be to 51% for interior lots and 37% - 41% for corner lots (an increase of 34 square feet building coverage) or the developer would need to reduce the proposed building area. The motion sheet to be provided at the Plan Commission public hearing will reflect the requested variations depending on the outcome of the February 24, 2014 Building Code Review Board meeting.

Impervious Coverage

The original development did not include any variations to the maximum Impervious Coverage of 55%. However, the development as proposed will exceed that requirement. Therefore, the new variation is requested:

7. *A Variation from Chapter 28, Section 5.1-6.5 and Section 5.3-2, FAR, Building Coverage, Height to allow an increase to the allowable Impervious Coverage from 55% to 56% for lots 10-14, 17-26, 29-38, 41-51, 54 and 55.*

If variations are not granted to the garage size from the Building Code Review Board, the requested increase to the Impervious Surface Coverage variation would be to 57% for the lots enumerated above and a new variation for lots 4 – 9 (to 56%) (an increase of 34 square feet impervious coverage) or the developer would need to reduce the proposed building size.

Percentage of Rear Yard Coverage

Section 6 of the Zoning Regulations requires no more than 40% of the required rear yard to be covered by accessory structures. The garages, as proposed, cover approximately 53% of the required rear yard. Therefore, the following variation is requested:

8. *A variation from Chapter 28, Section 6.5-5, Percentage of Required Rear Yard Occupied, to allow an increase to the allowable Required Rear Yard Coverage from 40% to 53% for lots 4-14, 17-26, 29-38, 41-51, and 54-55 (all interior lots) and from 40% to 42% for lot 53.*

It should be noted that if the garage variation is not approved by the Building Code Review Board, the requested variation will increase to 57% for interior lots and a new variation will be requested from 40% to 43% for lots 3, 15, 16, 27, 28, 39, 40, 52 and from 40% to 41% for lot 56.

Floor Area Ratio

For single family lots in the R-6, Multiple Family Dwelling District, the maximum FAR reverts to the R-3 maximum FAR standards. As explained above, a variation allowing for an increase in the maximum FAR from 45% to 65% for interior lots and from 45% to 49% for corner lots was granted in 2006. All of the proposed lots are meeting the standards set forth in the previous approvals except the one smaller corner lot 53. Therefore, the following variation is requested:

9. *A variation from Chapter 28, Section 5.1-3.7, Maximum Floor to Area Ratio, Section 5.3-2, Maximum FAR calculation for R-3, and Section 5.3-2, FAR, Building Coverage, Height, to allow an increase in the maximum FAR from the already approved 49% to 52% for lot 53.*

Detention, Public Utilities and Fees

With respect to detention, the Arlington Market development was approved with an underground detention vault located underneath the commercial parking lot near the southeast corner of the site. This vault is intended to accommodate most of the storm water detention for the multi-family, single family and commercial components. The remaining difference has is compensated via a fee in lieu of detention, a portion of which is outstanding and required at this time. As part of the formal Plan Commission review, the Petitioner provided a letter from their engineer that outlined the changes to the site. Based on the proposed engineering plans, it has been determined that the proposed plans are in compliance with the previously approved engineering plans. However, a condition of the recommendation is that the required fees and improvement guarantees/deposits shall be provided to the Village prior to Village Board consideration.

Other Variations

The houses are proposed to be built to the setback lines with an eave of 12" on both sides. The Zoning Regulations allows for an eave overhang of 2.5" per foot of required side yard setback (translates to 12.5" on the side with a 5' setback and 7.5" on the side with a 3' setback). As such, the following variation is requested:

10. *A variation from Chapter 28, Section 6.6-5.1, Table of Permitted Obstructions, to allow a 12" eave overhang into a required side yard where 7.5" is allowed.*

The Petitioner is seeing relief from the Building Code Review Board for the required fire suppression requirements of the eaves. A summary of the meeting will be provided at the Plan Commission public hearing.

Additionally, proposed lot 56 has irregular dimensions which will not allow the garage to be placed 10 feet or greater from the principal structure. Therefore, the following variation is requested:

11. *A variation from Chapter 28, Section 6.5-7, Maximum Size of Accessory Structures, to allow a detached garage closer to the principal structure than the required 10 feet (Lot 56).*

The Petitioner is aware that the construction of a detached garage closer than 10 feet to a principal structure will require drywall in the garage, per the Building Code.

Finally, the Petitioner has indicated that certain floor plans (Chelsea) of the buildings have the potential to provide stairs which lead to the front door at a setback of 3 feet, which is 6" greater than the allowed maximum of 3.5 feet. Therefore, the following variation is requested:

12. *A variation from Chapter 28, Table 6.6-5.1, Table of Permitted Obstructions, to allow uncovered stairs to be located within 3 feet of a side lot line.*

Construction Phasing

As part of the formal Plan Commission process, the Petitioner was required to provide a construction phasing plan that outlines the necessary phases in the construction process for the single family component. The Staff Development Committee was concerned with the potential of developing lots by "jumping" throughout the development. The plan provided indicates that the lots will be built sequentially, block by block, which is needed for the ease of constructing houses on the small-sized lots.

Traffic and Parking Related Issues

A revised traffic and parking study from a Certified Traffic Engineer is required based on the Zoning Regulations. However, the original traffic study accounted for the proposed land use; therefore a revised traffic study is not necessary.

CCRs

The Petitioner has indicated that the existing utility easements are not changing; however, the ingress/egress easements are being modified to reflect new layout for the lots 53-56.

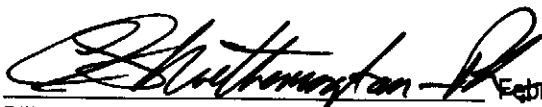
Proposed Buildings

The Design Commission has reviewed and approved the proposed floor plans and elevations for the 12 different model homes.

RECOMMENDATION

On January 14, 2014, the Staff Development Committee reviewed the proposed PUD Amendment, Plat of Resubdivision and variations and recommends **approval** of the proposed changes, subject to resolution of issues outlined in this report and identified during the formal review process as follows:

1. The Petitioner shall provide signed mylars of the Plat of Resubdivision prior to Village Board consideration.
2. The required fees and deposits shall be provided to the Village prior to Village Board consideration.
3. Compliance with the conditions outlined in prior Ordinances (06-043, 07-007, 07-077)
4. Development shall be constructed sequentially as outlined on the Arlington Market Home Building Phasing plan dated as received February 20, 2014 and shall not proceed to the next block until all units are built.
5. The Petitioner shall comply with all Federal, State, and Village codes, regulations, and policies.



February 20, 2014

Bill Enright, Deputy Director of Planning and Community Development

C: Bill Dixon, Village Manager
All Department Heads
Steve Hautzinger, Design Planner

Appendix A: Variations Identified

All necessary Zoning Variations if Variation GRANTED for Garage Size from Building Code Review Board:

1. A variation from Chapter 28, Section 5.1-3.4 and Chapter 29, Section 29-307, to allow a reduction to the minimum allowed lot size from 8,750 square feet to 3,080 square feet (Lots 54 and 55), from 9,900 square feet to 3,850 square feet (Lot 53) and from 9,900 square feet to 4,264 square feet (Lot 56);
2. A variation from Chapter 28, Section 5.1-3.5 and from Chapter 29, Section 29-307, to allow a reduction to the minimum allowed lot width 70 feet to 28 feet (Lots 54 and 55), from 90 feet to 35 feet (Lot 53) and from 90 feet to 37 feet (Lot 56);
3. A variation from Chapter 28, Section 5.1-3.6, Required Minimum Yards, to allow a reduction to the required front yard setback from 25 feet to 16.5 feet for proposed Lots 53 through 56.
4. A variation from Chapter 28, Section 5.1-3.6, Required Minimum Yards, to allow a reduction to the minimum side yard setback from seven feet to three feet along one side and from seven feet to five feet, along the other interior side for interior lots 54 and 55.
5. A variation from Chapter 28, Section 5.1-3.6, Required Minimum Yards, to allow a reduction to the minimum side yard setback from seven feet to three feet along the interior side yard of corner lots 53 and 56.
6. A variation from Chapter 28, Section 5.1-6.5, Maximum Building Coverage and Section 5.3-2, FAR, Building Coverage, Height, to allow an increase to the maximum building coverage from the already approved 45% to 50% for lots 4-14, 17-26, 29-38, 41-51 and 54-55; from 35% to 38% for lots 15, 16, 27, 28, 39 and 40; from 35% to 40% for lot 53; and from 35% to 36% for lot 56.
7. A Variation from Chapter 28, Section 5.1-6.5 and Section 5.3-2, FAR, Building Coverage, Height to allow an increase to the allowable Impervious Coverage from 55% to 56% for lots 10-14, 17-26, 29-38, 41-51, 54 and 55.
8. A variation from Chapter 28, Section 6.5-5, Percentage of Required Rear Yard Occupied, to allow an increase to the allowable Required Rear Yard Coverage from 40% to 53% for lots 4-14, 17-26, 29-38, 41-51, and 54-55 (all interior lots) and from 40% to 42% for lot 53.
9. A variation from Chapter 28, Section 5.1-3.7, Maximum Floor to Area Ratio, Section 5.3-2, Maximum FAR calculation for R-3, and Section 5.3-2, FAR, Building Coverage, Height, to allow an increase in the maximum FAR from the already approved 49% to 52% for lot 53.
10. A variation from Chapter 28, Section 6.6-5.1, Table of Permitted Obstructions, to allow a 12" eave overhang into a required side yard where 7.5" is allowed.
11. A variation from Chapter 28, Section 6.5-7, Maximum Size of Accessory Structures, to allow a detached garage closer to the principal structure than the required 10 feet (Lot 56).
12. A variation from Chapter 28, Table 6.6-5.1, Table of Permitted Obstructions, to allow uncovered stairs to be located within 3 feet of a side lot line.

All necessary Zoning Variations if Variation NOT GRANTED for Garage Size from Building Code Review Board

1. A variation from Chapter 28, Section 5.1-3.4 and Chapter 29, Section 29-307, to allow a reduction to the minimum allowed lot size from 8,750 square feet to 3,080 square feet (Lots 54 and 55), from 9,900 square feet to 3,850 square feet (Lot 53) and from 9,900 square feet to 4,264 square feet (Lot 56); **(NO CHANGE)**
2. A variation from Chapter 28, Section 5.1-3.5 and from Chapter 29, Section 29-307, to allow a reduction to the minimum allowed lot width 70 feet to 28 feet (Lots 54 and 55), from 90 feet to 35 feet (Lot 53) and from 90 feet to 37 feet (Lot 56); **(NO CHANGE)**
3. A variation from Chapter 28, Section 5.1-3.6, Required Minimum Yards, to allow a reduction to the required front yard setback from 25 feet to 16.5 feet for proposed Lots 53 through 56. **(NO CHANGE)**
4. A variation from Chapter 28, Section 5.1-3.6, Required Minimum Yards, to allow a reduction to the minimum side yard setback from seven feet to three feet along one side and from seven feet to five feet, along the other interior side for interior lots 54 and 55. **(NO CHANGE)**
5. A variation from Chapter 28, Section 5.1-3.6, Required Minimum Yards, to allow a reduction to the minimum side yard setback from seven feet to three feet along the interior side yard of corner lots 53 and 56. **(NO CHANGE)**
6. A variation from Chapter 28, Section 5.1-3.8, Maximum Building Coverage and Section 5.3-2, FAR, Building Coverage, Height, to allow an increase to the maximum building coverage from the already approved 45% to

51% for lots 4-14, 17-26, 29-38, 41-51 and 54-55; from 35% to 39% for lots 15, 16, 27, 28, 39 and 40; from 35% to 41% for lot 53; and from 35% to 37% for lot 56.

7. A Variation from Chapter 28, Section 5.1-6.5 and Section 5.3-2, FAR, Building Coverage, Height to allow an increase to the allowable Impervious Coverage from 55% to 57% for lots 10-14, 17-26, 29-38, 41-51, 54 and 55; and from 55% to 56% for lots 4 - 9.
8. A variation from Chapter 28, Section 6.5-5, Percentage of Required Rear Yard Occupied, to allow an increase to the allowable Required Rear Yard Coverage from 40% to 53% for lots 4-14, 17-26, 29-38, 41-51, and 54-55 (all interior lots); from 40% to 45% for lot 53; from 40% to 43% for lots 3, 15, 16, 27, 28, 39, 40 and 52; and from 40% to 41% for lot 56.
9. A variation from Chapter 28, Section 5.1-3.7, Maximum Floor to Area Ratio, Section 5.3-2, Maximum FAR calculation for R-3, and Section 5.3-2, FAR, Building Coverage, Height, to allow an increase in the maximum FAR from the already approved 49% to 52% for lot 53. **(NO CHANGE)**
10. A variation from Chapter 28, Section 6.6-5.1, Table of Permitted Obstructions, to allow a 12" eave overhang into a required side yard where 7.5" is allowed. **(NO CHANGE)**
11. A variation from Chapter 28, Section 6.5-7, Maximum Size of Accessory Structures, to allow a detached garage closer to the principal structure than the required 10 feet (Lot 56). **(NO CHANGE)**
12. A variation from Chapter 28, Table 6.6-5.1, Table of Permitted Obstructions, to allow uncovered stairs to be located within 3 feet of a side lot line. **(NO CHANGE)**

Appendix B: Variations Previously Granted

Ordinance 06-043 (Single Family Component)

1. A variation from Chapter 28, Section 5.1-3.4, Minimum Lot Size, and Chapter 29, Section 29-307, Residential Lot Standards, to allow a reduction to the minimum corner lot size for proposed Lots 15, 16; 27, 28, 39, 40, 53, and 56, from 9,900 square feet to 4,080 square feet.
2. A variation from Chapter 28, Section 5.1-3.4, Minimum Lot Size, and Chapter 29, Section 29-307, Residential Lot Standards, to allow a reduction to the minimum interior lot size for proposed Lots 3 through 14, 17 through 27, 29 through 38, 41 through 52, 54 and 55, from 8,750 square feet to 3,080 square feet.
3. A variation from Chapter 28, Section 5.1-3.5, Minimum Lot Width and Chapter 29, Section 29-307, Residential Lot Standards, to allow a reduction to the minimum lot width from 90 feet to 37 feet for a corner lot and from 70 feet to 28 feet for an interior lot.
4. A variation from Chapter 28, Section 5.3-3.6 and Section 5.3-2, FAR, Building Coverage, Heights, to allow a reduction to the required front yard setback from 25 feet to 16.5 feet for proposed Lots 16 through 56.
5. A variation from Chapter 28, Section 5.1-3.6, Required Minimum Yards, to allow a reduction to the minimum side yard setback from seven feet to three feet along one side and from seven feet to five feet, along the other interior side for an interior lot.
6. A variation from Chapter 28, Section 5.1-3.6, Required Minimum Yards, to allow a reduction to the minimum side yard setback from seven feet to three feet along the interior side yard of the corner lots.
7. A variation from Chapter 28, Section 5.1-3.7, Maximum Floor to Area Ratio, Section 5.3-2, Maximum FAR calculation for R-3, and Section 5.3-2, FAR, Building Coverage, Height, to allow an increase in the maximum FAR from 45% to 65% for interior lots and from 45% to 49% for corner lots.
8. A variation from Chapter 28, Section 5.1-3.8, Maximum Building Coverage, to allow an increase to the maximum building coverage from 40% to 45% for the interior lots.
9. A variation from Chapter 28, Section 5.1-3.9, Maximum Height, to allow an increase to the maximum building height from 25 feet to 28 feet.
10. A variation from Chapter 28, Section 6.5, Accessory Buildings, to allow a reduction to the minimum rear yard setback for a detached garage from 5 feet to 2 feet.
11. A variation from Chapter 28, Section 6.10, Heights of Structures, to allow an increase to the parapet wall heights from 25 feet to 31 feet for Unit B.
12. A variation from Chapter 28, Section 11.2-8, Additional Regulations - Parking, to allow a reduction for a two-way drive aisle from 24 feet to 20 feet for the private Single-Family Motor Courts.
13. A variation from Chapter 23, Section 23-203, Repetition of Design, to allow the single family homes to have identical interior floor plates and layouts.
14. A variation from Chapter 29, Section 29-305, Alleys, to permit alleys in a residential district.
15. A variation from Chapter 28, Section 6.13-3(a), Location of Fences, to allow a four-foot high decorative fence in the front yard along Dryden Avenue only.

Ordinance 07-077

1. A variation from Chapter 28, Section 5.3-3.6 and Section 5.3-2, to allow a reduction to the minimum required front yard setback for the single family lots (3 through 15) along Dryden Avenue from 25 feet to 16.5 feet.
2. A variation from Chapter 28, Section 5.1-3.4 and Chapter 29, Section 29-307, to allow a reduction to the minimum corner lot size for Lot 53 and proposed Lot 56 from 9,900 square feet to 3,630 square feet.
3. A variation from Chapter 28, Section 5.1-3.5 and from Chapter 29, Section 29-307, to allow a reduction to the minimum corner lot width for Lot 53 and Proposed Lot 56 from 90 feet to 33 feet.
4. A variation from Chapter 28, Section 6.12, Traffic Engineering, waiving the required traffic and parking study from a certified traffic engineer.

ARLINGTON MARKET REVIEW CRITERIA

ZONING VARIATION CRITERIA: RESIDENTIAL BULK STANDARDS FOR A PRINCIPAL STRUCTURE

A variation from Chapter 28, Section 5.1-6.5, Maximum Building Coverage and Section 5.3-2, FAR, Building Coverage, Height, to allow an increase to the maximum building coverage from the already approved 45% to 50% for lots 4-14, 17-26, 29-38, 41-51 and 54-55; from 35% to 38% for lots 15, 16, 27, 28, 39 and 40; from 35% to 40% for lot 53; and from 35% to 36% for lot 56.

A Variation from Chapter 28, Section 5.1-6.5 and Section 5.3-2, FAR, Building Coverage, Height to allow an increase to the allowable Impervious Coverage from 55% to 56% for lots 10-14, 17-26, 29-38, 41-51, 54 and 55.

A variation from Chapter 28, Section 5.1-3.7, Maximum Floor to Area Ratio, Section 5.3-2, Maximum FAR calculation for R-3, and Section 5.3-2, FAR, Building Coverage, Height, to allow an increase in the maximum FAR from the already approved 49% to 52% for lot 53.

1. **The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.** Without the requested amendments, we are unable to build homes similar in character, orientation and size as planned, presented and approved by the original developer during the Arlington Market PUD Village Board approval process and memorialized in the recorded ordinance. The current standards are too restrictive to allow MI Homes to design, market and sell a full range of plans and compliant home designs.
2. **The plight of the owner is due to unique circumstances.** The original Arlington Market subdivision design that was approved is unique. The bulk standards and accessory structure regulations are an important part of the equation and an integral part to the successful implementation for this community. Establishing a revised set of standards allows us to build the homes as approved by The Arlington Heights Design Commission.
3. **The variation, if granted, will not alter the essential character of the locality.** The variation will actually allow for the Arlington Market community to be built as planned, presented and approved.

ZONING VARIATION CRITERIA: STANDARDS FOR AN ACCESSORY STRUCTURE

A variation from Chapter 28, Section 6.5-5, Percentage of Required Rear Yard Occupied, to allow an increase to the allowable Required Rear Yard Coverage from 40% to 53% for lots 4-14, 17-26, 29-38, 41-51, and 54-55 (all interior lots) and from 40% to 42% for lot 53.

A variation from Chapter 28, Section 6.5-7, Maximum Size of Accessory Structures, to allow a detached garage closer to the principal structure than the required 10 feet (Lot 56).

- 1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.** The requested variance for rear yard lot coverage allows us to deliver a two car garage as planned for this community. Given the unique lot size, the current rear yard lot coverage standard will not allow us to build a two car garage.
- 2. The plight of the owner is due to unique circumstances.** The original Arlington Market subdivision contemplated a certain garage location and given the unique lot size, detached garage design and alley access, the rear coverage standards for an accessory structure that were will need to be modified. Further, Lot 56 has been modified to accommodate fire access considerations in the alley and as a result, the only way to build on this lot is to move the garage closer to the house.
- 3. The variation, if granted, will not alter the essential character of the locality.** The variation will actually allow MI Homes the ability to build an appropriate garage for this community and maintain the original detached alley loaded characteristic for the Arlington Market community.

ZONING VARIATION CRITERIA: SIDE YARD ENCROACHMENT

A variation from Chapter 28, Section 6.6-5.1, Table of Permitted Obstructions, to allow a 12" eave overhang into a required side yard where 7.5" is allowed.

- 1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.** The requested variance to allow a 4.5 inch encroachment of the soffit and fascia (eave) will ensure the appropriate design, massing and scale of the front elevation which we feel our buyers are anticipating when choosing a home in this community.
- 2. The plight of the owner is due to unique circumstances.** Atypical lot sizes and setbacks were approved for this single-family subdivision and to maintain the character of the homes as defined in the PUD ordinance, an accommodation to the eave encroachment will need to be considered as requested.
- 3. The variation, if granted, will not alter the essential character of the locality.** The variation, if granted, as stated above, will provide for the appropriate design, massing and scale of the front elevation as approved by the Arlington Heights Design Commission.

ZONING VARIATION CRITERIA: UNCOVERED STAIR ENCROACHMENT

A variation from Chapter 28, Table 6.6-5.1, Table of Permitted Obstructions, to allow uncovered stairs to be located within 3 feet of a side lot line.

1. **The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.** The requested variance to allow an uncovered stair to encroach within 3.5 ft of the interior side lot will ensure our Chelsea design appropriately incorporates a porch that will align with the front door of the home.
2. **The plight of the owner is due to unique circumstances.** Given an interior side yard setback of 3ft has already been granted for this community, the stair location is actually no closer than the principle structure is to this setback line.
3. **The variation, if granted, will not alter the essential character of the locality.** The variation, if granted, as stated above, will allow for an appropriate front porch design as approved by the Arlington Heights Design Commission.

ZONING VARIATION CRITERIA: RESIDENTIAL SETBACK AND LOT SIZE LOT STANDARDS

A variation from Chapter 28, Section 5.1-3.4 and Chapter 29, Section 29-307, to allow a reduction to the minimum allowed lot size from 8,750 square feet to 3,080 square feet (Lots 54 and 55), from 9,900 square feet to 3,850 square feet (Lot 53) and from 9,900 square feet to 4,264 square feet (Lot 56);

A variation from Chapter 28, Section 5.1-3.5 and from Chapter 29, Section 29-307, to allow a reduction to the minimum allowed lot width 70 feet to 28 feet (Lots 54 and 55), from 90 feet to 35 feet (Lot 53) and from 90 feet to 37 feet (Lot 56);

A variation from Chapter 28, Section 5.1-3.6, Required Minimum Yards, to allow a reduction to the required front yard setback from 25 feet to 16.5 feet for proposed Lots 53 through 56.

A variation from Chapter 28, Section 5.1-3.6, Required Minimum Yards, to allow a reduction to the minimum side yard setback from seven feet to three feet along one side and from seven feet to five feet, along the other interior side for interior lots 54 and 55.

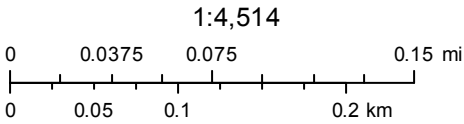
A variation from Chapter 28, Section 5.1-3.6, Required Minimum Yards, to allow a reduction to the minimum side yard setback from seven feet to three feet along the interior side yard of corner lots 53 and 56.

1. **The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.** Without the requested amendments, we are unable to re-subdivide the existing townhome lots back to the smaller single-family lots that were originally platted for lots 53-56. The variation creates a lot standard consistent with the single-family lot standard established for Arlington Market.
2. **The plight of the owner is due to unique circumstances.** The original Arlington Market subdivision had platted single family homes for lots 53-56. The replatted townhome lots that exists today in this location was never built as part of the Arlington Crossing community creating a logical situation to replat these lots back to its intended use.
3. **The variation, if granted, will not alter the essential character of the locality.** The variation will actually allow for the Arlington Market single family community to be built as planned, presented and approved.

Arlington Market - Single Family Component



January 14, 2014



PLAN

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

COMMISSION

RE: ARLINGTON MARKET; PC #14-001

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the
Arlington Heights Village Hall, 33 South Arlington Heights
Road, 3rd Floor Board Room, Arlington Heights, Illinois on the
26th day of February, 2014, at the hour of 7:32 o'clock p.m.

MEMBERS PRESENT:

JOE LORENZINI, Acting Chair
LYNN JENSEN
MARY JO WARSKOW
TERRY ENNES
BRUCE GREEN
GEORGE DROST
SUSAN DAWSON
JOHN SIGALOS

ALSO PRESENT:

CHARLES WITHERINGTON-PERKINS, Director of Planning & Comm. Dev.

ACTING CHAIR LORENZINI: I would like to call to order the meeting of the Plan Commission. Would you all please rise and say the pledge of allegiance?

(Pledge of allegiance.)

ACTING CHAIR LORENZINI: Charles, would you take roll call?

MR. PERKINS: Commissioner Drost.

COMMISSIONER DROST: Here.

MR. PERKINS: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MR. PERKINS: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. PERKINS: Commissioner Lorenzini.

ACTING CHAIR LORENZINI: Here.

MR. PERKINS: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. PERKINS: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MR. PERKINS: Commissioner Wolfe.

(No response.)

MR. PERKINS: Commissioner Dawson.

(No response.)

MR. PERKINS: Chairman Jensen.

COMMISSIONER JENSEN: Here.

ACTING CHAIR LORENZINI: Okay, thank you.

MR. PERKINS: I apologize, Chairman Lorenzini.

ACTING CHAIR LORENZINI: Okay. The first and only item on the agenda tonight is the Arlington Market, PC #14-001. Is the Petitioner present?

MR. COLLINS: Yes.

ACTING CHAIR LORENZINI: Okay. Charles, has all the proper notices been given?

MR. PERKINS: Yes, correct. Legal notification has taken place.

ACTING CHAIR LORENZINI: Would the Petitioner come forward and whosoever is going to present? Will there anybody else besides you?

MR. COLLINS: No.

ACTING CHAIR LORENZINI: No, okay. Would you please raise your hand and state your name?

(Witness sworn.)

ACTING CHAIR LORENZINI: Okay, thank you. Would you state your name and spell it and give your address?

MR. COLLINS: Greg Collins, G-r-e-g C-o-l-l-i-n-s with M/I Homes, 400 East Diehl Road, Suite 230, Naperville, Illinois 60563.

ACTING CHAIR LORENZINI: Okay, thank you. Just for the audience's information, what we're going to do, the Petitioner will present his project, then the Village Planning Department will give their presentation on the project. Each Commissioner will ask questions of the Petitioner or the Planning Department. And after that, then we'll open it up to the audience to ask questions. Then we'll come back to the Commissioners to ask any further questions, and then we'll decide on how to proceed.

So, with that, would you please present your project to us?

MR. COLLINS: Sure. Good evening.

ACTING CHAIR LORENZINI: And Commissioner Dawson is here now, too.

MR. COLLINS: Good evening, Commissioners. Again, Greg Collins with M/I Homes, here to present to you, well, I guess I'll take a step back. Some of the requested actions for tonight's public hearing required several variations to some of the bulk standards that were established for the Arlington Market community as well as a plat of resubdivision. The plat of resubdivision, as you'll see, pertains to the northwest corner of the site. My assumption is that you guys see what's up here, correct? Okay, good.

So, on the screen, you see the actual site plan itself. And just to take a step back again to kind of reiterate and talk about the history here, 54 single-family units were approved back in 2006. They were platted on 3,000, well, the minimum lot size says it's 3,080 square-foot lots, 28-foot lot widths, 110-foot lot depth. The road layout as you see in the site plan will remain the same. We are not modifying any of the portions east of Beverly which is that north-south private road that connects to Wing, and east of Lincoln.

This area in here remains as platted and recorded, as you see today. The plat of resubdivision, sorry, that we're requesting, pertains to this quadrant here, these four lots. It was originally approved this way. It was subsequently then modified to accommodate six townhomes when Arlington Crossing was built. And then we are going to modify that back per this design, per the original plan, because we're not going to build that townhome building. Our intention is to finish up the single-family portion of this site.

So, just so that everyone is aware of kind of what we're seeking, the plat of resubdivision or any change is in this northwest corner. Everything else remains the same in terms of this design, which ultimately then makes the engineering what was already built which I'll refresh everyone's memory. If you haven't been out to the site, this middle section Lincoln is in up to about here. This alley is in to about here, with sewer, water improvements, storm sewer for this area, which we'll be considering our first phase. Okay, so

those improvements are in. They're kind of "permit ready" site provided we, you know, can accommodate the necessary obligations on the part of any kind of building.

Since we've started this process, we have actually gone full bore and designed architecture. That is in your packet. We worked with the Design Commission to come up with a program consistent with what was approved. They liked it, they liked the color schemes. And through the actual building permitting process, as we finalized the architecture and actually moved forward with full schematic design, we did commit to doing that. So, the building permit process, there were several issues that came up regarding some bulks and FAR, lot coverage, impervious surface coverage, that we wanted to clarify as well as vary through this process.

The architecture itself is, you know, predominantly all front-loaded. This is exactly the same as what as approved so you've got an alley loaded design. So, as you see these, you've got a front porch element on all the elevations with the garage connecting to the alley in the back. And this was what was approved through Design Commission, three different plans. For different elevations, we were trying to do our best to work with the Design Commission and I think we did a pretty good job on accommodating their direction on different design elements, to making sure that any type of monotony was mitigated as much as possible so that we can really have a cohesive and good-looking community that addresses a lot of the architecture concerns from before. And I think we did a good job doing that.

This diagram here shows you, as was approved, how a particular building lays out on a lot. So, this is a plan view looking down on a lot itself. This would be the street side. This would be the alley side. And some of the setbacks that were established we are maintaining in terms of 3 feet on one side, 5 feet on the others for a combined 8-foot interior setback building to building.

The garage is 2 feet off the alley, and the front yard setback is 16 and a half feet. Designing within that box which was a critical part of our architectural design, especially when it comes to implementing different sizes of front porches, different depths of front porches, to accommodate different floor plans, we then started to tweak some of the bulk standards that we're requesting.

So, some of those key main issues that you've seen in the Staff report, garage size and accessory structure and FAR. Garage size, per the Arlington Code, has a minimum interior dimension. Given the unique character of these lots of 28-foot-wide, we requested through the Building Commission process to modify the actual width of the garage to accommodate a 19-foot 5-inch interior dimension, but

maintaining the depth that's required in Arlington Heights. They did support that recommendation and to move forward to the Village Board.

Through this process as well, the garage size, now that we've solidified what that size will be, then calculates into a particular FAR for the setback area on a particular lot. There is a particular requirement for a minimum FAR for just accessory structures, the garage being that, and for modifying that to accommodate an actual two-car garage on these lots.

Second bullet point, the plat of resubdivision, as I stated before, is for what we're calling Lots 53 through 56, taking again those six townhome lots back to the original design, to the four single family lots.

And then the third bullet point here of the Arlington Market bulk standards which talks about again site increases to the lot coverage as well as the impervious surface coverage. One of the things that we worked out and did accommodate and confirm with Staff's direction was the impervious surface calculation, the way in which the storm water was designed for the site which took a very conservative approach. We reanalyzed that to make sure that the small, small change that we have in any kind of impervious surface does not modify how this was actually designed. It doesn't even change those calculations. So, it can still be accommodated in terms of the storm water of how it was designed which was, again, one of the bigger hurdles that we needed to achieve as we requested these modifications.

In terms of FAR, we're still within the limits of the floor area requirement. And the fourth bullet point which, I apologize, I was going to have eave overhang, in order to have consistent architecture as approved, we have eaves on the sides of our building that as defined, you know, function as a normal eave that you would typically see in a single family home with gables. And as part of that, given again the unique side yard setbacks, there is a particular calculation where we have a slight encroachment of the eave into the side yard setback. So, as part of this process, we're actually modifying so that we can actually build the eaves on the homes rather than designing a home that doesn't have eaves. And Planning has supported our direction in that matter.

And that should be it. The one last variation I think was just making sure that we, with again the porch design, we have stair locations in a particular area of the porch. So, sometimes they're center entry, they're far right, they're far left. And a particular home design has a stair on the far left or right of a porch that happens to be on the 3-foot setback line had become the technical issue of it actually are we encroaching into the setback area. We're not, in terms of encroaching on the allowable setback area of 3 feet in this case; however, the current code does not allow open stairways

within 3 and a half feet of the side lot lines. So, in order to clear that issue up, we wanted to make sure to include that variance so that's appropriately designed and covered so that five years from now we don't have a new rollover on Staff and people don't forget stuff that it's compliant. So, to cover ourselves, we went ahead and thought it was appropriate to probably ask for that variation as well.

So, I'd love to open it up to the floor or turn it over to you. I'm here to answer questions, walk through any of the other elements that you think are important to talk about and go from there.

ACTING CHAIR LORENZINI: Okay. What we'll do next, you can have a seat if you want, we'll listen to the Staff report from Charles, and then Commissioners will ask questions.

MR. COLLINS: Sure.

ACTING CHAIR LORENZINI: Charles?

MR. PERKINS: Thank you. Chairman and members of the Plan Commission, I'd like to just walk through how we've looked at this particular project, give a little history on how we got here. First off, there are three major categories of the request. The first is to amend the existing planned unit development that has previously been amended on a couple of occasions. Secondly, as a preliminary and final plats of subdivision, to resubdivide the northwest portion of the property. And then, third, there are a series of variations to increase the building lot coverage, the impervious surface coverage, increase the percentage of the rear yard coverage on a number of lots. There's one increase in the floor area ratio for one lot, and then there are lot size and width variations for the new lots as part of that subdivision amendment. And then there are we classify other variations, the stairwell and the eave overhang.

I just want to clarify a point. The garage size is not driving or impacting the floor area ratio. Our current code provides for an exemption up to 400 square feet in the floor area ratio of garages, but it goes farther if detached garages are designed in architectural compatibility with the home and there's a predominance of detached garages on that block, and in this case it's a hundred percent of them, then the entire detached garage is exempt from floor area ratio. So, the garage size only impacts building coverage and impervious surface coverage and the percentage of the rear yard coverage.

This is the site in context with the surroundings that highlighted in red. As many of you know, it used to be the former Arlington Market Shopping Center. It used to be the home of a large grocery store and a bank that had been vacant for many years. Prior to this development, the entire site was a hundred percent paved. There was no storm water detention on that site at all.

When Elliott Builders presented their plan in 2006, the plan was to have two five-story condominium buildings in this area where the Pulte townhomes are now. It was originally approved in this area. The current site that we're talking about for 53 townhomes that was later amended in 2007 to add one more lot, I'm sorry, single family home, so that makes 54. And then the southern portion is commercial which included the renovation of a portion of the old shopping center and approval of an additional 18,000 square feet of retail space in this area that is yet to be built.

The original developer starting building this. They built some of the infrastructure, some of the streets and underground facilities, as Mr. Collins mentioned. And then with the economy, the project halted. The lender took the property back. We were in court trying to get the property cleaned up. It was an eyesore for the neighbors for quite a few years.

And then in 2010, Pulte Homes entered into a contract with the bank to acquire this north portion. And they came in and there were two amendments in 2010 and 2011 to change what was previously two five-story condominium buildings into approximately 60 townhome developments. Also, about a year ago, the bank moved forward and built the underground detention in this area which will be under the parking lot of the future retail expansion. That detention provides detention not only for the commercial but also the single family homes and the townhomes that are already built.

This shows the site plan. This is the area for the resubdivision. It was originally approved in 2006 for three lots.

Then in 2007, there was a slight adjustment made to add the fourth lot. And then Pulte came in and changed them in 2010 to six townhomes. Now, M/I is asking for it to be reverted back to what was originally approved as for single-family homes.

So, there's a number of variations to recreate these lots for single family homes. That deals with lot width, lot area, and the side yard setbacks to match the rest of the development that was previously approved. And this shows the detail of that plat of resubdivision on that northwest corner.

I thought it important to just show a detail of what was originally submitted in 2006. This shows a concept, site layout for each lot, a typical 20 by 50 foot home showing a 20-foot by 20-foot rear yard detached garage. The original developer never developed building permit plans. So, until late November when M/I submitted their detailed building permit plans, the variations that had been approved had never been tested with an actual plan. When M/I Homes submitted that, we looked at them and identified the fact that it was exceeding the variations granted for building coverage, percentage of rear yard, and impervious surface coverage, as well as the garage

needed a variation from the Building Code Review Board.

This is a detail showing, again from the 2006 plan, that show a three-car option for corner lots, but the interior lot was showing in this case an even smaller garage, 18 feet by 20 feet.

This is a study that we put together to show on the right, taking smallest lots of 50 feet, we have a number of 50-foot lots in the downtown, close to the downtown area, how a current code compliant garage would fit on the lot and still allowing 25 feet of green space for access and drainage on the lot, versus this current 28-foot lot. When you have a 20-foot exterior garage dimension, you only end up with 5 feet on one side and 3 feet on the other, and that doesn't even include the eave overhangs. So, this exhibit was prepared to talk to the Building Code Review Board about the garage size. On Monday this week, the Building Code Review Board did approve the reduction in the width of the garage, and the developer is complying with the depth of the garage.

This is the chart from your Staff Development Committee report that outlines the major categories of the variations, matching up the code requirements with what was previously approved and what's currently approved. The ones I'd like to highlight here are the building lot coverage. So, building lot coverage per code is 35 percent; in 2006, it was approved to increase to 45 percent. And the square footage of the building and the accessory structures, the garage, bumps this up to 50 percent for the interior lots, and between 38 and 40 percent for the corner lots.

With the floor area ratio, all but one lot meets the variation that was granted for floor area ratio. The variations were granted from 45 percent up to 65 percent for the interior lots, and up to 49 percent for the corner lots. And there's one corner lot that would be 51 percent under the developer's current plans. And lastly, the impervious surface, there was no variation granted originally, and there are some lots that exceed the 55 percent impervious surface coverage. And the developer is seeking a variation for some of those lots up to 56 percent.

I know you can't see this chart, at least I can't, but everything in yellow represents each individual lot that would need a variation. So, going from left to right, the first column then has a yellow in it. This one I'm highlighting here is a floor area ratio variation for that one corner lot. And these others represent impervious surface coverage, building coverage, and percentage of rear yard coverage where the developer is seeking a variation.

ACTING CHAIR LORENZINI: Excuse me, Charles, could you just define building lot coverage and floor area ratio again for me?

MR. PERKINS: Yes. Building lot coverage is

essentially the square footage of all the first floor exterior building dimensions, you know, the livable building and the accessory structures. Floor area ratio is the ratio of the square footage including the first level and the second level as a ratio of the lot size itself.

As part of this process, we asked M/I Homes to prepare a construction phasing plan, and they're talking about sequencing the construction building from Dryden back into the site. We do have a condition requiring sequential development and not moving to the next block until the homes are built on the prior block. And the reason for that, we don't know how this product is going to test up in the marketplace. We hope they'll be very successful.

But one thing we want to avoid is two or three homes and a couple of models being built on Dryden, one home, you know, with a family moving in over here on this block, one home with a family moving in over here, and then the project doesn't move forward. If this entire row gets built on Dryden and then the project doesn't proceed any further, the Village and the developer can work together on redeveloping the remainder of the site with a different product. But if we have homeowners living in different blocks, which has happened in other areas, you look at Aurora and other communities that have been hit by the economy, that's a really difficult situation for those communities and those homeowners to deal with. So, that's probably our strongest condition that we have that's different from what was previously approved.

These are the details on the variations. I'm not going to read through them. You have them in the packet. I'll be happy to any questions that you might have on them.

The Staff Development Committee is recommending approval of these changes subject to these conditions, the first being signature of the final plat prior to moving forward to the Village Board. The second, there are some fees and deposits that were never paid by the prior developer, those need to be paid prior to proceeding to the Village Board. Thirdly, compliance with all the conditions of the prior ordinances pertaining to this portion of the site. So, the prior ordinances call for sprinkling the buildings due to the setback variations, things of that nature. And then, fourthly, the sequential development that I just referenced. And then, lastly, just compliance with all other state, federal and local codes.

And that concludes my comments. I'll be happy to answer any questions.

ACTING CHAIR LORENZINI: Thank you, Charles. Is there a motion to accept the Staff report?

COMMISSIONER DROST: I'll make that motion.

COMMISSIONER ENNES: Second.

ACTING CHAIR LORENZINI: All in favor?

(Chorus of ayes.)

ACTING CHAIR LORENZINI: Opposed?

(No response.)

ACTING CHAIR LORENZINI: Thank you. Okay. Why don't we, since there's a lot of architectural issues here, why don't we start with Commissioner Green?

COMMISSIONER GREEN: Thank you, Joe.

COMMISSIONER DAWSON: Do we go to John next for all the construction issues?

COMMISSIONER GREEN: That's right, we'll get the construction details with John. We went over a lot of this in the Plat & Sub and I just want to say that I'm happy with the elevation revisions that Mr. Collins has made on behalf of their project here. It's a much better looking project than the original thing that was designed in 2006.

So, I really have nothing to say. I think it's a, for what we're approving here as this very high density single family stuff, that it's going to be a nice looking project. There's a lot of detail, more detail on this than, let's compare it to Pulte, let's say. There are actually side windows and things and you do provisions on corner lots and things which I think is a big step up from the average builder. So, I'm giving you high marks on your elevation work here.

MR. COLLINS: Thank you.

ACTING CHAIR LORENZINI: Thank you, Commissioner Green. Commissioner Ennes?

COMMISSIONER ENNES: I, too, think it's a good project and I'm looking forward to this going ahead. I have a few questions. Who is the seller of the property, the actual seller?

MR. COLLINS: Parkway Bank, well, PB&J, LLC. is the current bank that has title.

COMMISSIONER ENNES: Okay. And what do you anticipate the price range on the units to be?

MR. COLLINS: Probably averaging on 400.

COMMISSIONER ENNES: Around 400, okay. Will there be sidewalks between the residences?

MR. COLLINS: On the side yard?

COMMISSIONER ENNES: Yes.

MR. COLLINS: No.

COMMISSIONER ENNES: No. So, a sidewalk from the front to the front door and out the back door to the garage?

MR. COLLINS: Well, out the back door to the garage. But in terms of any kind of sidewalk on the actual side yard itself, if you look at the diagram there, so, you know, you've got the 5-foot area between the actual principal structure and the side lot line with the

3-foot, no, there is no anticipated sidewalks in those areas.

COMMISSIONER ENNES: And we have a 3-foot setback on each side yard, right?

MR. COLLINS: You've got 3 on at least one side, and then the opposing home next to it will have 5. So, there's always an 8-foot separation.

COMMISSIONER ENNES: Oh, okay, okay. Because one thing I had a concern about is if you ever had to have a ladder going up to a roof, in particular with the houses that have a straight, is that a gable roof?

MR. COLLINS: You're looking at the gable, right.

COMMISSIONER ENNES: Like this, is it gable?

MR. COLLINS: Yes.

COMMISSIONER ENNES: So, they need to go up on the side. Is that enough room to get a ladder up to a second floor to get to a roof?

MR. COLLINS: I mean it's going to be snug. This is a unique community.

COMMISSIONER ENNES: Will they be able to have fences?

MR. COLLINS: There is a fence provision that's allowed and through the declaration that was approved for this community, which brings the fence --

COMMISSIONER ENNES: In side yards?

MR. COLLINS: They're in side yards, yes, they are.

COMMISSIONER ENNES: Okay.

MR. COLLINS: But they only go, I want to say they go to, I want to say the back corner of the house as far towards the street it can go.

COMMISSIONER ENNES: That's somewhat of a concern, but that's out in the future as far as maintenance that I have is like how do you get up there to do that on that type of a roof. You know, when you've got the pitch in the front, you can get up that way.

MR. COLLINS: Sure.

COMMISSIONER ENNES: But, Charles, with the FAR calculation, what is the exact size that's been approved now for the garage? You said 19 and a half wide?

MR. PERKINS: It's 19 and a half interior dimension and 21 by 4 depth.

MR. COLLINS: But in terms of an actual calculated size, they're 442 square feet because you take the outside dimension.

MR. PERKINS: And the square footage, 442 square feet.

COMMISSIONER ENNES: Oh, it is? On the revised size?

MR. COLLINS: Yes.

COMMISSIONER ENNES: Okay, okay. So, that's where 40 square-foot comes up in that calculation because the 400 is exempt?

MR. PERKINS: Well, the entire 442 is exempt from floor area ratio.

COMMISSIONER ENNES: Okay, because in the calculation I see that there was 40 feet added.

MR. PERKINS: Yes, that's just the building area. There's an increase in the building area of the home.

COMMISSIONER ENNES: Over the 400 that's --

MR. COLLINS: Yes, we have to include it in lot coverage and impervious coverage.

COMMISSIONER ENNES: Okay. One other, I mean this is really minor but a concern for neighbors once they move in. Where will the residents, when garbage is collected, we collect it in the alleys, I assume?

MR. COLLINS: Yes.

COMMISSIONER ENNES: And where will they place that? How wide is the apron behind the garage?

MR. COLLINS: You're going to have 2 feet plus another 3 feet around the corner. Or 5 feet depending on the corner that they use.

COMMISSIONER ENNES: Okay. That's all I have, thank you.

ACTING CHAIR LORENZINI: Commissioner Warskow?

COMMISSIONER WARSKOW: Yes. I am very supportive of this development. I like high density and I think it works very well with the neighborhood in terms of the walkability to the grocery store and other places in the area. My concern is, we talked about it in Plat & Sub, was storm water. So, I guess the fact that it was entirely paved before and it will have some green spaces now and has the underground detention eases my mind a little bit, excuse me.

But for me, I'm kind of in the water area, there are two concerns about water: quantity and quality. You've addressed quantity. In terms of quality, with so much impervious surface and you have such a wonderful landscape plan, it's very varied in terms of the plantings there. I would just wonder if it would be a possibility to think about curb cuts on your island plantings to allow for water to move freely through those islands before going into the sewer system in order to improve water quality.

MR. COLLINS: So, you're talking about these landscaped islands here?

COMMISSIONER WARSKOW: For those islands, yes. Yes, so providing a way for water to move through those islands before they go into the sewer.

MR. COLLINS: Okay. I'll take a look. The challenge becomes, this roads in, so in terms of the grade of where the storm water goes, I believe I've got an inlet here. So, to get water here,

meaning I'm changing grade.

COMMISSIONER WARSKOW: Okay. I don't want any grade adjustments, but if it does make sense as storm water moves through the property, to have it go through as much green space as it can, I would see that as a benefit. Other than that, very supportive. And I like the project.

MR. COLLINS: Thank you.

ACTING CHAIR LORENZINI: Thank you. Commissioner Jensen.

COMMISSIONER JENSEN: Yes, I mainly want to hear, before I ask too many questions, what the folks in the audience might want to ask. I do have a question of Charles. Of the variances that are being requested by the Petitioner today, have all of them been approved at one time or another by these various waves of revisions that have come in? Or are there several that are new revisions that have never been considered by the Board?

MR. PERKINS: That's a good question. Majority of them have previously been approved and they are seeking to increase the variation that was previously approved. There are a couple that have not been approved before. The first one is to allow the eave overhang into the required yard. Currently, based upon the code formula, they would be allowed a 7 and-a-half-inch eave overhang, and they are requesting a 12-inch eave overhang.

The second would be for one lot, Lot 56, to allow the accessory structure, the detached garage, that is, to be closer to the principal structure than the minimum 10 feet required. All of the other lots meet that requirement, but this one is an unusual shape given the turning radius of the alley to allow for fire truck movements. So, they can't meet that 10-foot setback.

The third one is to allow the uncovered stairs which on the current code are required to be set back a minimum of 3 and a half feet from a side lot line to go up to 3 feet from the side lot line, but not in every situation. These would be just if the stair was on the left side of the facade as opposed to the right side.

COMMISSIONER JENSEN: So, the preponderance of what is being brought before us tonight has been considered by the Board and that at one point or another they have already approved them. And so, in a sense, we're looking at just the new changes or essentially the three items that you mentioned.

MR. PERKINS: That's correct.

COMMISSIONER JENSEN: Okay. I don't have any further questions until after we hear from the audience.

ACTING CHAIR LORENZINI: Thank you. Commissioner Drost?

COMMISSIONER DROST: Some of the marketing that you're

going to be doing, what's the profile of a potential buyer? Who are you marketing to?

MR. COLLINS: I think you're going to have young couples that are starting out, so with young families. I think a lot of folks that are probably going to be moving out from the city, looking for a suburban location that might be a little bit surprised on finding something like this when the alternative is probably not available and they don't want to go farther west to find a single family home that's in a decent price range. I think you could have some move-down maybe, I mean it's not a maintenance-free environment but it is smaller. So, someone who does have a substantially sized home and want to still stay in the area, they may get a few of those that can't commit to moving down to the city. You hear a lot of folks doing, you know, I've got a condo or I moved to the city, but this could be a good alternative for them.

So, a wide range we're anticipating kind of fit into here. I think you get, you might get someone who's got the mentality of maintenance free, I'm a townhome buyer, don't like the selection, this I have to maintain but not much of a yard, not much of a house that I've got to maintain. So, because the square footage is, you know, the box that we have to work with really is in line with some larger sized townhomes, so, I mean these aren't 2,500-3,000 square-foot, you know, single family homes with a full finished basement, these are a lot different. So, it might be that buyer as well that might be a little bit surprised at seeing something like this and maybe a good alternative to a townhome.

COMMISSIONER DROST: And you mentioned the basement, what do you contemplate buyers are going to do with that basement? Especially the ones that have the half baths? Was that, you said --

MR. COLLINS: We haven't finished out the space. We think we're going to probably finish out half the space. It's an English style basement where it's half in the ground and half out. But we haven't developed any particular plan or options for that except for utility type needs. We're also limited on providing the declaration through the original ordinance on providing additional bedroom for bedroom count, to limit the bedroom count for this community.

COMMISSIONER DROST: Now, English style basements, at least in Chicago from my experience, were always used as that spare bedroom. And is there going to be a tendency to morph into that?

MR. COLLINS: 20 years from now, I don't know. I mean will someone be able to utilize space, again we're limited on bedroom count to sort of --

COMMISSIONER DROST: Yes, I understand, and we can enforce any expansion of living facilities if that would occur. And no offense to the English --

MR. PERKINS: Or there are minimum code requirements for bedrooms in a basement, so those would have to be met, first of all. Secondly, the original ordinance restricts the number of three-bedroom units due to concerns at the time relative to impact on schools. There was also a restriction on limiting or restricting play equipments in the rear yard. So, there are certain restrictions that will --

COMMISSIONER DROST: So, it's going to be sort of self-controlled.

MR. PERKINS: You know, probably limit families with a lot children.

COMMISSIONER DROST: So, grandma and grandpa aren't going to be stuffed down there, you know, so they can pay the mortgage. And there was no offense to the English basement, Charles.

MR. PERKINS: I'm offering --

COMMISSIONER GREEN: None taken, George.

COMMISSIONER DROST: Yes. The experience levels, or the experience that you've had with development, have you done any of these before?

MR. COLLINS: No, this is our first.

COMMISSIONER DROST: This is your first.

MR. COLLINS: Yes. I mean I'll be honest, we look at a lot of real estate. They're not coming across developments like these very often. Nor are you coming up with this concept from scratch. I mean it's pretty unique.

I think what we really enjoyed about it was again, I mean this is a great location. We think it's a terrific address, great schools. So, in terms of getting unique and we have full faith in our architects, we are fully committed and we love the floor plan. We know how to build a good home, we know how to design a great floor plan. So, when it comes to the rectangle or to the box you've got to work within, we're pretty good at coming up with good concepts. So, when the challenge came to designing something brand new, I mean we had schematics done in a couple of weeks and we're really working hard on coming up with elevating them and we thought it turned out well.

COMMISSIONER DROST: Yes. And going back to 2006 to today, the density of this development, when you include the Pulte properties, you have less density here, too, is that correct?

MR. PERKINS: That is correct. The original plan had two five-story condominium buildings, approximately 100 units, it might even have been 110. And the Pulte development has approximately 60, so there's been a reduction in the number of units there.

COMMISSIONER DROST: Yes. So, again, and it's just sort of a trailing question that Commissioner Jensen had, that everything has been looked at. It's gotten, actually the refinement

that's gone into it, the fact that they're sort of turning the lemons into lemonade, that you're maybe looking at a better project than we had in 2006. I mean better from the context of density, maybe the quality of the construction. Pricing would be probably comparable, maybe a little off because there was a robust economy for single-family homes or for housing in 2006, and you've heard that it fell off in 2008.

MR. COLLINS: Yes, I'm sure there were prices thrown around, I'm sure.

COMMISSIONER DROST: Yes.

MR. PERKINS: If I could also point out, the variations that we identified on the chart with the yellow, those are really a worst case scenario. What we did was we took the largest product which I believe for floor area ratio was the Chelsea B, I assumed every lot had a Chelsea B on it for the largest floor area ratio calculation. We then took the Burton A which is the largest footprint, and we assumed every lot had that model for the impervious surface coverage and building coverage. The reality is that's not going to happen, and it can't happen because of the monotony requirements that are set in place. So, this chart should be a worst case scenario assuming there's no changes by the developer on the floor plans.

COMMISSIONER DROST: And just a final comment. I do like the idea of the sequencing, you know, to be able to do it in an orderly way so it doesn't, if the wheels fall off, you know, it doesn't look like ghost town. And we've gone through developments like that in Arlington Heights where you've had developers come in and build one house on one block and another one in a far off reach. But this looks good. And you don't have a problem with that, I take it?

MR. COLLINS: No. I mean, and the market is going to dictate a lot of that and it's a further discussion. But it's a combination of things. I mean do I like being told which block to move down? No, not necessarily. And if a buyer says I want that lot, you know, it's time to tell them no, now. But from an overall just building standpoint, we've already told ourselves the only way you build this community is from top to down or from up, whatever it is. You have to go lot by lot given the proximity from home to home, pouring foundations, you can't jump from lot to lot. You kill yourself on construction.

COMMISSIONER DROST: Sorry to cherry pick, but you're prepared for that then. Is that going to impact you from the standpoint of turning your inventory, the fact that you're going to have to do it incrementally? And I'm sure that there's going to be signs in here, too, if you're doing it block by block and then you're skipping one lot but you've got to fill in, in that particular sequence.

MR. COLLINS: Again, I think when we get into the actual marketing, we have buyers going to the sales office will understand our limitations. I think from the diagram that was given in terms of a potential start date, there might be a block, I don't have it -- do you have that? It might be a situation, for instance, you know, models here and moving down here, that we might be simultaneously at the same time, rather than continuing and then starting over here, on the block behind so that again we can move down on both sides right down the block.

COMMISSIONER DROST: All right. It looks better than before and I stand with my Commissioners that have already expressed their opinion. I think this is a really worthwhile project.

MR. COLLINS: Thank you.

ACTING CHAIR LORENZINI: Commissioner Dawson?

COMMISSIONER DAWSON: There's not really much left to ask. I'm glad, I was curious about the three-bedroom units. I wasn't on the Board in 2006 so I wasn't aware of it. This is my children's school district, so this plan will feed into where my children go to school. So, you're meeting that same maximum that was already put in place and analyzed back in 2006, right?

MR. PERKINS: Yes, we'll be tracking that as they come in for building permits to make sure that that is, you know, complied with. There's also a provision in the 2006 ordinance that allows the school district to designate a different school for any kids from this development if they needed to. They probably won't, but back when this was being approved, District 25 was going through some redistricting so it became very controversial. Since then, the enrollment has gone down a little bit so that probably wouldn't be necessary. But that is in the ordinance, it's in the covenants, so the school district has that potential if they need to.

COMMISSIONER DAWSON: But I don't think Windsor has any overcrowding problems at this time. I mean my children aren't in the lower, lower grades, but for the most part our class sizes are fine. So, I can't imagine this impacting it too much. So, I was just curious about that.

And then how, from a building perspective, could you put the plan that was on, the one that had all the different layouts? Just from the perspective of how, I'm just curious, how people pick a unit, do you have a set, you know, so that that first phase is going to be these specific models? Or do people get to literally come in and say, oh, I'd like the Ardmore B in this location here? How is that maintained so that the best visibility --

MR. COLLINS: Streetscape?

COMMISSIONER DAWSON: Yes.

MR. COLLINS: Yes. And that's, we work with Staff on

it, what they call monotony standard which, you know, within the proximity of a lot that has a particular model, you can't repeat that next door. I'd have to pull the diagram out that we've all agreed works on providing the best streetscape. So, that's regulated at the permit process.

COMMISSIONER DAWSON: So, it's not set in stone, there's a little flexibility. But there's, I'm just curious how people walk in and say I want this unit but I want that model and you literally say no, you can't have that model in that location?

MR. COLLINS: Sometimes.

COMMISSIONER DAWSON: Okay.

MR. COLLINS: Yes.

COMMISSIONER DAWSON: That's good to hear. Because clearly the monotony is not good and you wouldn't want two models identical and then the next are scattered. I mean I know our Village Staff will look hard at that, but I was just curious how that worked. I have no further questions.

ACTING CHAIR LORENZINI: Commissioner Sigalos?

COMMISSIONER SIGALOS: If I could just carry that further, am I to understand that you have a site plan all laid out with which models are going to go on which particular site? Or are you leaving that to the homebuyer?

MR. COLLINS: No, you leave it up to the homebuyer, but then what happens is that now that you've fill in the lots with a particular home, you know start to regulate the other lots.

COMMISSIONER SIGALOS: So, you won't allow duplicate homes being built --

MR. COLLINS: Right, that's how it works so that --

COMMISSIONER SIGALOS: And maintain this monotony code or what have you.

MR. COLLINS: Right. And then, you know, if it gets to be a challenge, we tell the architect better design another elevation. It's that simple.

COMMISSIONER SIGALOS: I also saw, going before the Building Code Review Board, fire suppression in the eaves. Was that approved, required? I saw you were going for a variation from that.

MR. COLLINS: Yes. What we did, and this is again through the building permit process, these are sprinklered units so we had a redundancy in the system in terms of active and passive systems, in terms of fire rated walls and assemblies. So, it was more just a gray area in Arlington's code as it relates to this condition, the separation between units and our eaves and how do you provide the appropriate assembly when the current code can strike certain provisions which wouldn't even allow you to build that per our setbacks even though today's current, the International Building Code which is

not adopted by Arlington but is the more up to date 2012, you've got the 2009, we just asked can we use these particular provisions which would allow us to do that, which they supported.

COMMISSIONER SIGALOS: So, then I'm not clear. The Building Code Review Board has rescinded the requirement for fire suppression of the eaves?

MR. COLLINS: No, we had to do that.

COMMISSIONER SIGALOS: Oh, you do have to do it, okay, because of the proximity.

MR. COLLINS: There is no particular system in an eave, it's the rated assembly, it's how are you treating those areas. And then so, if you say you can't have any kind of penetration, I don't want to get into, but it gets to the point of a design element on accommodating the code and there was just, there was a little overlap on both --

COMMISSIONER SIGALOS: I understand. I thought they were going to add it in a dry sprinkler system or what have you.

MR. COLLINS: No, we're not doing that, right.

COMMISSIONER SIGALOS: That just really gets carried away.

MR. COLLINS: Yes.

COMMISSIONER SIGALOS: My only other comment, and again it's only from my experience in living in the Enclave which was a similar development but they were much larger lots, was the parking. I mean there, and I lived there for eight years and parking was always an issue if we had guests over. And there we had some off-street parking, every three or four homes there were some off-street parking provided. I only see about a dozen parking spaces provided here on this site. Where do people park if, if I want to have a few friends over for a Super Bowl party or whatever, where do they park it?

I know this is not an issue we're dealing with today because it's already been approved, but I'm just kind of concerned with the overall density and an issue such as parking, snow removal, that was always an issue when I lived in the Enclave. I don't know what they do with it. I haven't gone through that issue with all the snow we've had but I know in just normal snowfalls there was always an issue. So, I see this here, I just kind of question if that's been thought out.

MR. COLLINS: I mean the current design, given how it was laid out and how it was built for a portion of the project here, you've got those parallel parking areas along Lincoln.

COMMISSIONER SIGALOS: Right.

MR. COLLINS: Yes, the guest parking is limited which is I think how, you know, this was approved, how it was laid out. You've got some shared parking arrangements. This association has to

then contribute to the overall community association that townhomes contribute to, Wing Street being part of that, as well as the shared parking arrangements. I mean it's, I'm sure it's an issue, and those folks will have to live within those parameters.

COMMISSIONER SIGALOS: I like the idea of the varied elevations, of the mix, you know, in a community of higher density. Again, I know this was already approved in 2006, I'm just kind of concerned with the overall density when these lot sizes are only 20 feet wide. I grew up in the City of Chicago, our lot sizes there were 30 or 35 feet wide, and those were tight, I mean we're shaking hands with our neighbors. And this is a third narrower. But again, I'm beating a dead horse to death that it's already been approved so it's not what we're dealing with today. So, I have no further comments.

ACTING CHAIR LORENZINI: Thank you, John. We've got to figure the cars are smaller today, too.

COMMISSIONER SIGALOS: Okay. Well, they could get smart cars, right?

ACTING CHAIR LORENZINI: Yes. Mr. Collins, I understand the issue in the northwest corner, you're going to go from 6 units to 4. That's understandable why you need the variance. But these other issues that came up with the garage and the eave overhang and what not, did that just come to light or is that because of final design? Or how did those issues come up?

MR. COLLINS: I mean the garage issue was, I believe, as we went through the permit process.

ACTING CHAIR LORENZINI: Okay. So, just refining the plans basically?

MR. COLLINS: Yes. I mean, you look at, right, I mean that's --

ACTING CHAIR LORENZINI: Right. And Mr. Collins or Charles, on the construction sequence, you've got to build a complete block from top to bottom first before you go to the next one, but they don't necessarily all have to be sold, do they, before you go on the next one?

MR. PERKINS: No, they have to pull the permit and start the construction before they could move on to the next block is the way we are considering that condition.

ACTING CHAIR LORENZINI: Okay, thank you. All right, that's really all I had. Could I see a show of hands from the audience how many people want to ask questions? Okay, just a few. And if anybody else wants to come up afterwards or if you still think you want to ask questions, that's fine, too. So, why don't we start with the gentleman in the back row? Yes, why don't you come up? Please state your name, spell it for the court reporter, and give your address please?

QUESTIONS FROM AUDIENCE

MR. CIFFONE: John Ciffone, C-i-f-f-o-n-e. I live at 814 East Wing Street, Arlington Heights, which is the Pulte development to the north side of the proposed property now. I am on the board of directors at Arlington Townhomes which is the Pulte development. We do have a member that is working on the community side which is the empty lot. We did in the last year or two spend a significant amount of time and effort working with the state, the Village in prodding the owner to cleaning up the property as much as they've done.

We are welcoming M/I Homes. We hope the development starts as soon as possible. We like everything we've seen about the plan, particularly the garage changes. We think that's a great idea.

Two considerations to make though. If you'll notice on your diagram, the southwest corner of the property, it's got kind of a semicircle there now. That's kind of like in front of the bowling alley that exists now that's Beverly, we would like consideration made to opening that up, to have that accessed to Kensington, for the cars to enter and leave the property.

The other consideration is we went back to the Village Board meeting of April and May of 2010 and looked at the Pulte approvals by the Board. There was significant amount of discussion about parking. At that time, we were given, the Pulte development, 26 parking spaces. Actually only 16 were built and that's on the northeast corner of our property. The remaining 10 were to be along the south, southwest side of the property where the proposed change is now undergoing. We considered building 10. Pulte did not give us those 10 spaces because obviously they were not allowed to or didn't come to an agreement with the bank to build the tenth building. We would like consideration for those parking spaces to be finished and designated for us.

A few changes on your diagram there, the islands on Wing Street are actually not there. There is no parking allowed anywhere on Wing Street, it's just not wide enough of a street. Other than that, we think it's a great plan. There will be difficulty moving snow. We have a lot of difficulty now moving our snow. If you drive by there now, you'll see along Wing Street on the southern end, the snow mounds are probably 20 feet tall from moving snow from our alleyway and drives and sidewalks and the street. That's all I have.

ACTING CHAIR LORENZINI: Thank you.

MR. CIFFONE: If you have any questions for me?

COMMISSIONER DROST: I just want to, my question would be to Charles on the two points that were raised. What's been

discussed? And is there an answer?

MR. PERKINS: I can give you a partial answer. The first point, the cul-de-sac of Beverly, the geometry of the turnarounds would be, you know, part of the development here and it would allow access, north into the site and south to Kensington.

MR. CIFFONE: Oh, it will?

MR. COLLINS: Yes.

MR. CIFFONE: Oh, that's great.

MR. PERKINS: That's part of this plan and part of what was never built originally and needs to be completed.

With respect to the parking, Pulte did have, at one time, this site on the contract from the lender and they were going to build a row home here. And there was some additional guest parking in this area, I don't recall whether it was along the southern property line. It wasn't along the west because that provides access to the back of the buildings that front onto Hickory. So, Pulte didn't purchase that from the bank, so that never got implemented.

M/I Homes now has that, and under this plan, it would be I think almost impossible to add the additional parking there.

I would like to point out the parking that they do have, Mr. Collins mentioned the parking along here, but there's also parking in this area down here and up in this area. So, there's a total of 21 guest parking. And it's not, I don't believe, with the association and Mr. Collins can correct me that it's restricted. I think that would be, maybe it is, maybe it isn't, I don't know whether it's restricted to just this development or, you know, the whole project would use those guest parking spaces.

MR. CIFFONE: Good to hear.

ACTING CHAIR LORENZINI: Well, I've got a question, Charles. Those 10 spots that weren't built, was that an obligation on Pulte's part or has that obligation now passed on to the new builders? Or that was just kind of nice to have but they weren't obligated to do it?

MR. PERKINS: Well, there was a lot of discussion at the Board meeting about guest parking and additional guest parking was added into the plan. And that was a commitment that Pulte said that they would do. But Pulte never purchased the property from the lender and, you know, they're gone. So, we probably can't make Pulte do it, and I'm not sure we can make M/I Homes to do it.

MR. CIFFONE: I don't think we can get Pulte to do anything.

MR. PERKINS: So, unfortunately, that's the dilemma that we're all in, that it was a commitment that Pulte committed to and said they would do.

MR. CIFFONE: Yes, we've had a lot of difficulty

getting Pulte to fulfill their commitments and things that they've said.

MR. PERKINS: I wasn't aware of that.

MR. CIFFONE: Oh. Thank you.

ACTING CHAIR LORENZINI: Okay, thank you. Yes, sir? The other gentleman in the blue shirt. Your name and spell it please and your address.

MR. PACIONE: Good evening. My name is Tony Pacione, P-a-c-i-o-n-e. And like John, I am, too, a member of the board at Arlington Crossing. I live at 712 East Wing Street. And if you look at that diagram up there, my home actually looks directly down Beverly right now.

I am glad to hear that there is going to be an access down toward Mariano's. That was one of my concerns. The other concern Trustee Sigalos has raised is the snow removal. As my fellow board member has said, if you drive through there right now and you tried to go down Dryden, if you tried to make a left going up toward Miner, you actually have to exit off of Hamlin because if you're on Wing and you look right, you can't see any cars coming to the north. So, if you pull out, you're going to get in an accident. Same thing if you're trying to go the opposite direction, you have to exit on Wing Street because the snow pile there is so big.

So, I guess my concern would be you do have an access point off of Beverly for snow removal, but where else in the community down the first couple of rows would you be able to get snow out of the community? Is it just going to pile up like it is on our streets now? I mean I know this year is an anomaly, we've had what, 60 something inches of snow? It's usually --

COMMISSIONER DROST: Pushing 70.

MR. PACIONE: Yes. So, I mean it's not like it's going to happen like this every year but, you know, it's just something to take into consideration. The other concerns I did have you guys have already addressed, so I'm happy to hear that. I guess, you know, I agree with you, snow removal and parking was an issue, but a lot of my questions are already answered. So, I don't know if you guys have any questions.

COMMISSIONER GREEN: I have a question for you.

MR. PACIONE: Yes?

COMMISSIONER GREEN: Where do you guys put your snow?

MR. PACIONE: They push it, there's --

COMMISSIONER GREEN: Probably onto the vacant property if I had to guess.

MR. PACIONE: No. No, the vacant property is all fenced up so there's nowhere to put it. So, if you come off of Hickory and you make a right or left onto Wing Street, you know, there's like

probably 40 yards until there's a stop sign. You can't see the stop sign, or you know, it's right up to the bottom of the stop sign, it's right up against the building. And if you look on the north side of that intersection when you pull into our community, it borders up to the fence and almost to the substation for the cable company. So, it's all on those two sections. If you go to the opposite end of the property on Hamlin and Wing Street, it is all pushed up against the fence of the property. So, that's why the snow pile is, you know, 20 feet. So, if you try to make a left to go north, you can't see any cars coming from the south.

COMMISSIONER GREEN: Right, but it's your snow that's making it impossible to see?

MR. PACIONE: Correct.

COMMISSIONER GREEN: Okay. And you have the same private street, so you pay as a --

ACTING CHAIR LORENZINI: Association.

MR. PACIONE: Yes, correct, we pay as an association.

COMMISSIONER GREEN: You get your own snow removed, it's not the city street, okay, I just want to make sure.

MR. PACIONE: No, no, yes. Absolutely, yes, this is all, you know, so my question would be, I guess it's not, when I say snow removal, if that same amount of snow that's there now, if those homes are there today, where would it go? I mean it looks like to me on that plan they'd have to push it out and add it to the piles over there right now. That would be my concern.

COMMISSIONER DROST: I'll ask Charles a question. Where do we put our snow in the central business district?

MR. PERKINS: After a major storm event, the crews come back and they move it out just like on the roof and the garages, they move it out Arlington Town Square and the plaza area. They do the initial plow, and then once the storm has subsided, they come back and backload it out.

COMMISSIONER DROST: And private contractors can do that. I know there will be additional cost but that's --

MR. PACIONE: Yes, we do have a private contractor so I don't know if we've ever --

COMMISSIONER GREEN: You guys might want to get together when these developments are --

COMMISSIONER DROST: Yes, and this has been an unusual year of course.

MR. PACIONE: Yes. But like I said, this is really the only issue I have left and it's probably not that big of an issue. And like my fellow board member, you know, I'm tired of looking out my front window and seeing, first, an empty ditch that was filled in, and now, you know, in the summers I can't even open the windows because the

dirt starts blowing in. So, I'm all for this being built as soon as possible, so it just makes the site look a lot better.

ACTING CHAIR LORENZINI: Thank you.

MR. PACIONE: Thank you.

ACTING CHAIR LORENZINI: Mr. Collins, did you want to address any of that?

MR. COLLINS: I do. I do. Just to, the southern portion of the site is I think 30, maybe 30 feet, 20-30 feet, I'd have to look. But this area in here is where the snow is going to go. That's the landscaped area between the commercial, I mean that's where the commercial is putting theirs. And yes, this is a snow movement issue. Removal is a different issue because everyone can take a van loader and remove it, but we don't want to see the bill. Because they'd say, I mean it's like moving dirt off the site, you don't want to move dirt off site because it's a fortune. And snow removal is a different issue because no one does it, because it costs through the roof. Snow movement is what you get today.

ACTING CHAIR LORENZINI: Okay, thank you. Anybody else in the audience who want to speak, say anything? Okay. If not, we'll go back to the Commissioners for final discussions. Why don't we start with Mr. Sigalos this time?

COMMISSIONER SIGALOS: I really don't have too much more to add. I'm glad of the construction phasing you have. Again, I was one of the first residents when the Enclave was being developed, and there it was just sporadic. And we lived with dirt and neighbors' excavations and so forth. So, this makes sense with the phasing you have, especially on such a tight site and buildings being so close to each other.

Am I understanding that you're going to have 8 feet between the buildings, 5 feet on one lot and the other is 3 foot on the adjacent one?

MR. COLLINS: Correct, 8-foot between buildings.

COMMISSIONER SIGALOS: I guess that's not something that's before us right now. But if I was on the Board back in 2006, I never would have approved it, sorry. I mean it's just, it's too late now but it's, this is a third less than Chicago city lots area and I grew up in the city, and those are tight. This is a third less. But that's all I have to say.

ACTING CHAIR LORENZINI: Commissioner Dawson?

COMMISSIONER DAWSON: I don't disagree. The plan is what it is. There is not anything we can do about it right now. And I sympathize with the parking and the snow removal, but as you said, the audience said, we have an empty lot. I drive by this almost everyday. I am really looking forward to it being developed. I think the houses that you've designed are beautiful. You're doing the best you can with

the site that's laid out.

The snow is a problem for everyone, not just in this type of communities. There's, you know, a drive out of my daughter's preschool and I can't see the cars because the snowbank is way over her head, and that's just at a school.

So, you know, I'm in favor of the project. Again, I'm not sure I would have approved it back in 2006, but this is what we have and I'm in favor of it.

ACTING CHAIR LORENZINI: Okay. Now, any other comments?

COMMISSIONER DROST: I'll make a motion if there aren't any other comments.

ACTING CHAIR LORENZINI: Go ahead, George.

A motion to recommend to the Village Board of Trustees approval of PC #14-001, an Amendment to an existing Planned Unit Development (PUD) to allow certain modifications to a previously approved plan, including modifications to previously approved variations from Chapter 28 of the Arlington Heights Municipal Code, and to allow four single family lots where six townhouse units had been previously approved; a preliminary/final plat of resubdivision to divide 9 lots (6 lots for the townhomes and 3 lots for the roadway network and open space) into 6 lots (4 single family lots and 2 lots for the roadway network and open space); and variations as outlined on Exhibit A to the Plan Commission motion sheet.

This approval is contingent upon compliance with the recommendation of the Plan Commission and the following recommendations detailed in the Staff Development Committee report dated February 20th, 2014:

1. The Petitioner shall provide signed mylars of the plat of resubdivision prior to Village Board consideration.
2. The required fees and deposits shall be provided to the Village prior to Village Board consideration.
3. Compliance with the conditions outlined in prior ordinances (06-043, 07-007, 07-077).
4. Development shall be constructed sequentially as outlined on the Arlington Market home building phasing plan dated as received February 20, 2014, and shall not proceed to the next block until all units are built.
5. The Petitioner shall comply with all federal, state, and Village codes, regulations, and policies.

ACTING CHAIR LORENZINI: Do we have a second?

COMMISSIONER GREEN: I'd second that.

ACTING CHAIR LORENZINI: Roll call, Charles.

MR. PERKINS: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. PERKINS: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. PERKINS: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. PERKINS: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. PERKINS: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. PERKINS: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. PERKINS: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. PERKINS: Chairman Lorenzini.

ACTING CHAIR LORENZINI: Yes. Okay, you've gotten a unanimous approval of the project.

MR. COLLINS: Thank you.

ACTING CHAIR LORENZINI: And the next step would be going to the Village Board. Charles, any date on that yet?

MR. PERKINS: We need to talk to Mr. Collins about compliance with the first two conditions, signature the plat and the fees, and then after that we'll get it on the next available Village Board agenda.

COMMISSIONER DAWSON: You can take your plans back so we're recycling paper if you want the plans.

ACTING CHAIR LORENZINI: Congratulations, Mr. Collins. Congratulations. And those in the audience, thank you for coming.

(Whereupon, the public hearing was adjourned at 8:42 p.m.)

STATE OF ILLINOIS)
) SS.
COUNTY OF K A N E)

I, RONALD LeGRAND, JR., depose and
say that I am a direct record court reporter doing
business in the State of Illinois; that I reported
verbatim the foregoing proceedings and that the foregoing
is a true and correct transcript to the best of my
knowledge and ability.

RONALD LeGRAND, JR.

SUBSCRIBED AND SWORN TO

BEFORE ME THIS _____ DAY OF

LeGRAND REPORTING & VIDEO SERVICES
Chicago & Roselle, Illinois - Miami & Orlando, Florida
(630) 894-9389 - (800) 219-1212

_____, A.D. 2014.

NOTARY PUBLIC

Appendix A: Variations Identified

All necessary Zoning Variations if Variation GRANTED for Garage Size from Building Code Review Board:

1. A variation from Chapter 28, Section 5.1-3.4 and Chapter 29, Section 29-307, to allow a reduction to the minimum allowed lot size from 8,750 square feet to 3,080 square feet (Lots 54 and 55), from 9,900 square feet to 3,850 square feet (Lot 53) and from 9,900 square feet to 4,264 square feet (Lot 56);
2. A variation from Chapter 28, Section 5.1-3.5 and from Chapter 29, Section 29-307, to allow a reduction to the minimum allowed lot width 70 feet to 28 feet (Lots 54 and 55), from 90 feet to 35 feet (Lot 53) and from 90 feet to 37 feet (Lot 56);
3. A variation from Chapter 28, Section 5.1-3.6, Required Minimum Yards, to allow a reduction to the required front yard setback from 25 feet to 16.5 feet for proposed Lots 53 through 56.
4. A variation from Chapter 28, Section 5.1-3.6, Required Minimum Yards, to allow a reduction to the minimum side yard setback from seven feet to three feet along one side and from seven feet to five feet, along the other interior side for interior lots 54 and 55.
5. A variation from Chapter 28, Section 5.1-3.6, Required Minimum Yards, to allow a reduction to the minimum side yard setback from seven feet to three feet along the interior side yard of corner lots 53 and 56.
6. A variation from Chapter 28, Section 5.1-6.5, Maximum Building Coverage and Section 5.3-2, FAR, Building Coverage, Height, to allow an increase to the maximum building coverage from the already approved 45% to 50% for lots 4-14, 17-26, 29-38, 41-51 and 54-55; from 35% to 38% for lots 15, 16, 27, 28, 39 and 40; from 35% to 40% for lot 53; and from 35% to 36% for lot 56.
7. A Variation from Chapter 28, Section 5.1-6.5 and Section 5.3-2, FAR, Building Coverage, Height to allow an increase to the allowable Impervious Coverage from 55% to 56% for lots 10-14, 17-26, 29-38, 41-51, 54 and 55.
8. A variation from Chapter 28, Section 6.5-5, Percentage of Required Rear Yard Occupied, to allow an increase to the allowable Required Rear Yard Coverage from 40% to 53% for lots 4-14, 17-26, 29-38, 41-51, and 54-55 (all interior lots) and from 40% to 42% for lot 53.
9. A variation from Chapter 28, Section 5.1-3.7, Maximum Floor to Area Ratio, Section 5.3-2, Maximum FAR calculation for R-3, and Section 5.3-2, FAR, Building Coverage, Height, to allow an increase in the maximum FAR from the already approved 49% to 52% for lot 53.
10. A variation from Chapter 28, Section 6.6-5.1, Table of Permitted Obstructions, to allow a 12" eave overhang into a required side yard where 7.5" is allowed.
11. A variation from Chapter 28, Section 6.5-7, Maximum Size of Accessory Structures, to allow a detached garage closer to the principal structure than the required 10 feet (Lot 56).
12. A variation from Chapter 28, Table 6.6-5.1, Table of Permitted Obstructions, to allow uncovered stairs to be located within 3 feet of a side lot line.

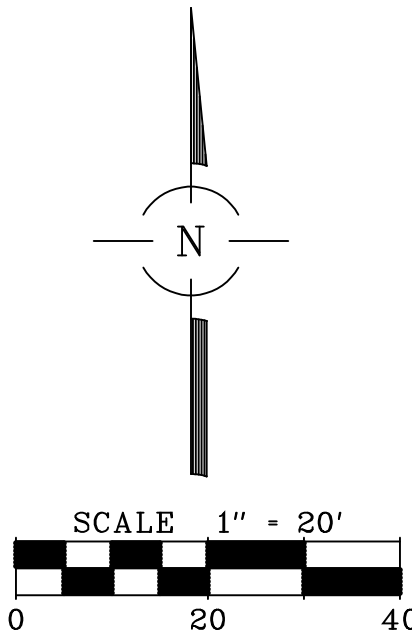
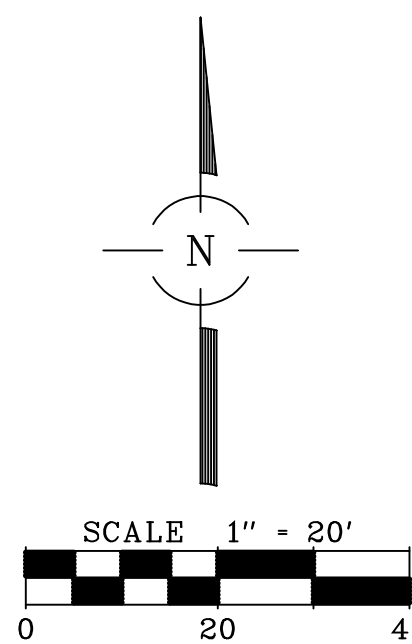
All necessary Zoning Variations if Variation NOT GRANTED for Garage Size from Building Code Review Board

1. A variation from Chapter 28, Section 5.1-3.4 and Chapter 29, Section 29-307, to allow a reduction to the minimum allowed lot size from 8,750 square feet to 3,080 square feet (Lots 54 and 55), from 9,900 square feet to 3,850 square feet (Lot 53) and from 9,900 square feet to 4,264 square feet (Lot 56); **(NO CHANGE)**
2. A variation from Chapter 28, Section 5.1-3.5 and from Chapter 29, Section 29-307, to allow a reduction to the minimum allowed lot width 70 feet to 28 feet (Lots 54 and 55), from 90 feet to 35 feet (Lot 53) and from 90 feet to 37 feet (Lot 56); **(NO CHANGE)**
3. A variation from Chapter 28, Section 5.1-3.6, Required Minimum Yards, to allow a reduction to the required front yard setback from 25 feet to 16.5 feet for proposed Lots 53 through 56. **(NO CHANGE)**

4. A variation from Chapter 28, Section 5.1-3.6, Required Minimum Yards, to allow a reduction to the minimum side yard setback from seven feet to three feet along one side and from seven feet to five feet, along the other interior side for interior lots 54 and 55. (NO CHANGE)
5. A variation from Chapter 28, Section 5.1-3.6, Required Minimum Yards, to allow a reduction to the minimum side yard setback from seven feet to three feet along the interior side yard of corner lots 53 and 56. (NO CHANGE)
6. A variation from Chapter 28, Section 5.1-3.8, Maximum Building Coverage and Section 5.3-2, FAR, Building Coverage, Height, to allow an increase to the maximum building coverage from the already approved 45% to 51% for lots 4-14, 17-26, 29-38, 41-51 and 54-55; from 35% to 39% for lots 15, 16, 27, 28, 39 and 40; from 35% to 41% for lot 53; and from 35% to 37% for lot 56.
7. A Variation from Chapter 28, Section 5.1-6.5 and Section 5.3-2, FAR, Building Coverage, Height to allow an increase to the allowable Impervious Coverage from 55% to 57% for lots 10-14, 17-26, 29-38, 41-51, 54 and 55; and from 55% to 56% for lots 4 - 9.
8. A variation from Chapter 28, Section 6.5-5, Percentage of Required Rear Yard Occupied, to allow an increase to the allowable Required Rear Yard Coverage from 40% to 53% for lots 4-14, 17-26, 29-38, 41-51, and 54-55 (all interior lots); from 40% to 45% for lot 53; from 40% to 43% for lots 3, 15, 16, 27, 28, 39, 40 and 52; and from 40% to 41% for lot 56.
9. A variation from Chapter 28, Section 5.1-3.7, Maximum Floor to Area Ratio, Section 5.3-2, Maximum FAR calculation for R-3, and Section 5.3-2, FAR, Building Coverage, Height, to allow an increase in the maximum FAR from the already approved 49% to 52% for lot 53. (NO CHANGE)
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11. A variation from Chapter 28, Section 6.5-7, Maximum Size of Accessory Structures, to allow a detached garage closer to the principal structure than the required 10 feet (Lot 56). (NO CHANGE)
12. A variation from Chapter 28, Table 6.6-5.1, Table of Permitted Obstructions, to allow uncovered stairs to be located within 3 feet of a side lot line. (NO CHANGE)

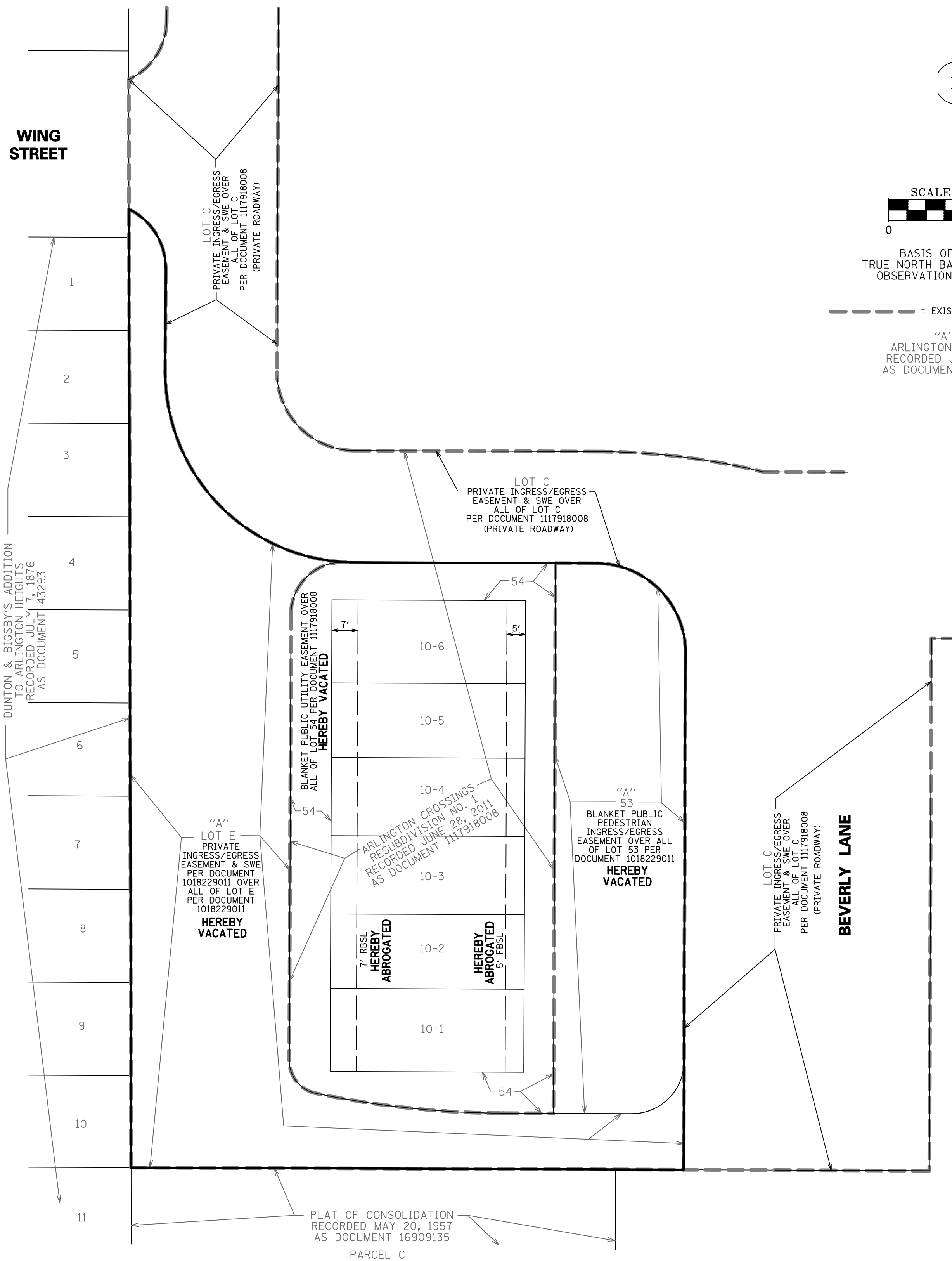
FINAL PLAT OF SUBDIVISION OF ARLINGTON CROSSINGS RESUBDIVISION NO. 2

BEING A RESUBDIVISION OF PARTS OF ARLINGTON CROSSINGS AND ARLINGTON CROSSINGS RESUBDIVISION NO. 1, BEING RESUBDIVISIONS IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS



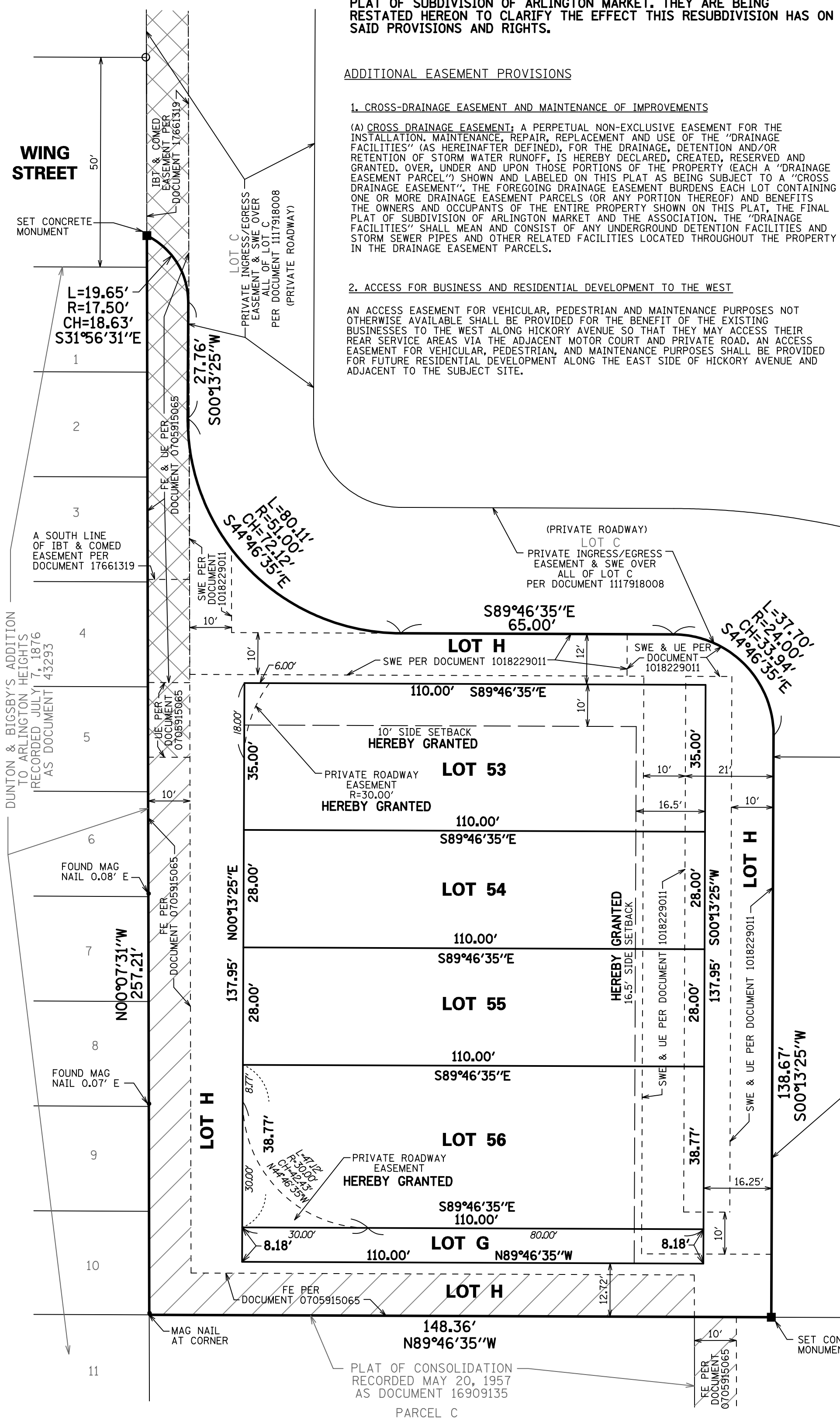
--- = EXISTING SUBDIVISION LIMITS

"A" =
ARLINGTON CROSSINGS
RECORDED JULY 1, 2010
AS DOCUMENT 1018229011



**EXISTING BOUNDARY INFORMATION
& EASEMENTS HEREBY VACATED
AND SETBACKS HEREBY ABROGATED**

PREPARED FOR:
MI HOMES
400 EAST DIEHL ROAD, SUITE 230
NAPERVILLE, IL 60563



THE FOLLOWING ADDITIONAL EASEMENT PROVISIONS AND RIGHT FOR FUTURE EASEMENTS REMAIN IN EFFECT AS ESTABLISHED BY THE FINAL PLAT OF SUBDIVISION OF ARLINGTON MARKET. THEY ARE BEING RESTATED HEREON TO CLARIFY THE EFFECT THIS RESUBDIVISION HAS ON SAID PROVISIONS AND RIGHTS.

ADDITIONAL EASEMENT PROVISIONS

1. CROSS-DRAINAGE EASEMENT AND MAINTENANCE OF IMPROVEMENTS

(A) CROSS-DRAINAGE EASEMENT: A PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND USE OF THE "DRAINAGE FACILITIES" (AS HEREINAFTER DEFINED), FOR THE DRAINAGE, DETENTION AND/OR RETENTION OF STORM WATER RUNOFF, IS HEREBY DECLARED, CREATED, RESERVED AND GRANTED, OVER, UNDER AND UPON THOSE PORTIONS OF THE PROPERTY (EACH A "DRAINAGE EASEMENT PARCEL") SHOWN AND LABELED ON THIS PLAT AS BEING SUBJECT TO A "CROSS-DRAINAGE EASEMENT". THE FOREGOING DRAINAGE EASEMENT BURDENS EACH LOT CONTAINING ONE OR MORE DRAINAGE EASEMENT PARCELS (OR ANY PORTION THEREOF) AND BENEFITS THE OWNERS AND OCCUPANTS OF THE ENTIRE PROPERTY SHOWN ON THIS PLAT. THE FINAL PLAT OF SUBDIVISION OF ARLINGTON MARKET AND THE ASSOCIATION, THE "DRAINAGE FACILITIES" SHALL MEAN AND CONSIST OF ANY UNDERGROUND DETENTION FACILITIES AND STORM SEWER PIPES AND OTHER RELATED FACILITIES LOCATED THROUGHOUT THE PROPERTY IN THE DRAINAGE EASEMENT PARCELS.

2. ACCESS FOR BUSINESS AND RESIDENTIAL DEVELOPMENT TO THE WEST

AN ACCESS EASEMENT FOR VEHICULAR, PEDESTRIAN AND MAINTENANCE PURPOSES NOT OTHERWISE AVAILABLE SHALL BE PROVIDED FOR THE BENEFIT OF THE EXISTING BUSINESSES TO THE WEST ALONG HICKORY AVENUE SO THAT THEY MAY ACCESS THEIR REAR SERVICE AREAS VIA THE ADJACENT MOTOR COURT AND PRIVATE ROAD. AN ACCESS EASEMENT FOR VEHICULAR, PEDESTRIAN, AND MAINTENANCE PURPOSES SHALL BE PROVIDED FOR FUTURE RESIDENTIAL DEVELOPMENT ALONG THE EAST SIDE OF HICKORY AVENUE AND ADJACENT TO THE SUBJECT SITE.

AREA TABLE		
LOT	SQ. FT.	ACRES
53	3,850	0.088
54	3,080	0.071
55	3,080	0.071
56	4,264	0.097
LOT G	900	0.021
LOT H	10,341	0.237
TOTAL	25,515	0.585

EASEMENT NOTES:

1. A PRIVATE INGRESS/EGRESS EASEMENT & SWE (SEWER AND WATER EASEMENT) IS HEREBY GRANTED OVER ALL OF LOTS G AND H

2. A BLANKET PUBLIC PEDESTRIAN INGRESS/EGRESS EASEMENT IS HEREBY GRANTED OVER ALL OF LOTS G AND H

LEGEND

●	IRON / STEEL ROD (IR)		FENCE EASEMENT PER ARLINGTON MARKET
○	IRON PIPE (IP)		RECORDED FEBRUARY 28, 2007 AS DOCUMENT 0705915065
×	CUT CROSS		UTILITY & FENCE EASEMENT PER ARLINGTON MARKET
+	7/8" WIRE NAIL		RECORDED FEBRUARY 28, 2007 AS DOCUMENT 0705915065
—	SWE - SEWER AND WATER EASEMENT		
—	FE - FRONT BUILDING SETBACK LINE		
—	ME - MUNICIPAL UTILITY EASEMENT		
—	UE - UTILITY EASEMENT		
—	FE - FENCE EASEMENT		

PROPOSED LOT CONFIGURATION

REVISIONS:
02/13/2014
02/19/2014
02/27/2014



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

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

DATE: 01/21/2014
JOB NO: 6124
FILENAME: 6124SUB-RESUB2
SHEET 1 OF 2

FINAL PLAT OF SUBDIVISION OF ARLINGTON CROSSINGS RESUBDIVISION NO. 2

BEING A RESUBDIVISION OF PARTS OF ARLINGTON CROSSINGS AND ARLINGTON CROSSINGS RESUBDIVISION NO. 1, BEING RESUBDIVISIONS IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS

P.I.N.s:
03-29-411-161
03-29-411-175
03-29-411-204
03-29-411-205
03-29-411-206
03-29-411-207
03-29-411-208
03-29-411-209

OWNER'S CERTIFICATE

STATE OF ILLINOIS)) SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT P B AND J. IV, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY IS OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT IT HAS CAUSED THE SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE THEREON INDICATED.

OWNER AGREES TO HEREBY ABROGATE ALL BUILDING SETBACK LINES DEPICTED ON SHEET 1 OF 2 AS "HEREBY ABROGATED." OWNER AGREES TO VACATE THE BLANKET PUBLIC PEDESTRIAN INGRESS/EGRESS EASEMENT OVER ALL OF LOT 53, THE BLANKET PUBLIC UTILITY EASEMENT OVER ALL OF LOT 54 AND THE PRIVATE INGRESS/EGRESS EASEMENT & SWE OVER ALL OF LOT E GRANTED BY ARLINGTON CROSSINGS SUBDIVISION RECORDED JUNE 1, 2010, AS DOCUMENT NUMBER 1018229011 AS SHOWN ON SHEET 1 OF 2 AS "HEREBY VACATED".

THIS IS TO ALSO CERTIFY THAT AS OWNER(S) OF THE PROPERTY AS LEGALLY DESCRIBED ON THIS PLAT, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

SCHOOL DISTRICTS

ELEMENTARY SCHOOL DISTRICT NO. 25
HIGH SCHOOL DISTRICT NO. 214
JUNIOR COLLEGE DISTRICT NO. 512

DATED THIS ____ DAY OF _____, A.D. 20____.

SIGNED: _____

PRINTED NAME AND TITLE

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

_____, TITLE _____

OF P B AND J. IV, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL

THIS ____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC _____

ABROGATION CERTIFICATE

THE UNDERSIGNED AUTHORIZED REPRESENTATIVES HEREBY RELEASE AND ABROGATE ALL UTILITY RIGHTS, IF ANY, TO THOSE EASEMENTS ON SHEET 1 OF 2 LABELED AS "HEREBY VACATED".

AT&T

BY: _____ NAME: _____
(SIGNATURE) (PLEASE PRINT)

TITLE: _____ DATE: _____

COMMONWEALTH EDISON COMPANY

BY: _____ NAME: _____
(SIGNATURE) (PLEASE PRINT)

TITLE: _____ DATE: _____

NORTHERN ILLINOIS GAS CO.

BY: _____ NAME: _____
(SIGNATURE) (PLEASE PRINT)

TITLE: _____ DATE: _____

COMCAST

BY: _____ NAME: _____
(SIGNATURE) (PLEASE PRINT)

TITLE: _____ DATE: _____

WIDE OPEN WEST

BY: _____ NAME: _____
(SIGNATURE) (PLEASE PRINT)

TITLE: _____ DATE: _____

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)) SS
COUNTY OF COOK)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS ____ DAY OF _____, A.D. 20____.

OWNER(S) OR DULY AUTHORIZED ATTORNEY _____

REGISTERED PROFESSIONAL ENGINEER, LICENSE NO. _____

LICENSE EXPIRES: _____

CERTIFICATED AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)) SS
COUNTY OF COOK)

I, _____, VILLAGE COLLECTOR OF THE VILLAGE OF ARLINGTON HEIGHTS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OF FORFEITED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, A.D. 20____.

VILLAGE COLLECTOR _____

VILLAGE CERTIFICATE

STATE OF ILLINOIS)) SS
COUNTY OF COOK)

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.

THE VILLAGE BOARD ALSO AGREES TO HEREBY RELEASE AND ABROGATE ALL RIGHTS OF EASEMENT, IF ANY, AND BUILDING SETBACK LINES DEPICTED ON SHEET 2 OF 4 AS "HEREBY VACATED" OR "HEREBY ABROGATED."

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 DIRECTOR OF ENGINEERING _____

PUBLIC EMERGENCY ACCESS EASEMENT PROVISIONS:

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED AND GRANTED TO THE VILLAGE OF ARLINGTON HEIGHTS, AND ITS SUCCESSORS AND ASSIGNS, OVER ALL THAT AREA DESIGNATED ON THE ATTACHED PLAT AS "PRIVATE INGRESS/EGRESS EASEMENT" FOR EMERGENCY VEHICLE ACCESS TO THE PROPERTY WITHIN AND ADJOINING THE SUBDIVISION.

DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS ('DECLARATION OF CCR'S'):

ALL OF THE PROPERTY INCLUDED IN THIS SUBDIVISION SHALL BE HELD, TRANSFERRED AND CONVEYED SUBJECT TO THAT CERTAIN "DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS" TO BE RECORDED AND AMENDED FROM TIME TO TIME.

EASEMENTS SHOWN AND GRANTED ON THIS PLAT FOR THE PRIVATE INGRESS/EGRESS EASEMENTS, ENTRANCE TREATMENT EASEMENT AREA, PUBLIC PEDESTRIAN INGRESS/EGRESS EASEMENT AND FENCE EASEMENT ARE FURTHER DEFINED IN AND GOVERNED BY THE DECLARATION OF CCR'S.

SAID DECLARATION OF CCR'S SHALL GRANT CROSS ACCESS AND SHARED PARKING EASEMENTS OVER THE ENTIRE PROPERTY. SAID EASEMENTS BOTH BENEFIT AND BURDEN THE SUBDIVIDED PROPERTY. FOR PARTICULARS SEE DOCUMENT.

SEWER AND WATER EASEMENT PROVISIONS (S.W.E.)

A NON-EXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH SANITARY SEWER, WATER AND STORM SEWER IS HEREBY RESERVED FOR AND GRANTED TO THE HOMEOWNERS ASSOCIATION AND OWNERS AND OCCUPANTS OF SAID PROPERTY AND THEIR SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, SANITARY SEWER, WATER AND STORM SEWER FACILITIES UNDER AND UPON THE SURFACE OF THE PROPERTY DESIGNATED ON THIS PLAT AS "SEWER AND WATER EASEMENT" OF "S.W.E.", TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF SUCH AREA TO SERVE IMPROVEMENTS THEREON, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS, EXCEPT FOR PAVED PARKING, DRIVEWAYS, SIDEWALKS, PATIOS, MONUMENT SIGNS AND LANDSCAPING SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN SAID EASEMENT AREAS WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN ANY MANNER SO AS TO UNREASONABLY INTERFERE PRIOR TO WRITTEN CONSENT OF THE OWNERS OF THE PROPERTY.

THE VILLAGE OF ARLINGTON HEIGHTS SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO REPAIR OR MAINTAIN SAID SEWER, WATER MAINS AND DRAINAGE FACILITIES IN THE EVENT THE OWNERS OF THE SUBJECT PROPERTY FAIL TO PROPERLY MAINTAIN SAME.

NOTWITHSTANDING ANY OF THE FOREGOING EASEMENT PROVISIONS SET FORTH ON THIS PLAT: (1) THE INSTALLATIONS OF ANY AND ALL UTILITY FACILITIES AND OTHER IMPROVEMENTS OF ANY KIND BY ANY GRANTEE HEREUNDER SHALL BE SUBJECT TO THE PRIOR WRITTEN APPROVAL OF THE OWNERS OF THE SUBJECT PROPERTY AS TO LOCATION, WHICH APPROVAL SHALL NOT BE UNREASONABLY WITHHELD; AND (2) NO OVERHEAD LINES OR OTHER ABOVE-GROUND UTILITY FACILITIES OR IMPROVEMENTS WILL BE LOCATED ON OR AT THE PLATTED PROPERTY WITHOUT THE PRIOR WRITTEN APPROVAL OF THE OWNERS OF THE SUBJECT PROPERTY.

PROPERTY DESCRIPTION:

LOT E AND LOT 53 IN THE FINAL PLAT OF SUBDIVISION OF ARLINGTON CROSSINGS, BEING A RESUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JULY 1, 2010 AS DOCUMENT 1018229011, IN COOK COUNTY, ILLINOIS

AND

LOTS 10-1, 10-2, 10-3, 10-4, 10-5, 10-6 AND LOT 54 IN THE FINAL PLAT OF SUBDIVISION OF ARLINGTON CROSSINGS RESUBDIVISION NO. 1, BEING A RESUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 28, 2011 AS DOCUMENT NUMBER 1117918008, IN COOK COUNTY, ILLINOIS.

STATE OF ILLINOIS)) SS
COUNTY OF COOK)

WE DECLARE THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-00157, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

SAID PROPERTY CONTAINS 25,515 SQUARE FEET OR 0.585 ACRES, MORE OR LESS.

WE FURTHER DECLARE THAT THE LAND IS WITHIN THE VILLAGE OF ARLINGTON HEIGHTS WHICH HAS ADOPTED A CITY COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

WE FURTHER DECLARE, BASED UPON A REVIEW OF THE FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL/MAP NUMBER 17031C0203J WITH EFFECTIVE DATE AUGUST 19, 2008, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES WITHIN "ZONE X-(UNSHADED)" AREA AS IDENTIFIED BY SAID F.I.R.M. MAP.

WE FURTHER DECLARE THAT STEEL RE-ENFORCING RODS (UNLESS OTHERWISE NOTED) WILL BE SET AT ALL LOT CORNERS.

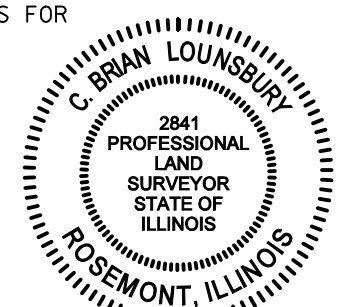
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AS APPLICABLE TO PLATS OF SUBDIVISION.

GIVEN UNDER OUR HAND AND SEAL THIS ____ DAY OF _____, 20 ____ IN ROSEMONT, ILLINOIS.

C. BRIAN LOUNSBURY, I.P.L.S. No. 035-2841

LICENSE EXPIRES: 11-30-2014

(VALID ONLY IF EMBOSSED SEAL AFFIXED)



PREPARED FOR:
MI HOMES
400 EAST DIEHL ROAD, SUITE 230
NAPERVILLE, IL 60563

RETURN TO:

BOX 111
VILLAGE OF ARLINGTON HEIGHTS
33 SOUTH ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL 60005

REVISIONS:

02/13/2014
02/19/2014
02/27/2014



CONSULTING ENGINEERS

SITE DEVELOPMENT ENGINEERS

LAND SURVEYORS

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

DATE: 01/21/2014

JOB NO: 6124

FILENAME:

6124SUB-RESUB2

SHEET
2 OF 2

6124.011
ARLINGTON MARKET-1
12MAR14

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

GENERAL NOTES

1. EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL WORK PROPOSED HEREON SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS, WHICH ARE HEREBY MADE A PART HEREOF:

A. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS," AND "SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL 'PROVISIONS' AS PREPARED BY IDOT, LATEST EDITION.

B. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS," LATEST EDITION.

C. "ILLINOIS RECOMMENDED STANDARDS FOR SEWER WORKS," AS PUBLISHED BY THE IEPA, LATEST EDITION.

D. THE SUBDIVISION AND DEVELOPMENT CODES AND THE STANDARD SPECIFICATIONS FOR IMPROVEMENT OF THE UNITED VILLAGE OF ARLINGTON HEIGHTS, AS PUBLISHED BY THE MUNICIPALITY, LATEST EDITION.

F. THE "STANDARD SPECIFICATIONS FOR TRAFFIC CONTROL ITEMS," AS PUBLISHED BY IDOT, LATEST EDITION.

G. ILLINOIS URBAN MANUAL, LATEST EDITION

2. IN EVENT OF CONFLICTING SPECIFICATIONS, THE DECISION OF THE VILLAGE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

3. THE ABOVE STANDARD SPECIFICATIONS & THESE CONSTRUCTION PLANS ARE TO BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE TO BE CONSIDERED A PART OF THE CONTRACT.

4. NO CONSTRUCTION PLANS SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION." PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO THE ENGINEER BEFORE DOING ANY WORK, OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, STANDARD SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT THEIR OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

5. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED AGAINST ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF 24 MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE VILLAGE OF ARLINGTON HEIGHTS, OTHER APPLICABLE GOVERNMENTAL AGENCIES, AND THE OWNER.

6. BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED AND APPROVED BY THE OWNER OR HIS REPRESENTATIVE.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR CONSTRUCTION ALONG OR ACROSS EXISTING STREETS OR HIGHWAYS. HE SHALL MAKE ARRANGEMENTS FOR THE PROPER BRACING, SHORING AND OTHER REQUIRED PROTECTION OF ALL ROADWAYS BEFORE CONSTRUCTION BEGINS. HE SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR ROADWAYS AND ASSOCIATED STRUCTURES AND SHALL MAKE REPAIRS AS NECESSARY TO THE SATISFACTION OF THE ENGINEER.

8. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT THE CONFLICT MAY BE RESOLVED.

9. WHENEVER THE PERFORMANCE OF WORK IS INDICATED ON THE PLANS, AND NO ITEM IS INCLUDED IN THE CONTRACT FOR PAYMENT, THE WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT, AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

10. WHENEVER DURING CONSTRUCTION OPERATIONS, ANY LOOSE MATERIAL IS DEPOSITED IN THE FLOW LINE OF GUTTERS, DRAINAGE STRUCTURES, DITCHES, ETC. SUCH THAT THE NATURAL FLOW LINE OF WATER IS OBSTRUCTED, THIS LOOSE MATERIAL SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY BY THE RESPONSIBLE PARTY. AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ADEQUATE SIGNS, TRAFFIC CONTROL DEVICES, AND WARNING DEVICES TO INFORM AND PROTECT THE PUBLIC DURING ALL PHASES OF CONSTRUCTION. BARRICADES AND WARNING SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH ARTICLES 107.14 AND 701 OF THE IDOT STANDARD SPECIFICATIONS. ADEQUATE LIGHTING SHALL BE MAINTAINED FROM DUSK TO DAWN AT ALL LOCATIONS WHERE CONSTRUCTION OPERATIONS WARRANT, OR AS DESIGNATED BY THE ENGINEER OR MUNICIPALITY. ALL TRAFFIC CONTROL WORK SHALL BE DONE IN ACCORDANCE WITH THE IDOT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."

12. ALL PERMANENT TYPE PAVEMENTS OR OTHER PERMANENT IMPROVEMENTS WHICH ABUT THE PROPOSED IMPROVEMENT AND MUST BE REMOVED, SHALL BE SAWEED AS DIRECTED PRIOR TO REMOVAL. ALL ITEMS REMOVED SHALL BE REPLACED WITH SIMILAR CONSTRUCTION MATERIALS TO THEIR ORIGINAL CONDITION OR BETTER. PAYMENT FOR SAWING SHALL BE INCLUDED IN THE COST FOR REMOVAL OF EACH ITEM AND REPLACEMENT WILL BE PAID UNDER THE RESPECTIVE ITEMS IN THE CONTRACT, UNLESS OTHERWISE INDICATED.

13. ALL THE DEBRIS FROM REMOVAL OF PAVEMENT, SIDEWALK, CURB AND GUTTER, ETC. SHALL BE DISPOSED OF BY THE CONTRACTOR AT HIS OWN EXPENSE. IF ONSITE DISPOSAL IS NOT FEASIBLE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN OFFSITE DUMP SITE AT HIS OWN EXPENSE.

14. TREES SHALL BE REMOVED ONLY AFTER RECEIVING APPROVAL OF THE OWNER. THE OWNER SHALL DESIGNATE THOSE TREES WHICH ARE TO BE REMOVED. THE CONTRACTOR SHALL ALTER THE ALIGNMENT OF SEWERS, WATER MAINS, PATHWAYS, SIDEWALKS AND DRIVEWAYS AS DIRECTED TO PRESERVE TREES. A CONTRACTOR REMOVING TREES WITHOUT OWNER'S APPROVAL WILL BE RESPONSIBLE FOR REPLACEMENT OF SAID TREE(S) AS DIRECTED BY OWNER AT CONTRACTOR'S EXPENSE.

15. ALL EXISTING TRAFFIC SIGNS, STREET SIGNS, ETC., WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR REMOVAL OR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT LOCATIONS AS DESIGNATED BY THE ENGINEER. THIS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED. DAMAGE TO THESE ITEMS SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE. ALL SIGNS NOT REQUIRED TO BE RESET SHALL BE DELIVERED TO THE SIGN OWNERS.

16. DOES NOT APPLY

17. DURING CONSTRUCTION OPERATIONS THE CONTRACTOR SHALL INSURE POSITIVE SITE DRAINAGE AT THE CONCLUSION OF EACH DAY. SITE DRAINAGE MAY BE ACHIEVED BY DITCHING, PUMPING OR ANY OTHER ACCEPTABLE METHOD. THE CONTRACTOR'S FAILURE TO PROVIDE THE ABOVE WILL PRECLUDE ANY POSSIBLE ADDED COMPENSATION REQUESTED, DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF.

18. IT SHALL BE THE RESPONSIBILITY OF EACH RESPECTIVE CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

19. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OR FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLEY RESPONSIBLE FOR EXECUTION OF THEIR OWN WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

20. SPECIAL ATTENTION IS DRAWN TO THE FACT THAT ARTICLE 105.06 OF THE IDOT STANDARD SPECIFICATIONS REQUIRES THE CONTRACTOR TO HAVE A COMPETENT SUPERINTENDENT ON THE PROJECT SITE AT ALL TIMES IRRESPECTIVE OF THE AMOUNT OF WORK SUBLET. THE SUPERINTENDENT SHALL BE CAPABLE OF READING AND UNDERSTANDING THE PLANS AND SPECIFICATIONS, SHALL HAVE FULL AUTHORITY TO EXECUTE ORDERS TO EXPEDITE THE PROJECT, AND SHALL BE RESPONSIBLE FOR SCHEDULING AND HAVE CONTROL OF ALL WORK AS THE AGENT OF THE CONTRACTOR. FAILURE TO COMPLY WITH THIS PROVISION WILL RESULT IN A SUSPENSION OF WORK AS PROVIDED IN ARTICLE 108.08.

21. ELECTRIC, TELEPHONE, NATURAL GAS, AND OTHER UTILITY COMPANIES MAY HAVE UNDERGROUND AND/OR OVERHEAD SERVICE FACILITIES IN THE VICINITY OF THE PROPOSED WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES AND OTHER UTILITY OWNERS SUCH AS MUNICIPALITY. THE CONTRACTOR SHALL CALL J.U.L.I.E. AT (800)892-0123 FOR UTILITY LOCATIONS ATLEAST 2 WORKING DAYS PRIOR TO START CONSTRUCTION.

22. THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND FEDERAL SAFETY REGULATIONS AS OUTLINED IN THE LATEST REVISIONS OF THE FEDERAL CONSTRUCTION SAFETY STANDARDS (SERIES 1926) AND WITH APPLICABLE PROVISIONS AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS OF THE WILLIAMS STELGER OCCUPATIONAL HEALTH STATE SAFETY ACT OF 1970 (REVISED).

23. PERMITS SHALL BE OBTAINED FROM ALL OUTSIDE GOVERNMENTAL AGENCIES HAVING JURISDICTION (ILLINOIS DEPARTMENT OF TRANSPORTATION, ILLINOIS ENVIRONMENTAL PROTECTION AGENCY) PRIOR TO INITIATION OF CONSTRUCTION ACTIVITY (ANY IEPA APPLICATION FOR CONSTRUCTION SHALL BE COMPLETED AND SUBMITTED TO THE VILLAGE FOR SIGNATURE WITH THE FINAL IMPROVEMENT PLANS.)

24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ADJUSTMENTS BEFORE AND AFTER FINAL INSPECTION, PRIOR TO FINAL ACCEPTANCE BY THE VILLAGE OF ARLINGTON HEIGHTS.

25. THE VILLAGE MUST HAVE SEVENTY-TWO (72) HOURS NOTICE PRIOR THE INITIATION OF CONSTRUCTION ACTIVITY; NO CONSTRUCTION OR GROUND DISTURBANCE (I.E. ANY STRIPPING OF TOPSOIL, TREE REMOVAL OR GRADING OTHER THAN SOIL BORINGS) SHALL COMMENCE PRIOR TO PRE-CONSTRUCTION MEETING. (REFER TO SECTION 4-2.)

26. THE TESTING AND STERILIZATION OF ALL NEW WATER DISTRIBUTION FACILITIES SHALL BE COMPLETED PRIOR TO MAKING WATER SERVICE TAPS.

27. VILLAGE PUBLIC WORKS DEPARTMENT, VILLAGE POLICE DEPARTMENT AND THE FIRE DISTRICT SHALL BE NOTIFIED A MINIMUM OF SEVENTY-TWO (72) HOURS PRIOR TO ROAD OR WATER MAIN SHUTDOWNS, ALL IN ACCORDANCE WITH PRE-CONSTRUCTION MEETING COORDINATION.

28. CONTRACTOR SHALL MAINTAIN PAVEMENT CROSSING CUTS UNTIL FINAL PAVEMENT RESTORATION IS COMPLETE AND ACCEPTED BY THE VILLAGE ENGINEER.

29. A REPRODUCIBLE MYLAR SET (SIGNED AND SEALED BY A PROFESSIONAL ENGINEER) AND TWO (2) DIAZO COPIES OF "RECORD DRAWINGS" SHALL BE SUBMITTED TO THE VILLAGE PRIOR TO ANY FINAL ACCEPTANCE. SAID "RECORD DRAWINGS" SHALL INDICATE THE EXACT FINAL LOCATION AND LAYOUT OF ALL IMPROVEMENTS; INCLUDE VERIFICATION OF ALL BUILDING PAD, TOP OF FOUNDATION, INVERT, RIM AND SPOT GRADE ELEVATIONS; AND INCORPORATE ALL FIELD DESIGN CHANGES APPROVED BY THE VILLAGE.
-
- TYPICAL PAVEMENT SECTION - LINCOLN LANE
N.T.S.
- Ⓐ 2.0\"/>

Ⓑ 2.25\"/>

Ⓒ 5.0\"/>

Ⓓ 4\"/>

Ⓔ COMPACTED SUBGRADE

Ⓕ COMB. CONC. CURB AND GUTTER, TYPE B-6.12

Ⓖ 5\"/>

Ⓗ 4\"/>

TYPICAL PAVEMENT SECTION - BEVERLY LANE
N.T.S.

Ⓐ 1.5\"/>

Ⓑ 1.5\"/>

Ⓒ 6.0\"/>

Ⓓ 4\"/>

Ⓔ COMPACTED SUBGRADE

Ⓕ COMB. CONC. CURB AND GUTTER, TYPE B-6.12

Ⓖ 5\"/>

Ⓗ 4\"/>

TYPICAL PAVEMENT SECTION - WING STREET
N.T.S.

Ⓐ 1.5\"/>

Ⓑ 1.5\"/>

Ⓒ 6.0\"/>

Ⓓ 4\"/>

Ⓔ COMPACTED SUBGRADE

Ⓕ COMB. CONC. CURB AND GUTTER, TYPE B-6.12

Ⓖ 5\"/>

Ⓗ 4\"/>

TYPICAL ALLEY SECTION
N.T.S.

Ⓐ 3\"/>

Ⓑ 7\"/>

Ⓒ 4\"/>

Ⓗ COMPACTED SUBGRADE

TYPICAL PARKING LOT PAVEMENT SECTION
N.T.S.

Ⓐ 3\"/>

Ⓑ 7\"/>

Ⓒ 4\"/>

Ⓗ COMPACTED SUBGRADE

CURB & GUTTER, TYPE B-6.12

ROLLED CURB & GUTTER

THE SURFACE OF THE CURB SHALL NOT BE EXCESSIVELY WEDED PRIOR TO OR DURING FINISHING. THE CONTRACTOR SHALL DISCUSS WITH THE CITY HIS FINISHING METHODS PRIOR TO CONSTRUCTION.

3/4\"/>

TOOLED CONTROL JOINTS OR SAWCUTS SHALL BE MADE EVERY 15'.

SAWCUTS SHALL BE MADE WITHIN TWENTY-FOUR (24) HOURS AND SEALED WITH A CITY APPROVED JOINT SEALANT. JOINTS SHALL BE CLEAN AND DRY PRIOR TO APPLICATION OF SEALANT.

CURB AND GUTTER

TYPICAL MASS GRADE SECTION (TOWNHOME AREA)
N.T.S.

CONTACTS

DEVELOPER:

SURVEYOR:

ENGINEER:

VILLAGE ENGINEER:

PUBLIC WORKS:

M/I HOMES, INC.
400 E DIEHL ROAD, SUITE 230
NAPERVILLE, IL 60563
PHONE: 630-577-5207
FAX: 630-577-5200

BRIAN LOUNSBURY, P.L.S., SURVEYOR
SPACECO INC.
9575 W HIGGINS ROAD, SUITE 700
ROSEMONT, IL 60018
(847) 696-4060

WILLIAM ZALEWSKI, P.E.
SPACECO INC.
9575 W HIGGINS ROAD, SUITE 700
ROSEMONT, IL 60018
(847) 696-4060

VILLAGE OF ARLINGTON HEIGHTS
JAMES J. MASSARELLI, P.E.
3436 KENNICOTT RD.
ARLINGTON HEIGHTS, IL 60005
(847) 368-5250

ARLINGTON HEIGHTS PUBLIC WORKS
DENNIS BOWE
222 NORTH RIDGE AVENUE
ARLINGTON HEIGHTS, IL 60005
(847) 368-5800

IF ANY CONTRACTOR FINDS ANY DISCREPANCIES OR IS UNCLEAR OF THE INTENT OF THESE DESIGN PLANS IT IS THEIR RESPONSIBILITY TO CONTACT THE ENGINEER.

PERMITS

DATE	PERMIT #	AGENCY
19AUG04	008080904	IHPA
30AUG04	0500579	IDNR

TYPICAL SECTIONS AND GENERAL NOTES

ARLINGTON MARKET SUBDIVISION

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

M/I HOMES, INC.
400 E DIEHL ROAD, SUITE 230
NAPERVILLE, IL 60563
Phone: (630) 577-5207
Fax: (630) 577-5200

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2 OF 14

02/12/14

09/27/13

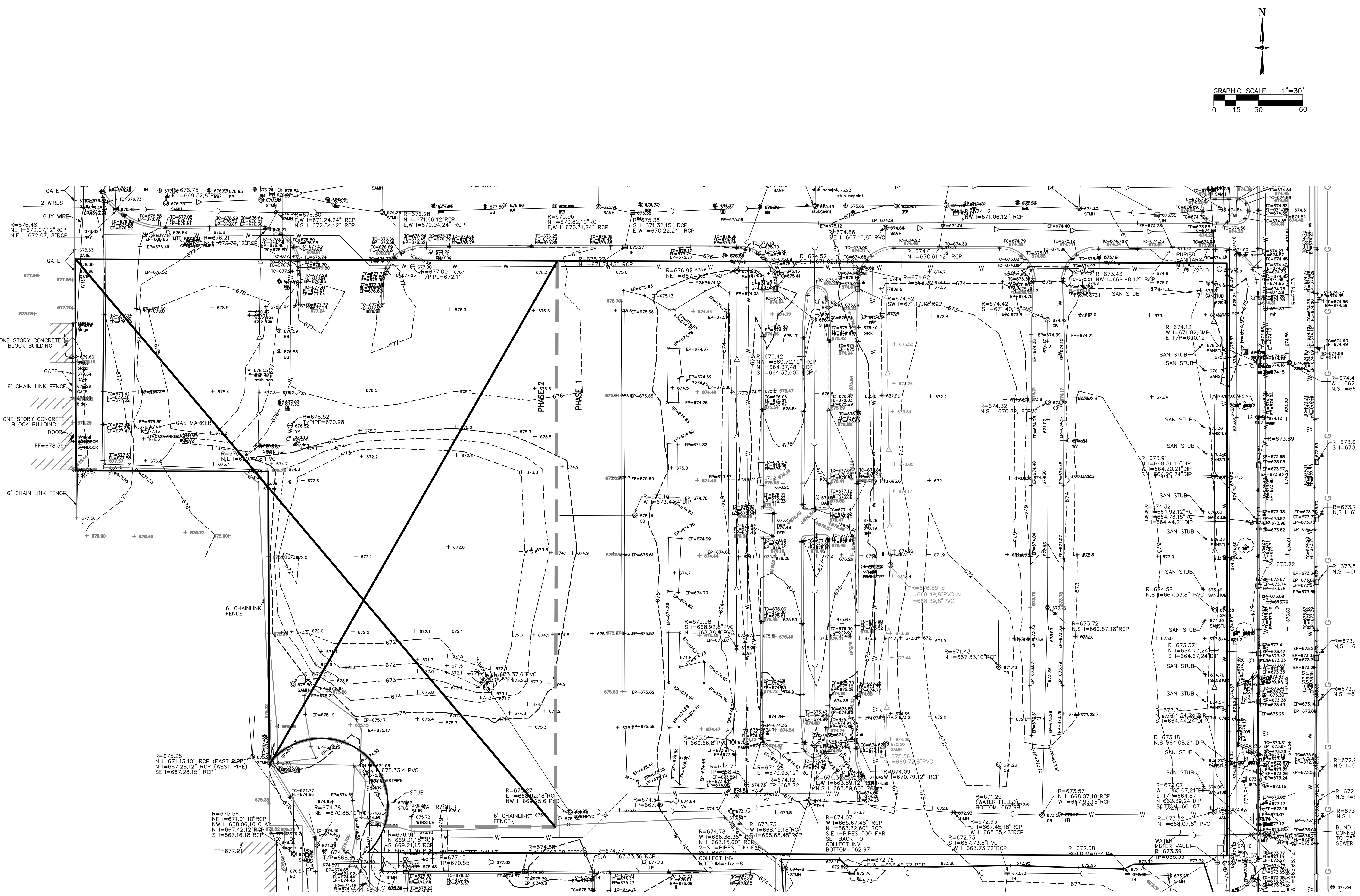
3. REVISED PER VILLAGE

Original Plan Date

No.

Description

Date



EXISTING CONDITIONS

ARLINGTON MARKET SUBDIVISION

ARLINGTON HEIGHTS, ILLINOIS

CONSULTING ENGINEERS

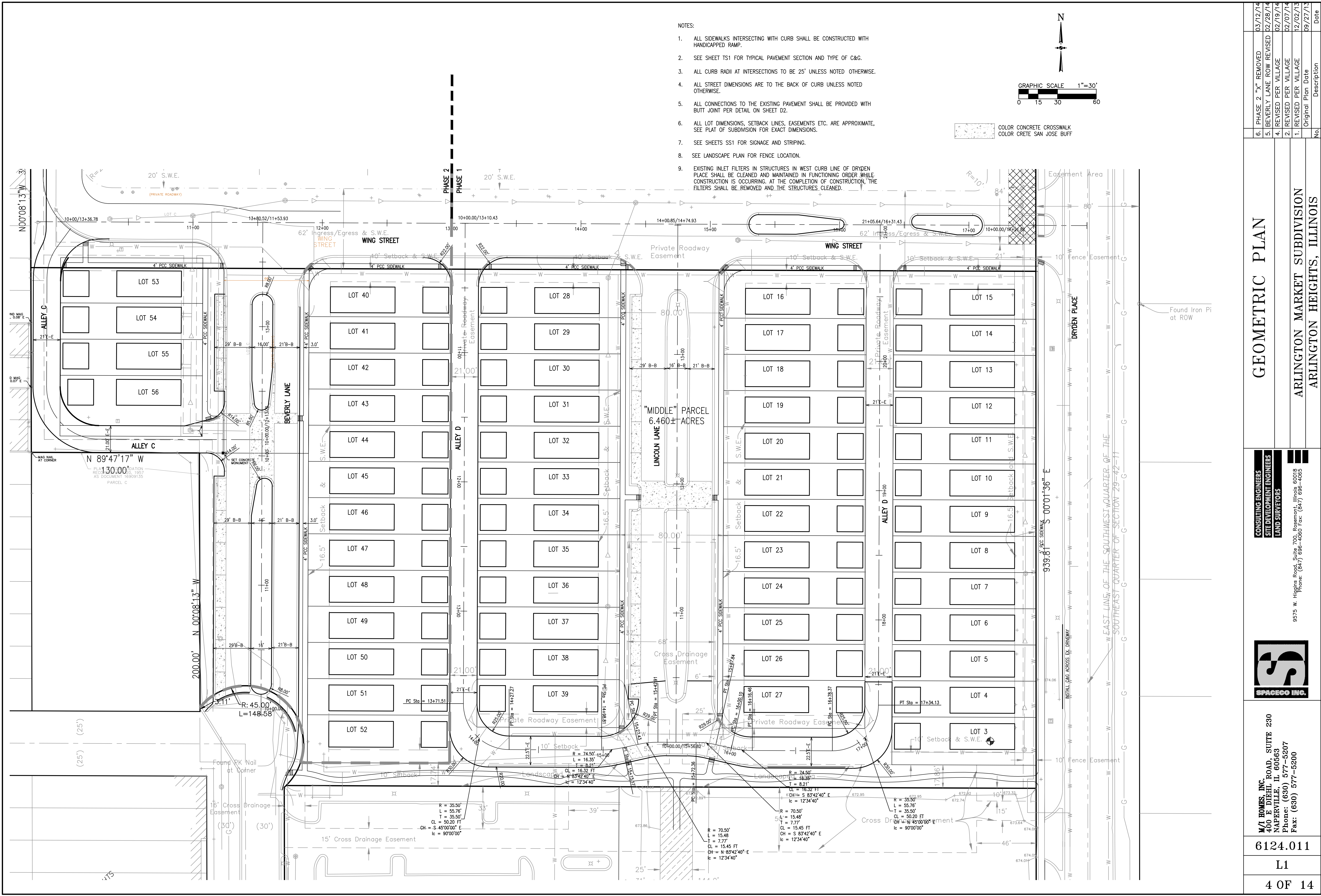
SITE DEVELOPMENT ENGINEERS

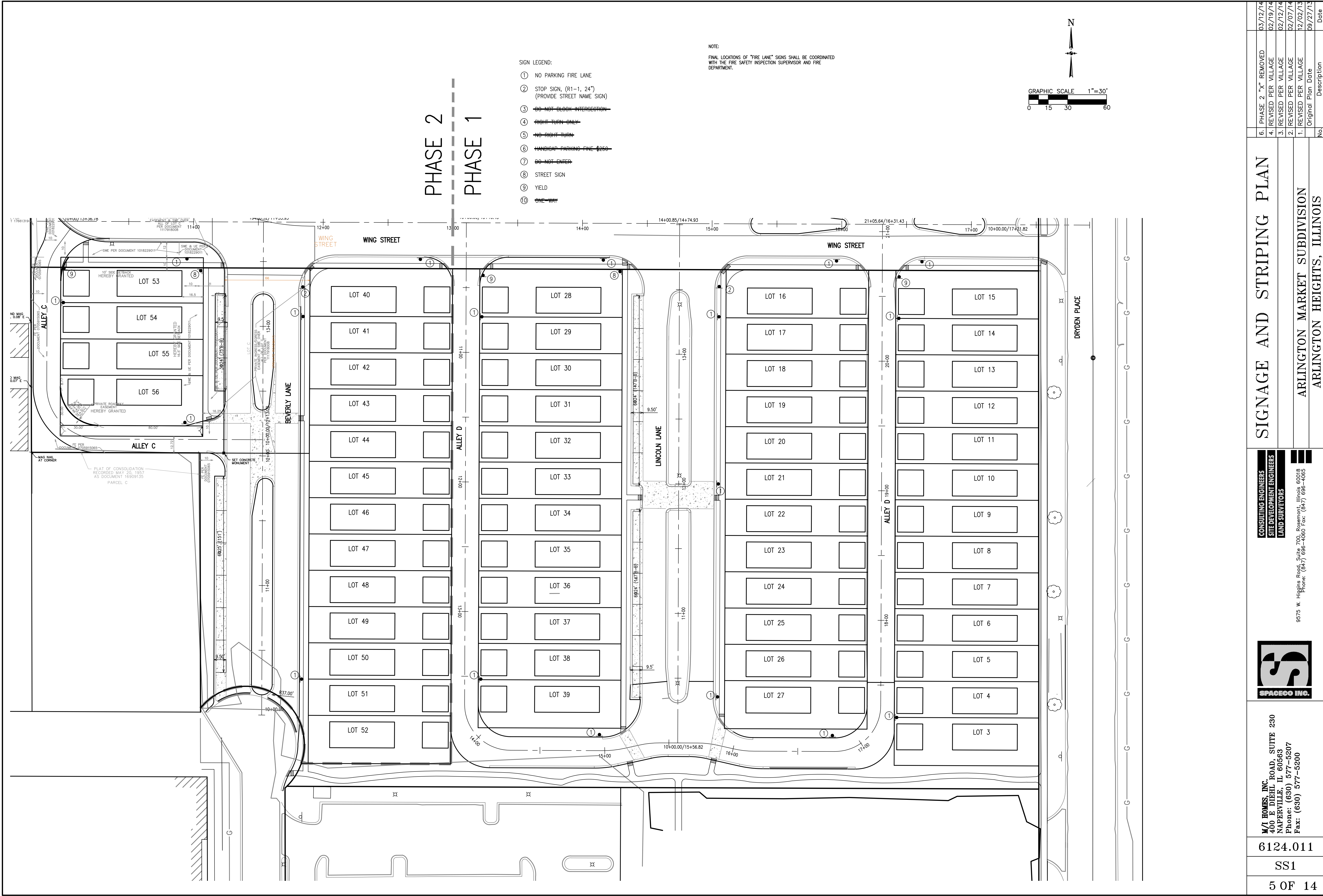
LAND SURVEYORS



M/I HOMES, INC.
400 E DIEHL ROAD, SUITE 230
NAPERVILLE, IL 60563
Phone: (630) 577-5207
Fax: (630) 577-5200

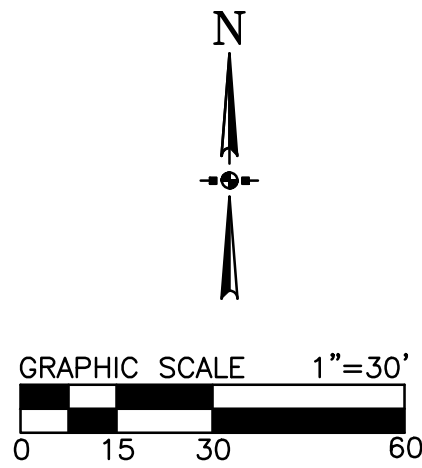
No.	Original Plan Date	Description	Date
1.	REVISED PER VILLAGE		12/02/13
			09/27/13





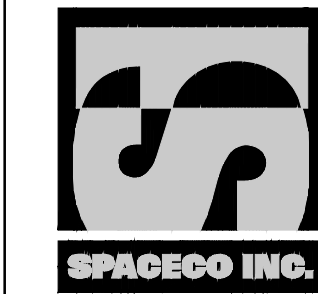
- SIGN LEGEND:
- 1 NO PARKING FIRE LANE
 - 2 STOP SIGN, (R1-1, 24")
(PROVIDE STREET NAME SIGN)
 - 3 ~~DO NOT BLOCK INTERSECTION~~
 - 4 ~~RIGHT TURN ONLY~~
 - 5 ~~NO RIGHT TURN~~
 - 6 ~~HANDICAP PARKING FINE \$250~~
 - 7 ~~DO NOT ENTER~~
 - 8 STREET SIGN
 - 9 YIELD
 - 10 ~~ONE WAY~~

NOTE:
FINAL LOCATIONS OF "FIRE LANE" SIGNS SHALL BE COORDINATED WITH THE FIRE SAFETY INSPECTION SUPERVISOR AND FIRE DEPARTMENT.



SIGNAGE AND STRIPING PLAN

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS



M/I HOMES, INC.
400 E DIEHL ROAD, SUITE 230
NAPERVILLE, IL 60563
Phone: (630) 577-5207
Fax: (630) 577-5200

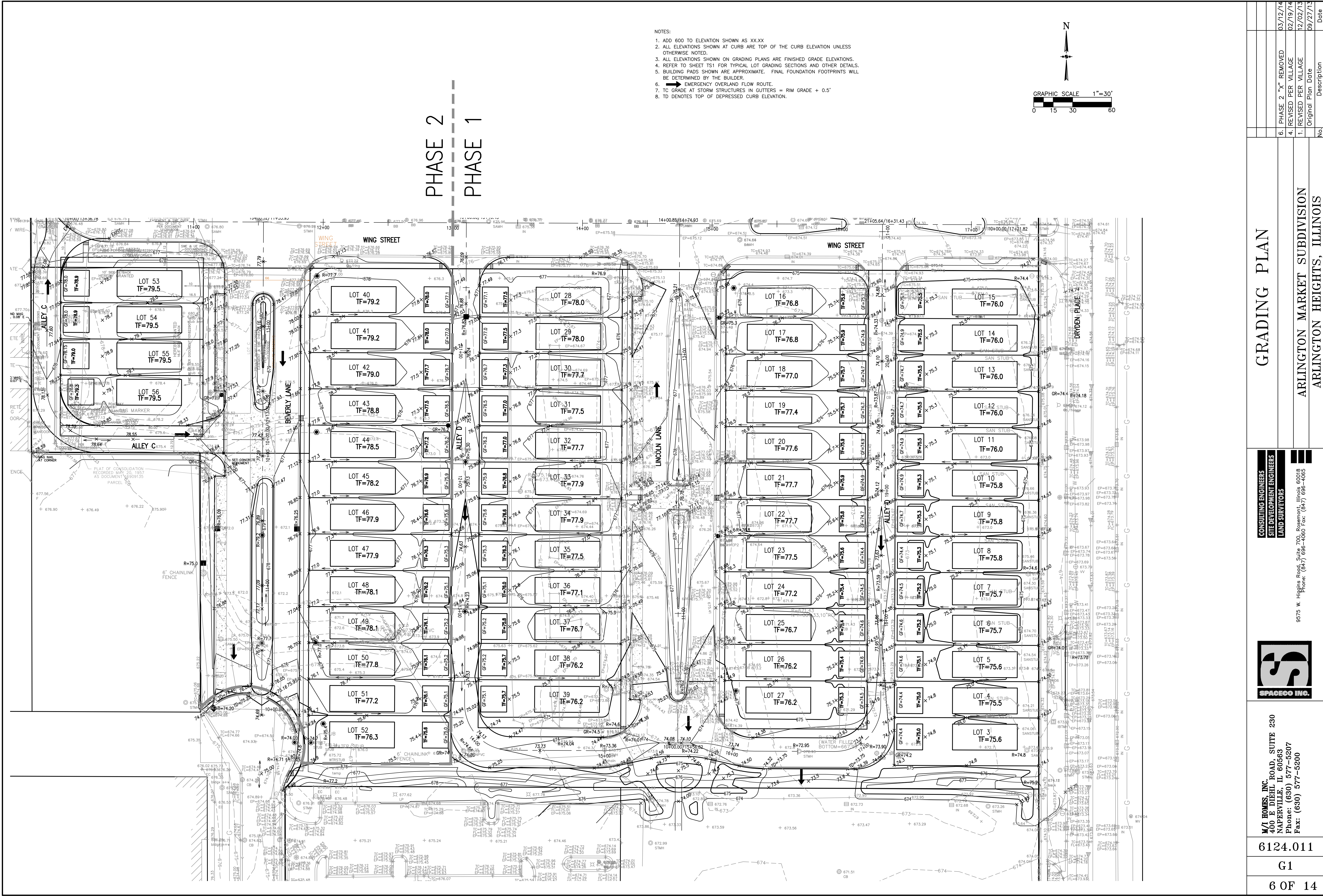
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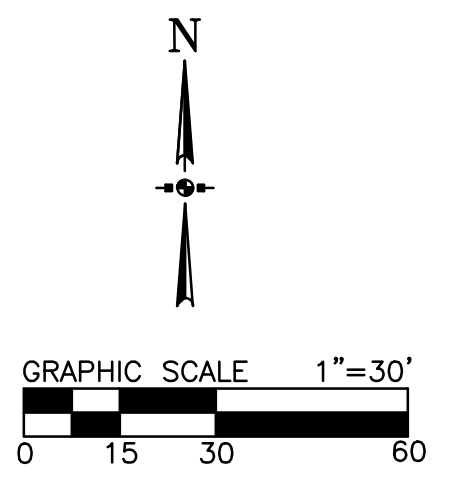
5 OF 14

ARLINGTON MARKET SUBDIVISION
ARLINGTON HEIGHTS, ILLINOIS

No.	Description	Original Plan Date	Date
6.	PHASE 2 "X" REMOVED	03/12/14	
4.	REVISED PER VILLAGE	02/19/14	
3.	REVISED PER VILLAGE	02/12/14	
2.	REVISED PER VILLAGE	02/07/14	
1.	REVISED PER VILLAGE	12/02/13	
	Original Plan Date	09/27/13	



- NOTES:
1. ADD 600 TO ELEVATION SHOWN AS XX.XX
 2. ALL ELEVATIONS SHOWN AT CURB ARE TOP OF THE CURB ELEVATION UNLESS OTHERWISE NOTED.
 3. ALL ELEVATIONS SHOWN ON GRADING PLANS ARE FINISHED GRADE ELEVATIONS.
 4. REFER TO SHEET TS1 FOR TYPICAL LOT GRADING SECTIONS AND OTHER DETAILS.
 5. BUILDING PADS SHOWN ARE APPROXIMATE. FINAL FOUNDATION FOOTPRINTS WILL BE DETERMINED BY THE BUILDER.
 6. → EMERGENCY OVERLAND FLOW ROUTE.
 7. TC GRADE AT STORM STRUCTURES IN GUTTERS = RIM GRADE + 0.5'
 8. ▾ DENOTES TOP OF DEPRESSED CURB ELEVATION.



GRADING PLAN

CONSULTING ENGINEERS

SITE DEVELOPING ENGINEERS

LAND SURVEYORS

M/I HOMES, INC.

400 E DIEHL ROAD, SUITE 230

NAPERVILLE, IL 60563

Phone: (630) 577-5207

Fax: (630) 577-5200

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G1

6 OF 14

ARLINGTON MARKET SUBDIVISION

ARLINGTON HEIGHTS, ILLINOIS

6. PHASE 2 "X" REMOVED

4. REVISED PER VILLAGE

1. REVISED PER VILLAGE

Original Plan Date

No.

Description

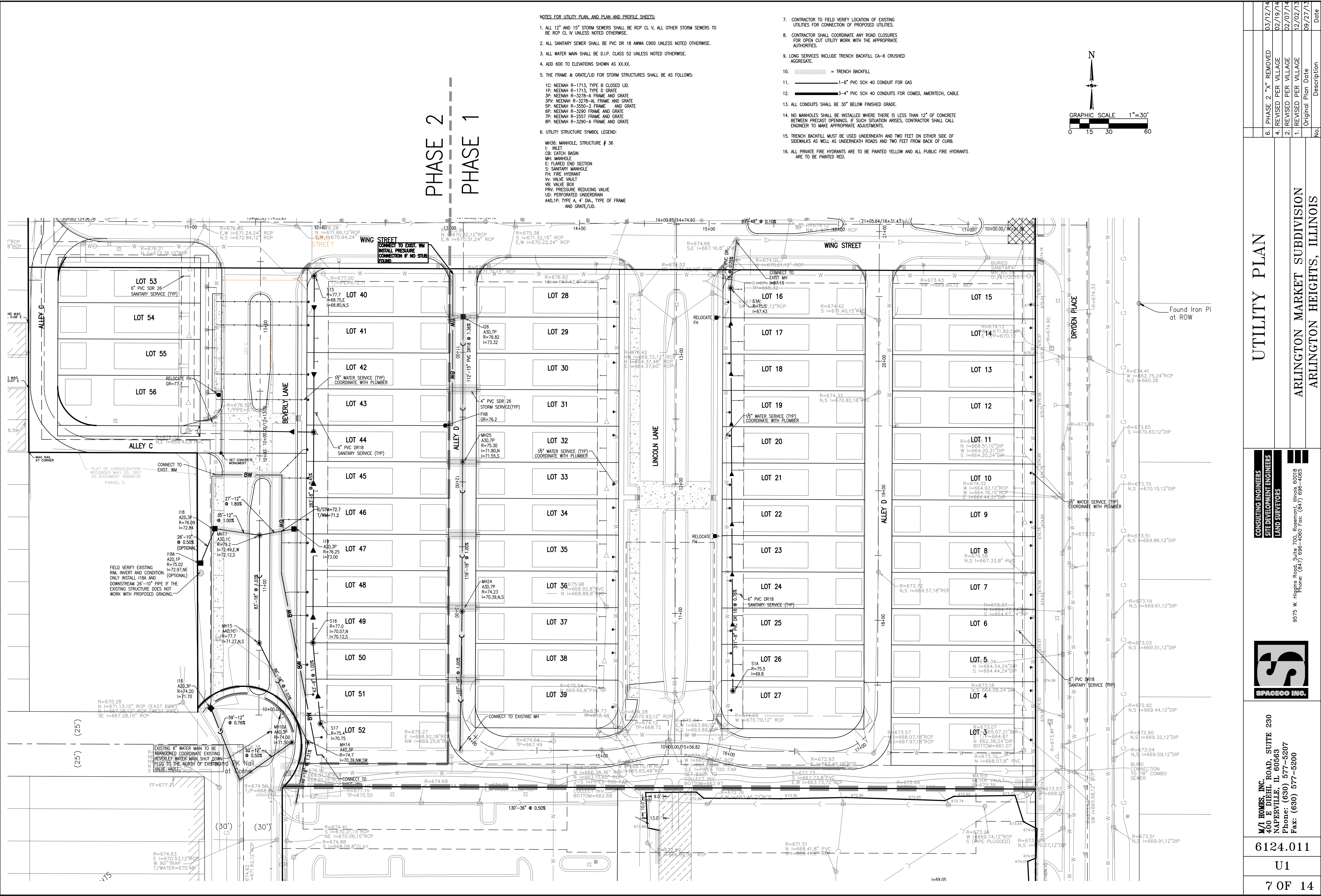
Date

03/12/14

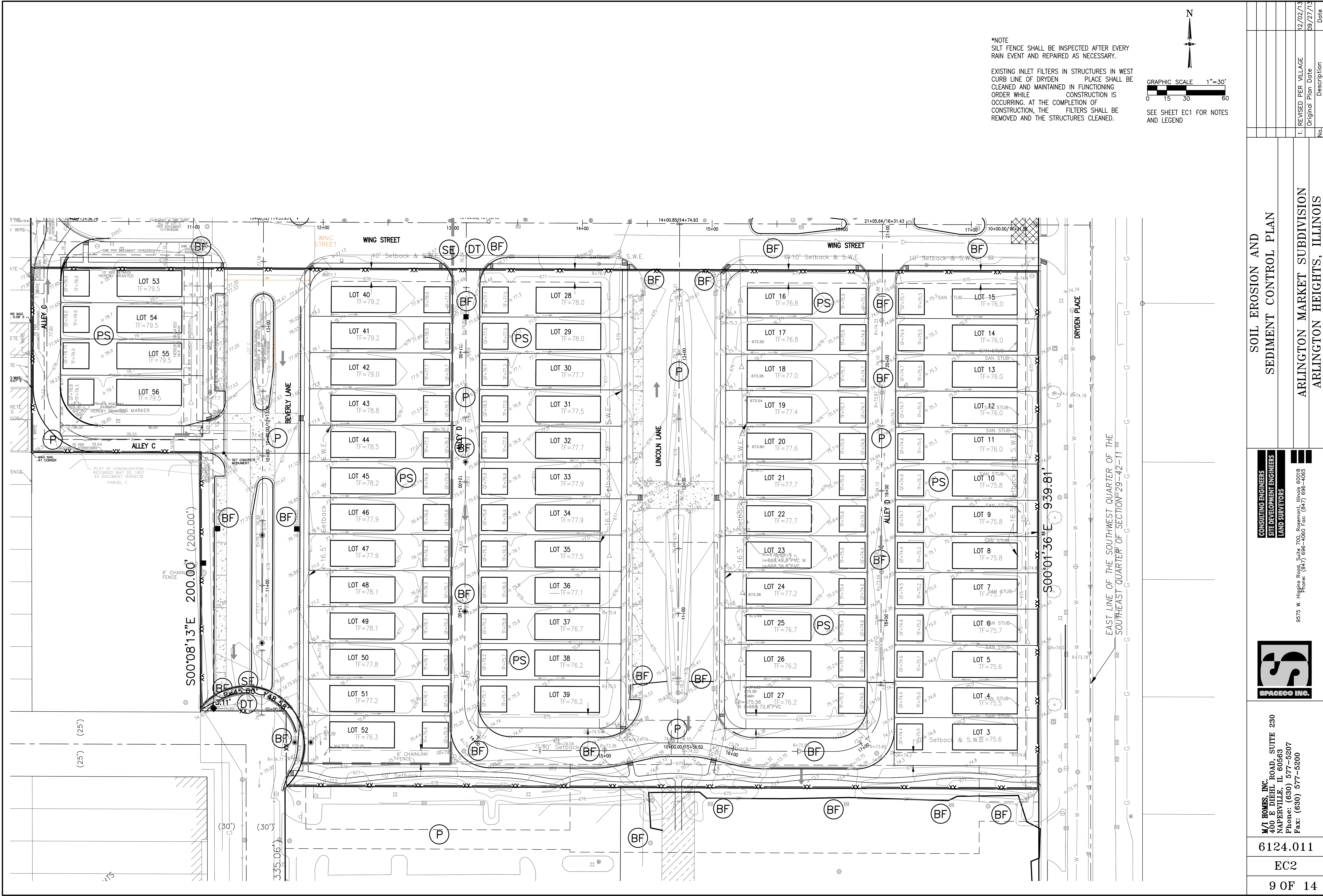
02/19/14

12/02/13

09/27/13



UTILITY PLAN		03/12/14	6. PHASE 2 "X" REMOVED	No.	Date
		02/19/14	4. REVISED PER VILLAGE		
		02/07/14	2. REVISED PER VILLAGE		
		12/02/13	1. REVISED PER VILLAGE		
		09/27/13	Original Plan Date		
ARLINGTON MARKET SUBDIVISION					
ARLINGTON HEIGHTS, ILLINOIS					
CONSULTING ENGINEERS					
LAND SURVEYORS					
M/I HOMES, INC.					
400 E DIEHL ROAD, SUITE 230					
NAPERVILLE, IL 60563					
Phone: (630) 577-5207					
Fax: (630) 577-5200					
6124.011					
U1					
7 OF 14					



SOIL EROSION AND SEDIMENT CONTROL PLAN

ARLINGTON MARKET SUBDIVISION

ARLINGTON HEIGHTS, ILLINOIS

CONSULTING ENGINEERS

SITE DEVELOPMENT ENGINEERS

LAND SURVEYORS

M/I HOMES, INC.

400 E DIEHL ROAD, SUITE 230

NAPERVILLE, IL 60563

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Fax: (630) 577-5200

6124.011

EC2

9 OF 14

1. REVISED PER VILLAGE

Original Plan Date

12/02/13

09/27/13

No.

Description

Date

EARTHWORK		PAVEMENT		D. STABILIZATION PERIOD FOR BITUMINOUS BINDER COURSE:	
1. TOPSOIL EXCAVATION		1. FINE GRADING		THE BINDER COURSE SHALL BE SUBJECT TO ONE WINTER PERIOD OF TRAFFIC AFTER PLACEMENT, BEFORE THE CONSTRUCTION OF THE FINAL SURFACE COURSE IF DIRECTED BY THE DEVELOPER. IN THE EVENT, THE SURFACE COURSE IS HELD UP FOR ONE WINTER SEASON OR A YEAR, THE BINDER COURSE SHALL BE PROOF ROLLED PER VILLAGE ORDINANCE PRIOR TO PLACING SURFACE COURSE. ANY UNSUITABLE OR DAMAGED SUBGRADE, BASE COURSE AND BINDER COURSE SHALL BE REMOVED AND REPLACED TO THE SATISFACTION OF THE VILLAGE ENGINEER.	
A. EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS THAT WILL REQUIRE EARTH EXCAVATION OR COMPACTED EARTH FILL MATERIAL, IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS.		A. PRIOR TO THE CONSTRUCTION OF THE CURB AND GUTTER AND THE PLACEMENT OF THE BASE MATERIAL, THE STREETS SHALL BE FINE GRADED TO WITHIN 0.1 FEET OF FINAL SUBGRADE ELEVATION, TO A POINT TWO (2) FEET BEYOND THE BACK OF CURB.		E. BITUMINOUS CONCRETE SURFACE COURSE.	
B. PLACEMENT OF THE EXCAVATED MATERIAL IN OWNER DESIGNATED AREAS FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED, AND THOSE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL.		A. ALL CURB AND GUTTER SHALL BE AS SHOWN ON THE PLANS. ALL CURB AND GUTTER SHALL BE CONTINUOUSLY REINFORCED, 6 BAG MIX, CLASS "SI", 4000 PSI, PORTLAND CEMENT CONCRETE; 8 CYLINDERS REQUIRED PER DAY, TESTED ON THE 7th AND 14th DAYS.		PRIOR TO CONSTRUCTION OF THE FINAL BITUMINOUS SURFACE COURSE ON PREVIOUSLY CONSTRUCTED BITUMINOUS BINDER COURSES SUBJECT TO EXTEND TRAFFIC USE, A BITUMINOUS TACK COAT SHALL BE APPLIED TO SAID BITUMINOUS BINDER COURSE SURFACE.	
C. ALL STOCKPILES SHALL BE WRAPPED WITH SILT FILTER FENCE.		B. THE CURBS SHALL BE BACKFILLED AFTER THEIR CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE.		THE BITUMINOUS CONCRETE SURFACE COURSE SHALL BE PER TYPICAL SECTION ON SHEET TS1 CONSTRUCTED ON PREVIOUSLY PLACED BITUMINOUS BINDER COURSE. THE WORK AND MATERIALS SHALL CONFORM TO APPLICABLE PROVISIONS OF SECTION 405 OR SECTION 406 OF THE STANDARD IDOT SPECIFICATIONS. THE MINIMUM THICKNESS OF THE FINAL COMPLETED BITUMINOUS SURFACE COURSE, AS MEASURED AT ANY POINT ON THE PAVEMENT SURFACE, SHALL BE AS DETAILED ON THE PLANS.	
D. PADS MUST BE COMPLETED PRIOR TO PLACING TOPSOIL STOCKPILE.		C. THE CA-6 STONE BASE UNDER CURB AND GUTTER SHALL BE CONSIDERED INCIDENTAL.			
2. EARTH EXCAVATION		D. THE CURB CONTRACTOR SHALL MARK STAMP S AND W FOR SANITARY AND WATER SERVICES.			
A. EXCAVATION OF EARTH AND OTHER MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.1 FEET +/- OF THE PLAN SUBGRADE ELEVATIONS. THE +/- TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIALS SHALL "BALANCE" AS PART OF THE FINE GRADING OPERATION.		3. PAVEMENT		SOIL EROSION AND SEDIMENTATION CONTROL	
B. PLACEMENT OF THE EARTH AND OTHER SUITABLE MATERIALS SHALL BE WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS TO WITHIN A TOLERANCE OF 0.1 FEET +/--. THE FILL MATERIAL SHALL BE PLACED IN LOOSE LIFTS THAT SHALL NOT EXCEED EIGHT (8) INCHES IN THICKNESS, AND THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE REQUIRED COMPACTION. EARTH MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE SITE NOT REQUIRING STRUCTURAL FILL, TO WITHIN SIX (6) INCHES OF THE PLAN FINISHED GRADE ELEVATION. IN AREAS REQUIRING STRUCTURAL FILL, HOWEVER, THE EARTH MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIALS.		A. THE PAVEMENT MATERIALS SHALL BE AS DETAILED ON THE ENGINEERING PLANS. THICKNESSES SPECIFIED SHALL BE CONSIDERED TO BE THE MINIMUM COMPACTED THICKNESS.		The Contractor shall provide Soil Erosion and Sedimentation Control in accordance with the "Procedures and Standards for Soil Erosion and Sedimentation Control in Northeastern Illinois" (revised July, 1988) prepared by the Northeastern Illinois Erosion and Sedimentation Control Steering Committee and Illinois Environmental Protection Agency's "Standards and Specifications for Soil Erosion and Sedimentation Control" (latest edition) and in accordance with the plans.	
C. COMPACTION OF THE EARTH AND OTHER SUITABLE MATERIALS, SHALL BE TO AT LEAST 95% OF THE MODIFIED PROCTOR DRY DENSITY WITHIN PROPOSED PAVEMENT AND BUILDING PAD AREAS, SIDEWALK, ETC., MODERATE COMPACTION IS REQUIRED IN NON-STRUCTURAL FILL AREAS.		4. GENERAL		SOIL STABILIZATION	
3. UNSUITABLE MATERIAL		THE PAVING CONTRACTOR SHALL:		1. Topsoil and Vegetative Cover – Strip topsoil and remove existing vegetation. Stockpile on-site (for reuse) at location designated.	
A. UNSUITABLE MATERIAL SHALL BE CONSIDERED AS MATERIAL WHICH IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION, AND IF IT IS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND THE PROPOSED SUBGRADE ELEVATION IT SHALL BE REMOVED AND REPLACED WITH SELECT GRANULAR MATERIAL APPROVED BY THE SOILS ENGINEER. THE DECISION TO REMOVE SAID MATERIAL, AND TO WHAT EXTENT, SHALL BE MADE BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.		A. REPAIR ANY BASE COURSE AND BINDER COURSE FAILURES PRIOR TO THE INSTALLATION OF THE FINAL BITUMINOUS CONCRETE SURFACE COURSE.		2. Temporary Seeding – Temporary seeding shall be provided within 15 days to any disturbed areas that are scheduled to remain denuded for longer than 15 days.	
4. THE GRADING CONTRACTOR SHALL:		B. SWEEP CLEAN THE BINDER COURSE PRIOR TO THE INSTALLATION OF THE FINAL BITUMINOUS CONCRETE SURFACE COURSE. ANY DAMAGE TO THE BINDER COURSE SHALL BE REPAIRED BY THE CONTRACTORS AT NO ADDITIONAL COST TO THE OWNER.		3. Permanent Seeding – Immediately following finish grading and topsoil placement install seeding or sod in areas as designated on plans.	
A. MAINTAIN POSITIVE DRAINAGE AT ALL TIMES DURING THE COURSE OF CONSTRUCTION, AND PREVENT STORMWATER FROM RUNNING INTO OR STANDING IN ALL PROJECT AREAS.		C. PERMIT THE BITUMINOUS CONCRETE BINDER COURSE TO WEATHER ONE (1) WINTER SEASON PRIOR TO THE INSTALLATION OF THE BITUMINOUS CONCRETE SURFACE COURSE UNLESS OTHERWISE SPECIFIED BY THE VILLAGE ENGINEER OR OWNER.		4. Paved Areas – Install the aggregate base as soon as possible in the construction sequence to provide required stabilization.	
B. SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.		5. TESTING AND FINAL ACCEPTANCE		5. Slope Protection – Protect seeding on steep slopes with mulch, excelsior blanket, or equal.	
C. SCARIFY AND COMPACT TO THE DEGREE SPECIFIED THE UPPER TWELVE (12) INCHES OF THE SUITABLE SUBGRADE MATERIAL, IN ALL AREAS THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT. THIS APPLIES TO CUT AREAS AS WELL AS FILL AREAS.		A. PRIOR TO THE PLACEMENT OF THE BASE COURSE, THE SUBGRADE MUST BE PROOF ROLLED AND INSPECTED FOR UNSUITABLE SUBGRADE LOCATIONS. IF UNSUITABLE SUBGRADE IS ENCOUNTERED, IT SHALL BE REMOVED AND REPLACED WITH GRANULAR MATERIAL AND APPROVED BY THE OWNER OR HIS REPRESENTATIVE. THE SUBGRADE SHALL HAVE MINIMUM I.B.R. VALUE OF 3.0. IF THE SUBGRADE SUPPORT VALUE OF 3.5 OR LESS IS ENCOUNTERED OR SILT CONTENT IS 10% OR MORE, THEN PAVEMENT FABRIC TREVIRA (S1115) OR APPROVED EQUAL SHALL BE USED.		SEDIMENT CONTROL	
D. PROVIDE WATER TO ADD TO DRY MATERIAL IN ORDER TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.		B. PRIOR TO PLACEMENT OF THE BITUMINOUS CONCRETE SURFACE COURSE THE CONTRACTOR, WHEN REQUIRED, SHALL OBTAIN SPECIMENS OF THE BINDER COURSE WITH A CORE DRILL WHERE DIRECTED, FOR THE PURPOSE OF THICKNESS VERIFICATION, IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION".		1. Adjacent Property – Protect adjacent property from sediment deposition by preserving a vegetated buffer strip or by sediment barriers or filters at the lower perimeter of the lot.	
E. BACKFILL THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL.		C. FINAL ACCEPTANCE OF THE TOTAL PAVEMENT INSTALLATION SHALL BE SUBJECT TO THE TESTING AND CHECKING REQUIREMENTS CITED ABOVE.		2. Sedimentation control shall be provided in all areas around the perimeter of all stockpile areas.	
F. BE RESPONSIBLE FOR IMPLEMENTATION OF THE "SOIL EROSION AND SEDIMENTATION CONTROL MEASURES" AS DESCRIBED ON THE PLANS.		D. ALL SUBGRADE, CONCRETE, BASE, BINDER, AND SURFACE COURSE TEST RESULTS SHALL BE SUBMITTED TO THE VILLAGE WITHIN 7 DAYS OF THE CONSTRUCTION.		3. Storm Sewer Inlet Protection – During construction filter sediment laden water through straw bales and filter fabric before it enters newly constructed storm sewer.	
G. LIME STABILIZATION OF THE SUBGRADE MATERIAL IF REQUIRED BY THE SOILS ENGINEER.		6. METHOD OF MEASUREMENT		4. Straw bales shall be installed as ditch checks and staked in place at 250 lineal feet maximum spacing in all swales.	
5. TESTING AND FINAL ACCEPTANCE		A. CURB AND GUTTER, AND BASE COURSE SHALL BE MEASURED IN THE FIELD BY THE CONTRACTOR. THE QUANTITIES SHALL BE SUBMITTED TO THE ENGINEER FOR VERIFICATION WHEN REQUESTED BY THE OWNER.		5. Construction Access – Construction traffic shall enter and leave site at a designated access. Provisions shall be made to minimize the transport of sediment (mud) by runoff or vehicle tracking onto state highways or local streets. If necessary, state highways or local streets shall be cleaned daily at the end of each work day or as required to keep mud and/or other debris off of any highway or street.	
A. THE CONTRACTOR SHALL PROVIDE AS A MINIMUM, A FULLY LOADED TRUCK PER VILLAGE STANDARDS FOR PROOF ROLLING THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND THE BASE MATERIAL. THIS SHALL BE WITNESSED AND APPROVED BY VILLAGE ENGINEER. A LOADED GROSS WEIGHT TRUCK TICKET MUST BE PROVIDED AT THE TEST.		B. WHEN REQUESTED BY THE OWNER, DOCUMENTATION FOR THE INSTALLED BASE COURSE, BITUMINOUS CONCRETE BINDER, AND SURFACE COURSE, SHALL BE SUBMITTED TO THE ENGINEER FOR VERIFICATION. AS REQUIRED BY THE VILLAGE, THE CONTRACTOR SHALL OBTAIN SPECIMENS OF THE BITUMINOUS CONCRETE WITH A CORE DRILL WHERE DIRECTED, IN ORDER TO CONFIRM THE PLAN THICKNESS. DEFICIENCIES IN THICKNESS SHALL BE ADJUSTED FOR BY THE METHOD DESCRIBED IN THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION".		6. Removal of Control Measures – Dispose of all temporary erosion and sediment control measures within 30 days after final site stabilization is achieved.	
6. ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL APPROVED BY THE SOILS CONSULTANT, AND PROOF ROLLING SHALL BE PERFORMED AGAIN UNTIL THE SUBGRADE IS APPROVED BY THE VILLAGE ENGINEER.		7. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING, WARNING DEVICES AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE ILLINOIS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION AND IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE VILLAGE OF ARLINGTON HEIGHTS.		GENERAL	
7. THE WORK AREAS SHALL BE POSITIVELY DRAINED DURING CONSTRUCTION. FINAL GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION AND TRAFFIC.		8. FLEXIBLE PAVEMENT REQUIREMENTS.		1. BEFORE STARTING CLEARING AND SITE GRADING WORK, A CONSTRUCTION ENTRANCE AND SILT FENCE SHALL BE INSTALLED AS SHOWN ON THE PLANS.	
8. THE EXCAVATION FOR PIPE INSTALLATION SHALL BE KEPT DRY AT ALL TIMES DURING PIPE PLACEMENT. APPROPRIATE FACILITIES TO MAINTAIN THE DRY TRENCH SHALL BE PROVIDED BY THE CONTRACTOR AND THE COST OF SUCH SHALL BE INCIDENTAL TO THE UNIT PRICE BID FOR THE ITEM. PLANS FOR THE SITE DEWATERING, IF EMPLOYED, SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER PRIOR TO IMPLEMENTATION. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR DEWATERING DURING CONSTRUCTION.		A. AGGREGATE BASE.		2. THE CONSTRUCTION ENTRANCE TO THE SITE SHALL BE STABILIZED WITH GRAVEL PRIOR TO BEGIN ANY WORK ON THE SITE. THE ENTRANCE SHALL BE MAINTAINED PERIODICALLY FOR ITS EFFECTIVENESS TO REMOVE DIRT WHICH COULD LEAVE THE SITE BY CONSTRUCTION VEHICLES.	
STORM SEWER		AFTER APPROVAL OF THE SUBGRADE BY THE VILLAGE ENGINEER, THE AGGREGATE BASE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 301 OF THE IDOT STANDARD SPECIFICATIONS FOR TYPE A OR TYPE B CONSTRUCTION. THE MATERIAL SHALL BE CRUSHED LESTONE CONFORMING TO CA-6 GRADATION. THE COMPACTED BASE COURSE THICKNESS SHALL BE AS CALCULATED BY THE ABOVE STATED METHOD WITH THE MINIMUM THICKNESS AS SHOWN ON PLANS. THE AGGREGATE BASE COURSE MATERIAL SHALL BE COMPACTED TO NOT LESS THAN 95% OF THE MODIFIED PROCTOR DENSITY. DURING CONSTRUCTION OF THE AGGREGATE BASE COURSE, NUCLEAR COMPACTION DENSITY TESTS SHALL BE MADE AS DIRECTED BY THE VILLAGE ENGINEER TO VERIFY THAT THE REQUIRED COMPACTED DENSITY IS ACHIEVED. ALSO, THE AGGREGATE BASE COURSE SHALL BE PROOF-ROLLED ONE DAY PRIOR TO CONSTRUCTION OF THE BINDER COURSE WITH A FULLY LOADED TANDOM AXLE TRUCK PER VILLAGE ORDINANCE.		3. SILT FILTER FENCE SHALL BE PLACED AS SHOWN ON THE PLANS AND AS DIRECTED BY THE VILLAGE'S ENGINEERING INSPECTOR TO PREVENT SEDIMENT FROM LEAVING THE SITE.	
1. ALL STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS AND THE SUBDIVISION ORDINANCE OF THE VILLAGE OF ARLINGTON HEIGHTS.		IF THE BASE COMPACTION TESTING AND PROOF-ROLLING INDICATE UNSTABLE BASE AREAS, THEN SAID UNSTABLE BASE AREAS ALONG WITH ANY UNSTABLE SUBGRADE SHALL BE REMOVED AND REPLACED WITH ACCEPTABLE COMPACTED BASE COURSE MATERIAL. RETESTING WILL BE REQUIRED UNTIL APPROVED BY THE VILLAGE ENGINEER.		4. STACKED STRAW BALES SHALL BE INSTALLED AND MAINTAINED AROUND THE INLETS AND CATCH BASINS AS SHOWN ON THE PLANS.	
2. UNLESS OTHERWISE NOTED ON THE PLANS, ALL STORM SEWERS SHALL BE REINFORCED CONCRETE CULVERT PIPE, ASTM C 76. THE JOINTS SHALL BE "O" RING JOINTS CONFORMING TO ASTM C-443 ALL UNDERDRAINS SHALL BE ADS N-12 OR APPROVED EQUAL		B. BITUMINOUS PRIME COAT.		5. THE EARTHWORK CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES.	
3. ALL SUMP-PUMP AND FOOTING DRAINS SHALL BE DISCHARGED TO THE STORM SEWER SYSTEM.		PRIOR TO CONSTRUCTION OF THE BITUMINOUS BINDER COURSE, THE COMPLETED AGGREGATE BASE COURSE SHALL BE PRIMED WITH A BITUMINOUS MATERIAL, MC-30 OR AN APPROVED EQUAL, AT A MINIMUM APPLICATION RATE OF .30 GALLONS PER SQUARE YARD.		6. THE CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES WEEKLY AND AFTER ANY STORM EVENT IN EXCESS OF 1/2". A INSPECTION REPORT SHALL BE FILLED OUT EACH TIME AND SHALL BE KEPT ON SITE AT ALL TIMES.	
4. MANHOLE, CATCH BASIN AND INLET BOTTOMS SHALL BE PRECAST CONCRETE SECTIONAL UNITS OR MONOLITHIC CONCRETE. MANHOLES AND CATCH BASINS SHALL BE 4' IN DIAMETER UNLESS OTHERWISE SPECIFIED ON THE PLANS. A MAXIMUM OF EIGHT (8) INCHES OF ADJUSTING RINGS SHALL BE USED TO ADJUST FRAME ELEVATIONS. THE ADJUSTING RINGS SHALL BE SET IN BUTYL ROPE.		C. BITUMINOUS CONCRETE BINDER COURSE.			
		THE BITUMINOUS CONCRETE BINDER COURSE SHALL BE PER THE TYPICAL SECTION ON SHEET TS1 CONFORMING TO ARTICLE 406.12 OF THE IDOT STANDARD SPECIFICATIONS. ALL WORK AND MATERIALS SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE PROVISIONS OF SECTION 406 OF THE IDOT STANDARD SPECIFICATIONS. THE MINIMUM THICKNESS OF THE COMPLETED BITUMINOUS BINDER COURSE, AS MEASURED AT ANY POINT ON THE PAVEMENT SURFACE, SHALL BE AS DETAILED ON THE PLANS.			

SPECIFICATIONS – 1

ARLINGTON MARKET SUBDIVISION

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

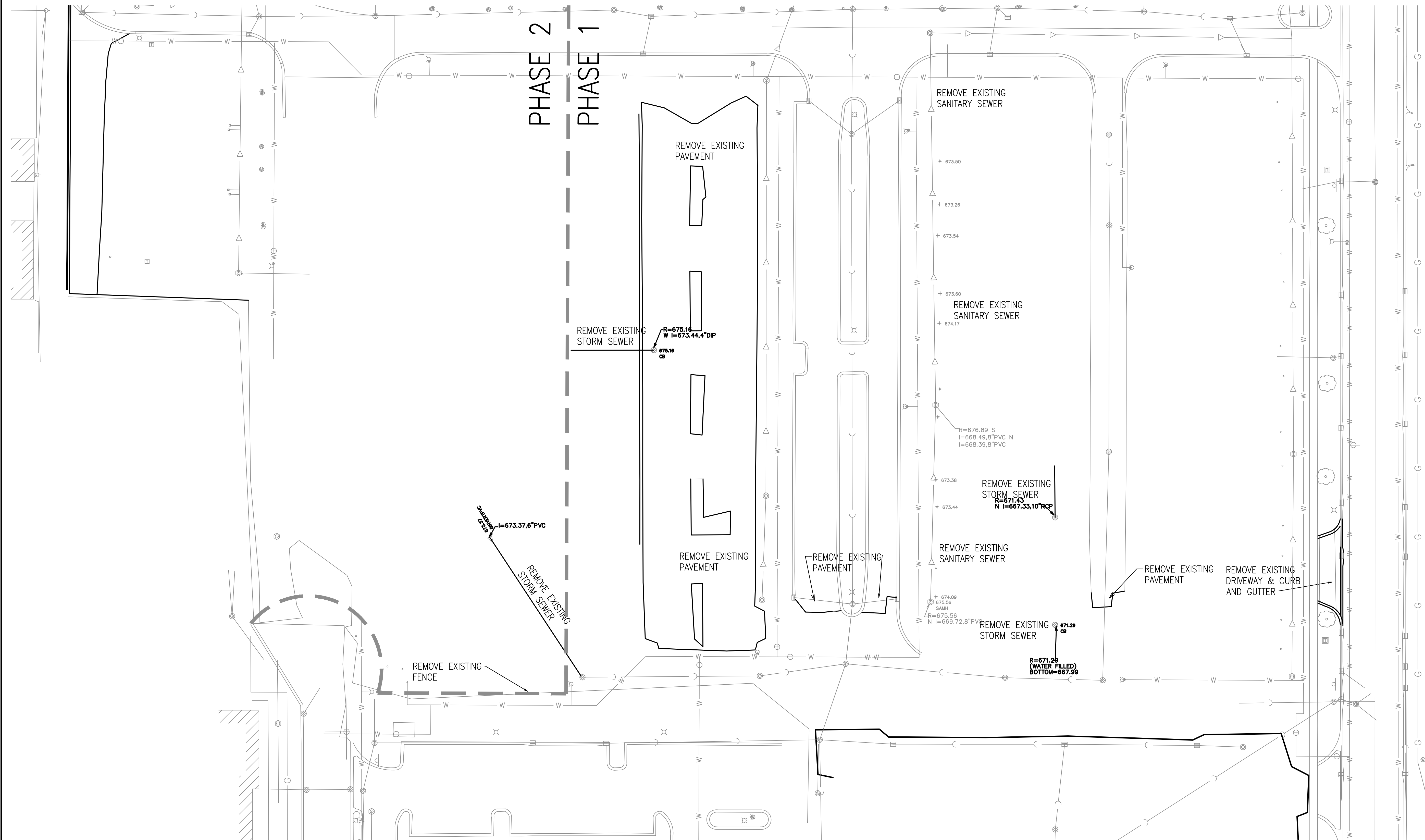


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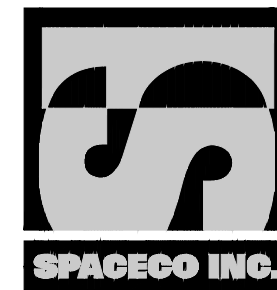
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NOTE:
PRIOR TO ANY REMOVAL OF WATER, SANITARY
SEWER OR STORM SEWER, COORDINATE WITH JEFF
MUSINSKI (847-368-5800) AT THE ARLINGTON
HEIGHTS PUBLIC WORKS DEPARTMENT TO VERIFY
LINES DO NOT SERVE ANY OTHER OWNERS.

DEMOLITION PLAN



6124.011

No.	Description	Date
2.	REVISED PER VILLAGE	02/07/14
1.	REVISED PER VILLAGE	12/02/13
	Original Plan Date	09/27/13

PLAN COMMISSION PROJECT TIMELINE

Project Name: Arlington Market
 PC Number: 14-001
 Location: NWC of Dryden Ave and Kensington Road
 Requested Action:

1. An amendment to an existing Planned Unit Development (PUD) to allow certain modifications to a previously approved plan including modifications to previously approved variations from Chapter 28 of the Arlington Heights Municipal Code and to allow four single family lots where six townhouse units had previously been approved;
2. A Preliminary/Final Plat of Resubdivision to divide 9-lots (6 lots for the town homes + 3 lots for the roadway network and open space) into 6 lots (4 single family lots and 2 lots for the roadway network and open space).
3. Multiple Variations from the Arlington Heights Municipal Code

	Date	# of Business Days
Preliminary Meeting	11/18/13	
Awaiting Petitioner Plat and Sub Submittal	01/15/14	37
Plat and Sub Committee Meeting	01/22/14	4
Awaiting Petitioner PC Application	01/24/14	2
Plan Commission Application Submittal Date	01/24/14	
1 st Round Department Comments	02/05/14 & 02/11/14	8 & 12
Petitioner's Response to 1 st Round Comments	02/20/14	7 & 11
2 nd Round Department Comments		
Petitioner's Response to 2 nd Round Comments		
Public Hearing Notification	02/11/14	
Plan Commission Hearing	02/26/14	23 days from application date
Village Board	04/07/14* 04/21/14	28* 10

Note: *Developer has been awaiting NICOR Gas to sign the Plat of Resubdivision therefore the project was not previously forwarded to the Board.

Legal notice; State Statue requires 15 to 30 days notice.



Item: St. Viator High School - 1213 E. Oakton St. - PC14-002

Department: Planning & Community Development

BACKGROUND

An amendment to Special Use Ordinances 95-087, 00-011, 03-042, 11-058 to allow the demolition of the existing cafeteria and the construction of a new cafeteria with a buildings and grounds garage.

A variation from Chapter 28, Section 5.3-2, Floor Area Ratio, Building Coverage, Height, to allow an increase to the maximum allowable building height in an R-3 district from 25' to 27' - 8" for the proposed addition.

A variation from Chapter 28, Section 6.5 to allow a 22' - 3" tall, 3,175 square foot accessory structure, which exceeds the maximum height and area.

A variation from Chapter 28, Section 6.12 to waive the requirement to submit a traffic and parking study by a certified traffic engineer.

A variation from Chapter 28, Section 5.1-3.6 and 5.4 Required Minimum Yards, to allow a reduction to the required east side yard from 62' - 6" to 46' - 2".

RECOMMENDATION

Commissioner Drost moved and Commissioner Jensen seconded:

A motion to recommend to the Village Board of Trustees approval of PC#14-002, an Amendment to Special Use Ordinances 95-087, 00-011, 03-042, and 11-058, to allow the demolition of the existing cafeteria and the construction of a new cafeteria with a buildings and grounds garage; a Variation from Chapter from Chapter 28, Section 5.3-2, Floor Area Ratio, Building Coverage, Height, to allow an increase to the maximum allowable building height in an R-3 District from 25 feet to 27 feet 8 inches for the proposed addition; a Variation from Chapter 28, Section 6.5, to allow a 22-foot-3-inch tall, 3,175 square-foot accessory structure which exceeds the maximum height and area; a Variation from Chapter 28, Section 6.12, to waive the requirement to submit a traffic and parking study by a certified traffic engineer; and a Variation from Chapter 28, Section 5.1-3.6 and 5.4, Required Minimum Yards, to allow a reduction to the required east side yard from 62 feet 6 inches to 46 feet 2 inches.

This approval is contingent upon compliance with the recommendation of the Plan Commission and the following recommendations detailed in the Staff Development Report dated April 3, 2014:

1. The temporary parking lot shall be removed once construction has been completed.
2. Compliance with the Design Commission motion dated 1/14/14.
3. The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.

Roll Call Vote: Commissioner Drost, Jensen, Dawson, Ennes, Green, and Acting Chairman Lorenzini voted in favor. The motion carried.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Amount of Bidder Recommended:

ATTACHMENTS:

Description	Type
PC Staff Report	Report
Aerial	Exhibits
PC Minutes	Minutes
DC Motion	Correspondence
Hardship Criteria	Correspondence
Site Plan	Exhibits
Elevations - Cafeteria	Exhibits
Elevations - Storage Building	Exhibits
Building Renderings	Exhibits
Landscape Plan	Exhibits
Floor Plan	Exhibits
PC Timeline Tracker	Correspondence

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Bill Enright, Deputy Director Planning and Community Development
Meeting Date: April 9, 2014
Date Prepared: April 3, 2014
Project Title: St. Viator High School Cafeteria/Buildings & Grounds Addition
Address: 1213 E. Oakton Street

BACKGROUND INFORMATION

Petitioner: Steve Cashman
Address: Cashman Stahler Group
10 E. 22nd Street, Suite 107
Lombard, Illinois 60148

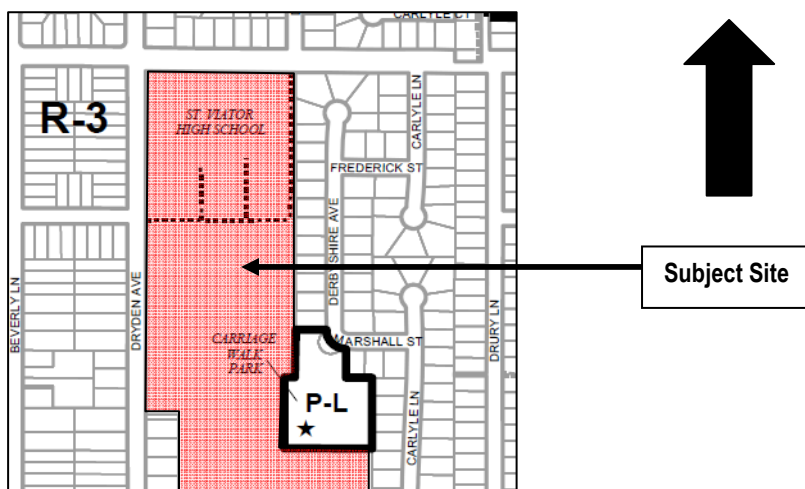
Existing Zoning: R-3, One Family Dwelling District

Requested Action:

- An amendment to Special Use Ordinances 95-087, 00-011, 03-042, 11-058 to allow the demolition of the existing cafeteria and the construction of a new cafeteria with a buildings and grounds garage.

Variations Identified:

- Chapter 28, Section 5.3-2, Floor Area Ratio, Building Coverage, Height, to allow an increase to the maximum allowable building height in an R-3 district from 25' to 27'- 8" for the proposed addition.
- Chapter 28, Section 6.5 to allow a 22'- 3" tall, 3,175 square foot accessory structure, which exceeds the maximum height and area.
- Chapter 28, Section 6.12 to waive the requirement to submit a traffic and parking study by a certified traffic engineer.
- Chapter 28, Section 5.1-3.6 and 5.4 Required Minimum Yards, to allow a reduction to the required east side yard from 62' -6" to 46'-2".



Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3, One Family Dwelling	Single Family Detached Homes	Single Family Detached
South	R-3, One Family Dwelling	Single Family Detached Homes	Single Family Detached
East	R-3, One Family Dwelling	Single Family Detached Homes/Park	Single Family Detached
West	R-3, One Family Dwelling	Single Family Detached Homes	Single Family Detached

Summary:

The subject site is 39 acres and is zoned R-3, One Family Dwelling District. The north half of the property (20 acres) is occupied by St. Viator High School, while the south half (19 acres) is occupied by the Cleric's of St. Viator. The existing high school facility is three stories tall and has a total floor area of 250,901 square feet. In addition, the parking lot that services said school has a total of 446 parking spaces that are accessible via one driveway along Oakton Street and two driveways along Dryden Avenue.

At this time, St. Viator proposes the following project:

- Demolition of the existing single-story cafeteria at the southeast corner of the building and in its place, construct a new single-story cafeteria and buildings and grounds garage (with mezzanine).
- Construction of a new 3,175 square foot storage building south of the southeast baseball diamond where there is currently a gated enclosure used for storage for athletic related equipment.

The proposed reconstruction of the cafeteria is driven by a number of factors: i: the existing kitchen is 50 years old and is not conducive to today's needs; ii: Currently there is an interior grease trap, which will be relocated to the exterior of the building; iii: The School would like to have a location where awards banquets can be held, rather than hosting these types of events off-site; and iv: the new cafeteria will enable the school to go from 4 lunch periods to 3 lunch periods, which will be beneficial from a scheduling perspective. The proposed storage building will provide a structure to house all of the sports equipment that currently doesn't have a permanent storage location (typically it has been outside on the existing concrete pads near the fields). The Petitioner hopes to begin construction immediately after the current school year ends.

Plat and Subdivision Committee

The Plat and Subdivision Committee met on October 23, 2013 to discuss the project and recommended that the petitioner move forward with the project.

Zoning and Comprehensive Plan

In 1995 the Village Board of Trustees approved Special Use Ordinance 95-087, which granted approved for a private school in an R-3 district. Then on March 6, 2000, the Village Board approved Ordinance 00-011, which amended the underlying Enabling Ordinance and allowed for the construction of a 179-stall parking lot that is located in front of the school. In 2003, the Village Board approved Ordinance 03-042, which amended the underlying special use for the St. Viator High School gymnasium project. This project consisted of two building additions that would be phased in based upon available funding. Phase 1, would include a 50,187 square foot gymnasium along the south building elevation, while Phase 2 would include a 600 square foot elevator addition along the west building elevation. At this time, all phases have been constructed.

At this time, the Plan Commission must review and the Village Board must approve an amendment to the underlying special Use Ordinances. Since the underlying use is not changing, a response to the Special Use Criteria is not necessary as that was addressed previously with the original Special Use.

Several variations are sought, which are outlined in this report, and must meet the following criteria:

- **The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and**
- **The plight of the owner is due to unique circumstances; and**
- **The variation, if granted, will not alter the essential character of the locality.**

Site Related Issues

The proposed building is setback 46'-2" from the east property line, whereas the current building is setback 48'-6". Given the design of the building and layout, this difference is negligible but does require the following variation which staff supports:

- **Variation to Chapter 28, Section 5.1-3.6 and 5.4 Required Minimum Yards, to allow a reduction to the required east side yard from 62' -6" to 46'-2".**

The petitioner has provided a response to the variation criteria which is included in the packet.

The Petitioner has indicated that the proposed construction parking would be similar to the construction parking for the project in 2003, located along the east side of the northeast baseball diamond. The petitioner has provided a construction staging plan, including information about contractor parking, materials storage, construction timing, etc. on Sheet DD010 of their submittal packet. The temporary construction parking shall be removed upon completion of the project, which is expected to take about one year.

Building Related Issues

With the significant work that St. Viator has done to the site over the past 10 years, one of the key improvements has been that the buildings, in their entirety, are sprinklered. The proposed cafeteria/garage addition will be sprinklered as well. However, the proposed storage building will not be sprinklered. The petitioner has obtained relief from this requirement from the Building Code Review Board, including relief of the required 26 foot fire lane access the storage building. This recommendation from the BCRB will be forwarded to the Village Board concurrent with the Amended Special Use request.

Pursuant to the building elevations, the new single-story cafeteria will be 27'-8" tall, and the maximum height in the R-3 District is 25 feet, therefore the following variation shall be required:

- **A variation from Chapter 28, Section 5.3-2, Floor Area Ratio, Building Coverage, Height, to allow an increase to the maximum allowable building height in an R-3 district from 25 to 27'-8" for the proposed addition.**

It should be noted that the rest of the school campus have previously received variations to the maximum height restrictions (in 2003, from 25 feet to 42 feet for the existing school and new gymnasium and in 2011, from 25 feet to 42 feet for the proposed elevator addition). However those variations were specific to each portion of the building that exceeded the height maximum.

The proposed development was reviewed and approved by the Design Commission on January 14, 2014. The building addition will incorporate the same architectural style and building elements that are used on the rest of the existing structure. Moreover, the exterior façade will be encased in "brick veneer" and will have a finish that is similar to the existing facility.

With regard to the proposed storage building, the proposed building will be 22'-3" in height and 3,175 square feet in area, both of which exceed the maximum standards for accessory structures on residentially zoned lots. Therefore, the following variation is required:

- **A variation from Chapter 28, Section 6.5 to allow a 22'-3" tall, 3,175 square foot accessory structure, which exceeds the maximum height of 15' and area 300 square feet.**

Staff supports the variation as these standards are designed for single family residential lots, which are typically 1/5th of an acre. The high school property is 39 acres and includes a variety of outdoor sports activities which require the storage building. In addition the design was approved by the Design Commission with a recommendation to add a St. Viator logo as permitted. This will enhance the property as a lot of equipment is currently not stored.

Tree Preservation & Landscape Related Issues

Based on a site visit, it appears that there will be a loss of one or two trees near the cafeteria/garage addition. The petitioner has designed a landscape plan that includes new trees and foundation landscaping.

Traffic & Parking Issues

The proposed addition will not change the parking lot, and the site parking exceeds code as demonstrated below. It should be noted as well that enrollment is down from peak enrollment several years ago.

	School Population	Parking Ratio	Projected Total
Students	951	1 space / 10 students	95
Faculty/Staff	108	2 spaces / employee	216
Residents	6	2 spaces / resident	12
TOTAL	1,065		323
TOTAL PROVIDED			454
SURPLUS / (DEFICIT)			131

As part of the formal submittal, a traffic and parking study from a Certified Traffic Engineer is required. However, since this site has already been analyzed by a traffic engineer and the proposed cafeteria is not introducing a new component to the campus, a traffic study is not necessary. Therefore, the following variation is required:

- A variation from Chapter 28, Section 6.12 to waive the requirement to submit a traffic and parking study by a certified traffic engineer.

Neighborhood Meeting

The Petitioner held a Neighborhood meeting on April 22, 2013 to seek feedback on the proposed addition prior to moving forward through the Plan Commission process. One resident was in attendance.

RECOMMENDATION

The Staff Development Committee recommends approval of an amendment to Special Use Ordinances 95-087, 00-011, 03-042, 11-058 and the following variations:

- Chapter 28, Section 5.3-2, Floor Area Ratio, Building Coverage, Height, to allow an increase to the maximum allowable building height in an R-3 district from 25' to 27'- 8" for the proposed addition.
- Chapter 28, Section 6.5 to allow a 22'- 3" tall, 3,175 square foot accessory structure, which exceeds the maximum height and area.
- Chapter 28, Section 6.12 to waive the requirement to submit a traffic and parking study by a certified traffic engineer.
- Chapter 28, Section 5.1-3.6 and 5.4 Required Minimum Yards, to allow a reduction to the required east side yard from 62' -6" to 46'-2".

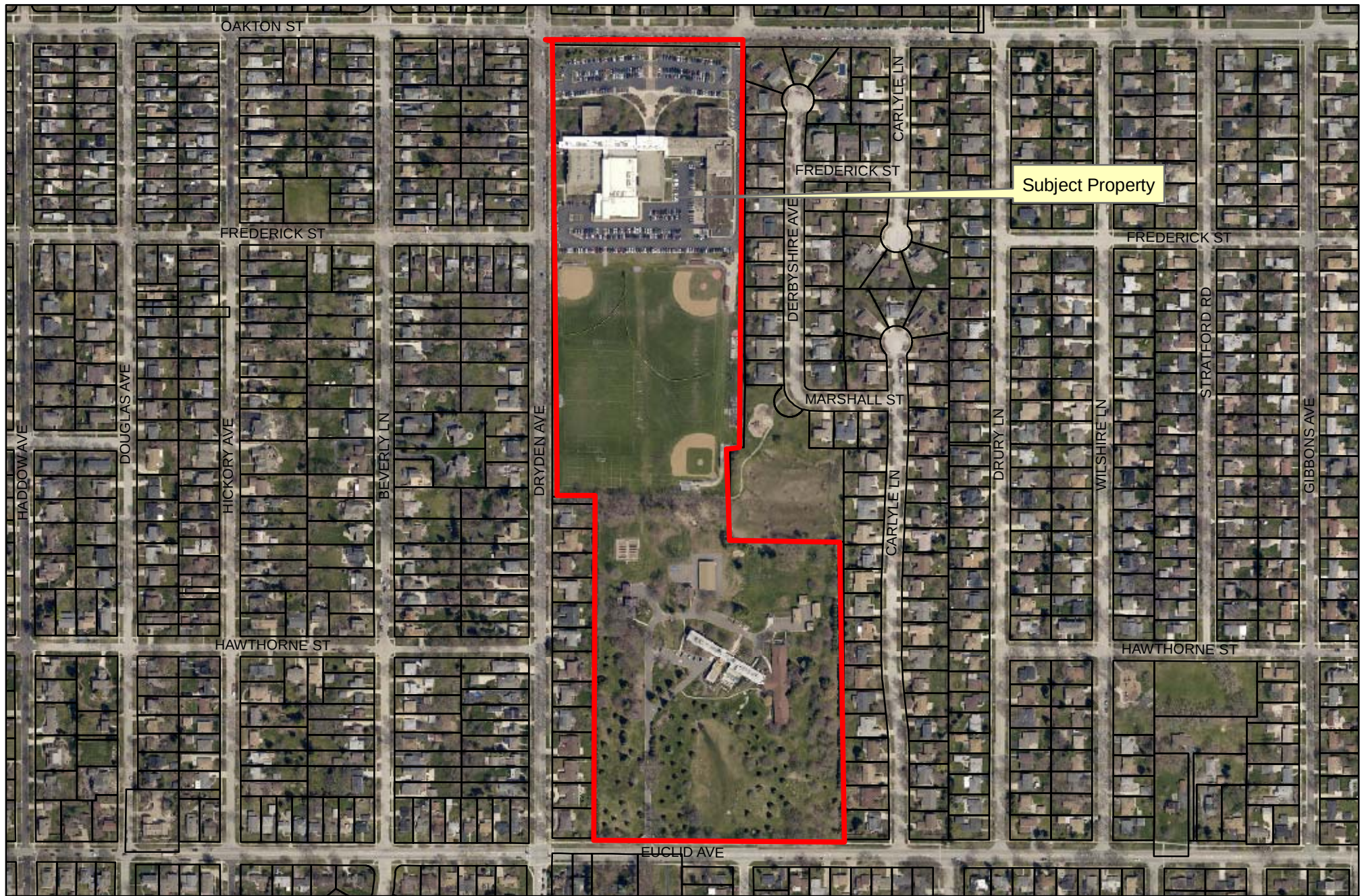
This recommendation is subject to the following conditions:

1. The temporary parking lot shall be removed once construction has been completed.
2. Compliance with the Design Commission motion dated 1/14/14.
3. Compliance with all applicable Federal, State, and local accessibility, building, and health code requirements.

April 3, 2014

Bill Enright, AICP
Deputy Director of Planning and Community Development

C: William C. Dixon, Village Manager
All Department Heads



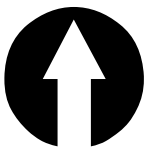
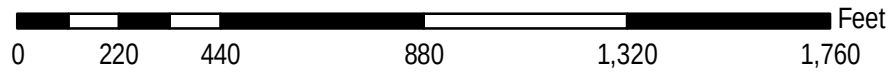
St. Viator High School - P.C. 14-002

1213 E. Oakton St.

Prepared by the Village of Arlington Heights

Department of Planning and Community Development

April 9, 2014



DRAFTPLAN

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

COMMISSION

RE: ST. VIATOR HIGH SCHOOL; PC #14-002

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the
Arlington Heights Village Hall, 33 South Arlington Heights
Road, 3rd Floor Board Room, Arlington Heights, Illinois on the
9th day of April, 2014, at the hour of 8:32 o'clock p.m.

MEMBERS PRESENT:

MICHAEL WOLFE, Chair
JOE LORENZINI, Acting Chair
LYNN JENSEN
TERRY ENNES
BRUCE GREEN
GEORGE DROST
SUSAN DAWSON

ALSO PRESENT:

BILL ENRIGHT, Deputy Director

COMMISSIONER WOLFE: The next item on the agenda is the Petition 14-002, St. Viator High School. And I need to step down and recuse myself due to conflict of interest. So, I think we're going to, you're going to be in the able hands of Commissioner Lorenzini as the Chair for this petition.

ACTING CHAIR LORENZINI: Thank you, Mike. Is the Petitioner here? Anybody who is going to speak or testify, would you please step forward? We'll swear you all in.

(Witnesses sworn.)

ACTING CHAIR LORENZINI: Okay, thank you. And when you come up to speak, just to remind you, please give your full name, spell it, and your address for the court reporter. Thank you. Sir, you want to start?

MR. CASHMAN: My name is Steve Cashman, C-a-s-h-m-a-n. I'm an architect with Cashman Stahler Group in Lombard, 1910 South Highland Avenue, Suite 310. I am the architect for the school and I'll walk through this presentation and I'd be happy to answer any questions after you see this on review.

ACTING CHAIR LORENZINI: Very good.

MR. CASHMAN: This project started back in 2011 with a conceptual study by the school to replace this aging cafeteria. This basically talks about some of the basic information. There is no change in the student enrollment or activities at the site. The school is over 50 years old. The cafeteria, especially because of changes in food service and health laws, is very outdated. So, it's basically replacement of that cafeteria, and because of some of those Department of Health requirements, it necessitates the footprint becoming larger even though the number of students using the space is the same. The kitchen area grows by more than a third.

So, we're basically replacing this one-story wing. We also are replacing the south portion, the existing wing has the existing one-story buildings and grounds garage, we're replacing that also. And then a second part of the project is a freestanding athletic storage building that's at the south portion of the athletic fields near the tree line. And that is, the intention there is basically to get some of the equipment that right now we have to leave on the fields throughout the winter into a storage building, to create a better-looking site and to allow the equipment to last longer.

On the addition, it's a one-story addition right now. As I mentioned, it's getting a little bit larger. The garage area has a storage mezzanine. It's basically around 1,000 square feet on the upper level to store things that are not in season, to store salt. Right now they just are really pressed as far as storing equipment. The addition is a little bit larger in order to add air conditioning screen equipment. Right now, there is no screening of all

the equipment that's on top of the roof, and also to accommodate that storage mezzanine area in the buildings and grounds garage.

The aesthetics of the addition, the existing school is fairly straightforward, a tan masonry structure. This addition we're trying to tie in with the 2005 Boler Center, a multi-purpose athletic addition, to start to tie together visually the entire campus. The parking does not change which was really a big goal. This project is trying to work within the existing footprint.

The design you see tonight, I think we're on at least our twelfth design of this addition, and we looked at all different types of approaches, in-filling courtyards, adding on behind the existing auditorium. So, we basically were trying to balance the advantage and disadvantage of each design. Also, parking lot lighting will remain basically the way it is.

The storage building is a very simple building. It's a one-story, basically 3,100 square-foot building. There is no heat, there is no water, there is no electricity, and that was done for a number of reasons. Number one, it's very remote from the school. And then secondly, working with the Building and Code Review Board to eliminate the need for sprinklers, we did not want to have any fire sources. So, having no utilities in the building really helps with that. In response to a request by the Police Department, we will have some battery-powered LED lights to provide some basically security lighting in the southeast to southwest corner of the storage building.

And basically, what you see out there currently, those large soccer goals, blocking sleds, you know, baseball and softball equipment, a lot of that will move in. It also allows us to eliminate a rather unsightly asphalt high jump pad that's on the east property line that basically is used to store some of this equipment currently. They no longer use it for field events there, and that kind of describes that.

These two arrows show the kind of project areas, this is looking at an aerial photograph from the southwest. The top arrow shows the existing cafeteria as it exists. And the Boler Center you can see to the left of that, it has the white roofing, that was the addition that was done in 2003. And then the arrow at the bottom shows where this storage building would be constructed.

The school, it's actually one continuous site from Oakton all the way to Euclid, just under 40 acres. This northern portion, the tree line, you can see where the south arrow is, is really the school site. The south portion is for the Clerics of St. Viator's Province Center.

These are a couple of photographs just to show what's currently there. On the left photograph, you can see kind of a yellow line that outlines the portion of the existing building that's

going to be demolished. And the view on the right is from the third base side of this, the baseball field, looking up back to the north. And you can see the three doors of the current buildings and grounds garage, and then the cafeteria and kitchen areas to the north of that.

And so, these are views on the east side of the building. I'm looking at the south end, the kitchen area, the buildings and grounds garage, and then the right photograph is basically the seating area of the current cafeteria.

This shows basically the palette and the design approach that we're using. This was the addition that was done in, it started in 2003, completed in 2005. And you'll see that there are similar design elements in this proposed cafeteria addition.

This shows the overall site, as I mentioned, how it goes from Euclid all the way to Oakton, and shows the cafeteria area on the north, the storage building, the tree line. There is an existing walkway that connects Dryden to Carriage Walk Park, and the Province Center to the south. This shows just the north half of the school property. It shows in two locations where the work is proposed. This is a close review so you can see the existing parking, and there are some slight modifications to the parking, kind of a reshuffling of the deck on the west side of the proposed addition but the overall parking remains the same and the counts remain the same.

This is the proposed site plan. The area on the lower right that's in white, that's the proposed addition. You can see there's kind of two roofed areas. The kitchen cafeteria, that has a parapet to shield all the equipment because with the kitchen there's makeup air, exhaust, and then we have all the rooftop units for both the kitchen and the seating area. And then the rectangular roofed area to the south is the higher buildings and grounds garage with the mezzanine on the upper level.

This is kind of just a color-coded view of the first floor of the cafeteria addition. The top of this view is basically where the existing school is. And we have the area in light green as basically the seating area. We're designing it to be kind of multipurpose so they can have it sort of broken down into different sized areas if they were having events after school.

The area in red is basically this food court. Right now they are very traditional 1960's single line, and this is more of a scatter food court approach which is, they have a problem with students getting through the serving line, so this should allow that to work it better. And then basically the area in orange is the behind the house, the main kitchen area.

The light blue area at the bottom is the buildings and grounds garage area. The lower left corner is basically the enclosure for the dumpsters and the compactor, and that's basically a

masonry enclosure that matches the building. We wanted to basically extend the architecture to conceal that so it's not a stand-alone structure. This shows the upper level of the buildings and grounds garage. It's just under 1,000 square feet of the storage area.

This is a rendering of the proposed design from the southwest looking towards the northeast. And you can see to the right are the three doors to the garage area, the gates and the masonry walls enclosing the dumpster area. The area in the middle where there's kind of stone panels is the kitchen area. The area to the left is the seating area for the cafeteria and the entrance to the cafeteria.

This is a rendering from the east looking kind of towards the west of the food court. And just to show us kind of a different approach where it's more of a scattered approach, students can come in and go to the type of, and get the type of food that they want without waiting in the line to pick up one item.

And this is a site plan showing the storage building, the athletic equipment storage building which is basically that blue rectangle to the bottom. It shows the tree line. The storage building we've located trying to be as remote from an existing residence as possible. It's about 1,000 feet to Euclid and to the facilities that the Province Center owns and operates. It's over 250 feet to the closest residence on the west, and over 300 feet to the closest residence northeast of the structure. You can see on the right-hand side the gray areas are the existing asphalt high jump area that's going to be removed.

Very simple plan, it's a very simple structure. There's basically two sectional overhead doors on either end to allow these large goals and blocking sleds and things to be brought in, and then basically two exit doors for safety.

This is a rendering looking from what would be the northwest towards this proposed storage building. The tree line is to the right behind it and the JV baseball field is to the left. It's designed with a dark blue stainless steel roof. We found from experience that a roof like this that has 6-12 slope with no gutters is almost impossible to climb, and our goal is to make this a building that we don't have any problem with vandalism or, you know, students or citizens messing with the building. So, it's very simple. The exterior walls are a split-face concrete block that basically matches the existing dugouts that are at the baseball and softball fields.

This shows the overall project schedule. We first had a neighbor meeting back in April of 2013. We had just one neighbor show up for that meeting. And then we've been working on the special use process since October of 2013. We've been simultaneously jetting kind of the background construction drawings going forward. The goal

would be to basically demolish the existing cafeteria this summer while students are away, and then construction would commence late summer and fall, and with the hope to have occupancy in the fall of 2015.

With that, I'd be happy to answer any questions.

ACTING CHAIR LORENZINI: Thank you. Bill, you want to give us the Staff report please?

MR. ENRIGHT: Absolutely. Staff is certainly fully supportive of the project. We think it's a very nice addition; it was very well received by the Design Commission architecturally. There are four variations which Staff does not object to as the Petitioner has provided the criteria necessary to grant the four variations sought.

With respect to parking, the school does provide an abundance of parking with respect to code. However, it does get fully utilized during the school year, so there is some spillover and that's been the case at St. Viator for quite a number of years. It's not as bad as it was at one point, so it's pretty much relegated to the streets directly adjacent to the school property because the school added quite a few parking spaces in their front yard in the early 2000, I believe it was 2001. And so, you know, the parking has not been an issue lately. So, with enrollment slightly down over several years ago, that has not been an issue that we've received complaints about.

There will be a temporary parking lot for construction workers along the east property line adjacent to the third base line of the ball diamond. That's similar to what was done previously when St. Viator had previous work done at the school. There is one condition in the Staff recommendation that that of course gets removed upon completion of the school project which is expected to be about a year as indicated by Petitioner.

So, Staff fully supports the variations and the special use amendment with the condition of the temporary parking lot being removed once construction is completed and compliance with the Design Commission motion. That would conclude Staff's report.

ACTING CHAIR LORENZINI: Thank you, Bill. Commissioner Dawson, would you like to start?

COMMISSIONER DAWSON: Sure. I actually don't have any questions. I think it looks like a great project. It looks needed for your school. I don't have any concerns with it.

Along the lines of parking, I don't feel that this really affects parking. So, while parking I believe is an issue there, I do have a friend who lives in the area and she'd be very probably upset with me to say I don't really feel that discussing parking with this addition is really necessary from my point of view. So, no questions.

ACTING CHAIR LORENZINI: Thank you. Commissioner Jensen?

COMMISSIONER JENSEN: Yes, do we need to accept the Staff report?

ACTING CHAIR LORENZINI: Oh, yes.

COMMISSIONER JENSEN: If we do, I'll make that motion.

COMMISSIONER DROST: Yes, and I'll second the motion.

ACTING CHAIR LORENZINI: All in favor?

(Chorus of ayes.)

ACTING CHAIR LORENZINI: Thank you.

COMMISSIONER JENSEN: I, too, think you've done a wonderful job of dealing with all of the issues, and your explanation for the variances is very good given the size of the development that you're going to be doing. It's going to be very distant from any residential areas, so the variances in terms of heights and so forth make sense.

I do have one question. I guess on the Staff report, Bill, on page 2, I'm not sure, and maybe I'm not reading it correctly, but it says that they're asking for a variance for the east yard setback from 62 and-a-half feet to 46 feet and 2 inches. But it says up in the text leading into that that they're all, the building is already only 48 feet from the property line. So, did they get a variance before? Or why would there be that discrepancy? Unless I'm not reading it correctly?

MR. ENRIGHT: You're reading it correctly. There is no discrepancy. The existing building dates back a certain number of years, so there was no variation granted at the time because of the age of that part of the building.

COMMISSIONER JENSEN: So, by doing this action, it will actually sort of, that will date the earlier thing because it was grandfathered in, in essence, and set a new setback for them?

MR. ENRIGHT: That's a good way of summarizing it, yes.

COMMISSIONER JENSEN: Okay. I don't have any questions. I'm very much in support of this project.

ACTING CHAIR LORENZINI: Thank you. Commissioner Ennes?

COMMISSIONER ENNES: I also support the project. We've vetted it pretty heavily at Plat and Sub. I do have two brief questions. Since you're going to be doing a lot of the construction on the cafeteria during the first semester, where will students and faculty eat?

MR. CASHMAN: Actually, in the multipurpose, that Boler addition that was constructed in 2005 as the practice gymnasium, it's basically about one and-a-half gymnasiums. And that's where basically the cafeteria would be provided. It's going to be a reduced program obviously, but working with Quest, which is their food service provider, they have a plan in place to provide that. And from our

experience in the past, especially when they know there's something at the end of this, the students are fine. They can make do and get through a year. And so, that's the plan, and it would basically be a temporary setup for that one school year.

COMMISSIONER ENNES: I'm sure that the improvement will be well received by the students once it's done.

MR. CASHMAN: Correct.

COMMISSIONER ENNES: My other question, in regard to the storage building, you've indicated that it's for storage of salt. Is the salt that you're using, this is for snow and ice?

MR. CASHMAN: The storage building, there will be no salt stored in that.

COMMISSIONER ENNES: Oh, okay.

MR. CASHMAN: Just in the buildings and grounds garage, right now they are challenged in storing salt, especially with the weather like we had now. So, we're trying to create a larger, more useful buildings and grounds garage, which is part of that addition. And that's the reason for that mezzanine is to create some space.

COMMISSIONER ENNES: Can we go to that and just show me where it is?

MR. CASHMAN: Sure.

COMMISSIONER ENNES: Because you've kind of answered my question, if it was going to go to the new storage building, how are you going to drive it back there.

MR. CASHMAN: So, this storage building, there will be no salt stored in this. This would just be athletic equipment.

COMMISSIONER ENNES: And the salt you're talking about is bagged? Is this for your salting the --

MR. CASHMAN: Yes, it's on pallets and it's bagged. And that would basically be in this light blue section at the bottom of this floor plan, which is the garage. There's --

COMMISSIONER ENNES: Off the first base line?

MR. CASHMAN: Correct. Correct.

COMMISSIONER ENNES: Okay. I have no other questions. I think it's a great project.

MR. CASHMAN: Thank you.

ACTING CHAIR LORENZINI: Commissioner Green?

COMMISSIONER GREEN: I, too, have no questions of Mr. Cashman. I think it's a welcome facelift to this sort of tired old cafeteria that's there. I like it.

ACTING CHAIR LORENZINI: Thank you. Commissioner Drost?

COMMISSIONER DROST: And it's consistent with the other improvements that you've made over the last 15 years. They're thoughtful, they're well planned, and they're aesthetically nice plans.

One question I've got, along that storage building, it's pretty monotonous looking at it. Is there some low level bleachers that are going to be put there to soften that?

MR. CASHMAN: There is an existing four-tier bleacher that is on the third base side that would be north of this building. It is very simple, but that was done to, number one, keep its cost down.

COMMISSIONER DROST: Yes.

MR. CASHMAN: And to have it encroach as little as possible on those adjacent play fields. There is currently, like on this view to the east of this proposed building and also on the first base line of this field, there's currently two chainlink batting cages. And unfortunately, just because of need, in the winter months, basically there's equipment chained inside those. And those two would be removed in addition to that asphalt. So, we think that it's aesthetically going to be an improvement. It's certainly not very beautiful the way things are stored right now. And this, we feel like with, we want this building to really not catch people's attention, and that was one reason, actually when we were at the Design Commission, we talked about different roof colors, and the reason we want to use this dark blue is just to kind of let it blend into that tree line.

COMMISSIONER DROST: You don't want to let the vandals have a starting point.

MR. CASHMAN: No. It's very hard to climb a metal roof and that's our hope.

COMMISSIONER DROST: Vandals being an old Roman group. Yes, but I think the project is really a nice project.

MR. CASHMAN: Thank you.

ACTING CHAIR LORENZINI: A couple of questions. Is the seating area, is there going to be more seating area? Because the kitchen is going to be one-third larger, so does that mean just as much or less seating area?

MR. CASHMAN: One reason, that's amazing in like food service design, you can almost walk through a commercial kitchen now from hand sink to hand sink. There's such a movement in food safety with creating all these separate prep areas. And right now, they have very few different prep areas, so that the kitchen is really growing dramatically. But we're still serving the same number of students.

The seating area is a little bigger, but not much. The hope was, right now they have four lunch periods, was to reduce that to three, because right now they are very pressed when it comes to the curriculum and the classes that students want to take. So, we're going to have some more flexibility. But it's not a big change. The change is really, we looked at one of these 12 designs was can we just work within the existing shell, and the problem was we would have to

steel a lot of square footage out of that seating area just to try to work within the existing building. So, that was why we looked at a replacement addition.

ACTING CHAIR LORENZINI: Well, that's what prompted my question because I read you wanted to go from four to three lunch periods.

MR. CASHMAN: Right.

ACTING CHAIR LORENZINI: So, envisioned a great amount of additional seating. But that's not necessarily --

MR. CASHMAN: It's a different type of seating. Right now they have quite a mix of seating, rectangular tables, round tables. We did a number of different studies on this, looking on what best works for the school and what we're proposing. They feel they can go to those three lunch periods.

ACTING CHAIR LORENZINI: Is there a budget or is that something you would rather not share?

MR. CASHMAN: I believe they'd rather not share.

ACTING CHAIR LORENZINI: Okay. All right, that's all I had. I think it's a very good project. I'll turn it over to the audience. Is there anybody in the audience that has any questions or comments, concerns? Yes, sir, would you please come forward? State your name and address and then spell it for the court reporter please.

QUESTIONS FROM AUDIENCE

MR. ROLLER: Good evening. My name is Richard Roller, R-o-l-l-e-r. And I live on one of the homes that's right adjacent to this field. And there are just three things that I did not hear addressed tonight and I'm hoping somebody could address them.

One is the noise of the AC units that are going to be on the top of this building. The AC units that are on the newer gyms we can hear at night when the windows are open. These are going to be substantially closer to the homes.

The second is the lighting. There was nothing addressed this evening about lighting. The lighting on the exterior garage that exists now shines in the windows in the evening. I'd just like that addressed.

And the third is landscaping. I've heard nothing about protective landscaping. When the ball fields were built, when the new dugouts were built, we were told that there was going to be new landscaping and it's probably four or five years, there has not been new landscaping. So, I'd just like those three issues addressed. Thanks.

ACTING CHAIR LORENZINI: Okay. Mr. Cashman, is there somebody who wanted to address those about the AC noise, lighting and

landscaping?

MR. CASHMAN: First, on the mechanical equipment. Courtyard Associates is our acoustic engineer, and they are working with us on both the size and the placement of the equipment. The equipment will have, there's a parapet on the four sides of the main roof that has the rooftop equipment. And in our design, we will make certain that we meet the Village requirements as far as both to visually shield them and then also addressing their acoustics. The reason we didn't have, it kind of forced us to raise the height of the cafeteria seating area and raised the walls, but we felt that that was the most effective solution to address the acoustics versus just putting shielding around the units. So, that's basically how we are addressing it in our acoustic measures.

ACTING CHAIR LORENZINI: So, where is the existing AC units for the cafeteria? Is there any --

MR. CASHMAN: Just on top of the roof with no parapet. It's just there.

ACTING CHAIR LORENZINI: Okay, so it's there now in the same area?

MR. CASHMAN: Correct.

ACTING CHAIR LORENZINI: I got you, okay. All right.

MR. CASHMAN: Landscaping, we've provided the landscaping and the tree placement around the addition that's required by the Village. I was not involved with the dugouts that were done previously, so I don't know anything about the landscaping related to those.

I'll answer the lighting question then if there's no other questions about the landscaping. On the lighting, we're basically, the existing parking lot lighting is remaining. The lighting that is going to be, any lighting that's going to be on the building is going to comply with the Village's requirements with the cutoff at the property line. And we submitted, through this process, the proposed fixtures which are a sharp cutoff LED fixture. And I believe in our second round of review comments, the Engineering Department stated that they wanted to make sure that we review that in detail with them, that no light is taller or higher than 12 feet off the ground that were building-mounted. And we're aware of that and we're going to make sure that we design that lighting to comply with the Village requirements because we do not want there to be any light spillover to the adjacent properties.

ACTING CHAIR LORENZINI: All right. So, that's Village code, Bill, the spillage to adjacent properties, that this is going to meet that?

MR. ENRIGHT: That's right. And it was addressed in the Staff back-and-forth comments by Engineering and the Petitioner's

response. And also, lighting along the east property line, when St. Viator built years ago the additional parking in the front, they also built parking on the east and there were limitations on the amount of lighting that was allowed in that area back then. And as Mr. Cashman alluded to, there are, you know, you can't spillover by code. So, there will be shields. Lighting will be part of the building permit plan and gets scrutinized by Building and Engineering Departments.

ACTING CHAIR LORENZINI: Now, is there any additional landscaping as part of this addition?

MR. CASHMAN: All around the addition there is landscaping. The existing landscaping that's there, there's two trees that have to be removed, an 18-inch tree and a 6-foot-high crabapple. Those are being replaced. We're adding additional trees for that 18-inch tree, and then there's landscaping around the building.

There is no landscaping around the storage building. That was something that came up through the review process, and the Village, either arborist or landscape architect came out and reviewed it and recommended that there be no landscape.

ACTING CHAIR LORENZINI: Okay, very good. Thank you. Any other questions from the audience?

COMMISSIONER DROST: Perhaps you can share the landscape plan with Mr. Roller. It's in your plan.

COMMISSIONER JENSEN: Mr. Cashman, before you sit down, so are we able to reassure Mr. Roller that we're going to actually improve both the acoustics and the lighting situation from where it is now? Or is it going to be essentially the same?

MR. CASHMAN: Now, on the acoustics on the equipment, it should be an improvement because right now there is no shielding visually or acoustically of the rooftop equipment. It's basically a flat roof with no parapet. And we'll replace it with better equipment and with acoustic shielding.

And then there's landscaping around the addition. The existing ball field has predated anything we've done with the school.

COMMISSIONER JENSEN: So, with respect to the lighting, you'll be at code, but will that be better than it is now?

MR. CASHMAN: I believe it will be better. The fixtures that are there are older fixtures. And the new fixtures have such better lighting metrics where we can control exactly how far that light is being thrown. There are some wall packs I imagine that are along the existing east elevation that are causing problems, and those are going to obviously be replaced with new fixtures.

COMMISSIONER JENSEN: Thank you.

ACTING CHAIR LORENZINI: Okay. If nobody else in the audience has any questions, we'll bring it back to the Commissioners

for further deliberation or a motion.

COMMISSIONER DROST: I'll make the motion.

A motion to recommend to the Village Board of Trustees approval of PC #14-002, an Amendment to Special Use Ordinances 95-087, 00-011, 03-042, and 11-058, to allow the demolition of the existing cafeteria and the construction of a new cafeteria with a buildings and grounds garage; a Variation from Chapter 28, Section 5.3-2, *Floor Area Ratio, Building Coverage, Height*, to allow an increase to the maximum allowable building height in an R-3 District from 25 feet to 27 feet 8 inches for the proposed addition; a Variation from Chapter 28, Section 6.5, to allow a 22-foot-3-inch tall, 3,175 square-foot accessory structure which exceeds the maximum height and area; a Variation from Chapter 28, Section 6.12, to waive the requirement to submit a traffic and parking study by a certified traffic engineer; and a Variation from Chapter 28, Section 5.1-3.6 and 5.4, *Required Minimum Yards*, to allow a reduction to the required east side yard from 62 feet 6 inches to 46 feet 2 inches.

This approval is contingent upon compliance with the recommendation of the Plan Commission and the following recommendations detailed in the Staff Development Committee report dated April 3, 2014:

1. The temporary parking lot shall be removed once construction has been completed.
2. Compliance with the Design Commission motion dated 1/14/14.
3. The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.

ACTING CHAIR LORENZINI: Do we have a second?

COMMISSIONER JENSEN: Second.

ACTING CHAIR LORENZINI: Mr. Enright, take the roll call please.

MR. ENRIGHT: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. ENRIGHT: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. ENRIGHT: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. ENRIGHT: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. ENRIGHT: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. ENRIGHT: Acting Chair Lorenzini.

ACTING CHAIR LORENZINI: Yes. Okay. You've been

approved by a unanimous vote. Is there a date for when it's going to go to the Village Board?

MR. ENRIGHT: Well, again, hopefully on the 21st of April, pending getting the public record completed for transmittal to the Board. We'll certainly let the Petitioner know.

ACTING CHAIR LORENZINI: Very good, thank you. Congratulations and thank you for coming forward.

COMMISSIONER DROST: And you've got some plans here.

ACTING CHAIR LORENZINI: You can pick up your plans if you want to.

All right. The last item on the agenda is Starbucks, PC #14-007. And Mr. Wolfe is going to come back to handle this one.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 9:03 p.m.)

STATE OF ILLINOIS)
) SS.
 COUNTY OF K A N E)

I, RONALD N. LEGRAND, JR., depose and say that I am a direct record court reporter doing business in the State of Illinois; that I reported verbatim the foregoing proceedings and that the foregoing is a true and correct transcript to the best of my knowledge and ability.

 RONALD N. LEGRAND, JR.

SUBSCRIBED AND SWORN TO

BEFORE ME THIS _____ DAY OF
 _____, A.D. 2014.

 NOTARY PUBLIC

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April 21, 2014

TO THE PRESIDENT AND
MEMBERS OF THE BOARD OF TRUSTEES
ARLINGTON HEIGHTS, ILLINOIS

Property: St. Viator High School – Cafeteria Addition & Storage Building
1213 E. Oakton St.
Arlington Heights, IL 60004
DC#13-151

Petitioner: Stephen Cashman
Cashman Stahler Group
1910 S. Highland Ave. Suite 310
Lombard, IL 60148

Request: Approval of the proposed architectural design for a cafeteria addition to the existing high school building and a new athletic storage building.

A public meeting was held by the Design Commission on January 14, 2014 to consider the matter detailed above.

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER FITZGERALD, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR A NEW CAFETERIA ADDITION TO THE EXISTING ST. VIATOR HIGH SCHOOL BUILDING, AND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR A NEW ATHLETIC EQUIPMENT STORAGE BUILDING TO BE LOCATED AT 1213 E. OAKTON STREET. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS DATED AND RECEIVED 12/30/13, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

- 1. A RECOMMENDATION TO ADD A LOGO-TYPE ELEMENT TO THE LONG WALL OF THE STORAGE BUILDING AND ON THE OVERHEAD DOOR, SIMILAR TO THE EXISTING LOGO DESIGN ON THE DUGOUTS.**
- 2. ALL SIGNAGE MUST MEET CODE, PER CHAPTER 30.**
- 3. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, SIGN CODE OR BUILDING OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE ARCHITECT/HOMEOWNER/BUILDER'S RESPONSIBILITY TO COMPLY WITH THE DESIGN COMMISSION APPROVAL AND ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.**

4. THE PETITIONER SHALL COMPLY WITH ALL FEDERAL, STATE AND VILLAGE CODES, REGULATIONS, AND POLCIES.

A MOTION WAS MADE BY COMMISSIONER FASOLO AND SECONDED BY COMMISSIONER FITZGERALD, TO AMEND THE MOTION AS FOLLOWS:

1. A REQUIREMENT TO ADD A LOGO-TYPE ELEMENT TO THE NORTH SIDE OF THE STORAGE BUILDING AND ON THE OVERHEAD DOOR (WEST ELEVATION), SIMILAR TO THE EXISTING LOGO DESIGN ON THE DUGOUTS, IF ALLOWED BY CODE.

ECKHARDT, AYE; FASOLO, AYE; FITZGERALD, AYE.
THE MOTION CARRIED.



Cashman Stahler Group

April 3, 2014

Village of Arlington Heights
Planning Department
33 S. Arlington Heights Road
Arlington Heights, IL 60005

**Reference: Planning Department Review Comments - Round 2
Saint Viator High School - Cafeteria Addition and Storage Building
Special Use Amendment, PC # 14-002**

The following are our responses to the Planning Department Comments dated March 20th and 21st 2014 related specifically to variation hardship criteria.

I. Planning Department Hardship Criteria for Variation Requests:

- A. Please provide a response to the following hardship criteria for all requested variations:
1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
 - a. **General Response:** The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone because it is a private, Catholic, coeducational high school in a residential zoning district. To continue to operate successfully, Saint Viator High School must renovate and modernize its existing facilities to compete with other private and public high schools. The proposed cafeteria addition and storage building are needed modernization efforts.
 2. The plight of the owner is due to unique circumstances.
 - a. **General Response:** The plight of the owner is due to the unique circumstance of being an existing high school facility in a residential neighborhood.
 - b. The following comments relate to each requested variation:
 - (1) **Variation to increase to the maximum allowable building height in an R-3 district from 25 feet to 27'-8" for the proposed addition:** This existing overall building height is 42'-0". The proposed addition's height is required to accommodate the mezzanine storage area and screening of cafeteria mechanical equipment. These conditions are unique to institutional buildings in a residential zoning district.



Cashman Stahler Group

- (2) **Variation to allow a 22'-3" tall, 3,175 gross square foot accessory structure, which exceeds the maximum height and area:** We believe the residential zoning district only envisions small accessory structures for single-family homes. The accessory storage needs for a high school are unique and require larger accessory structures in height and area. The proposed storage structure needs to be large enough to store soccer goals, football blocking sleds, blocking dummies, baseball & softball fences, football field goals and other athletic equipment. The proposed building was also designed with 6:12 sloping standing seam metal roof with no gutters to discourage people from climbing of the roof.
- (3) **Variation to waive the requirement to submit a traffic and parking study by a certified traffic engineer:** The Owner provided a traffic and parking study in 2003 when the Boler Center Addition received a special use permit. The total building occupancy at that time was 1,114. The total occupancy today is 1,065. Since there is no increase in occupancy or use, we don't believe a traffic study is warranted and the Village staff concurred. Per a staff request, Saint Viator conducted the following on-site and off-site parking counts:
- (a) Wednesday, April 24, 2013: 435 Lot, 104 Street, 539 Total
 - (b) Thursday, April 25, 2013: 433 Lot, 101 Street, 534 Total
 - (c) Friday, April 26, 2013: 435 Lot, 100 Street, 535 Total
- (4) **Variation to increase to reduce the side yard requirement from 62'-6" (10% of front property line) to 46'-2" for the proposed addition:** The existing side yard is 48'-6". The proposed side yard of 46'-2" is a result of the unique requirements of constructing the replacement cafeteria wing while attempting to maintain the overall footprint and while not impacting the parking area and number of parking spaces to the east.



Cashman Stahler Group

3. The variations, if granted, will not alter the essential character of the locality.
 - a. General Response: The variations, if granted, will not alter the essential character of the locality since the proposed cafeteria addition is replacing an existing wing and is no taller than the existing high school and the storage building is located a great distance from existing neighboring homes and is designed to match the existing baseball and softball field dugouts.

II. End of Round 2 Review Comment Responses

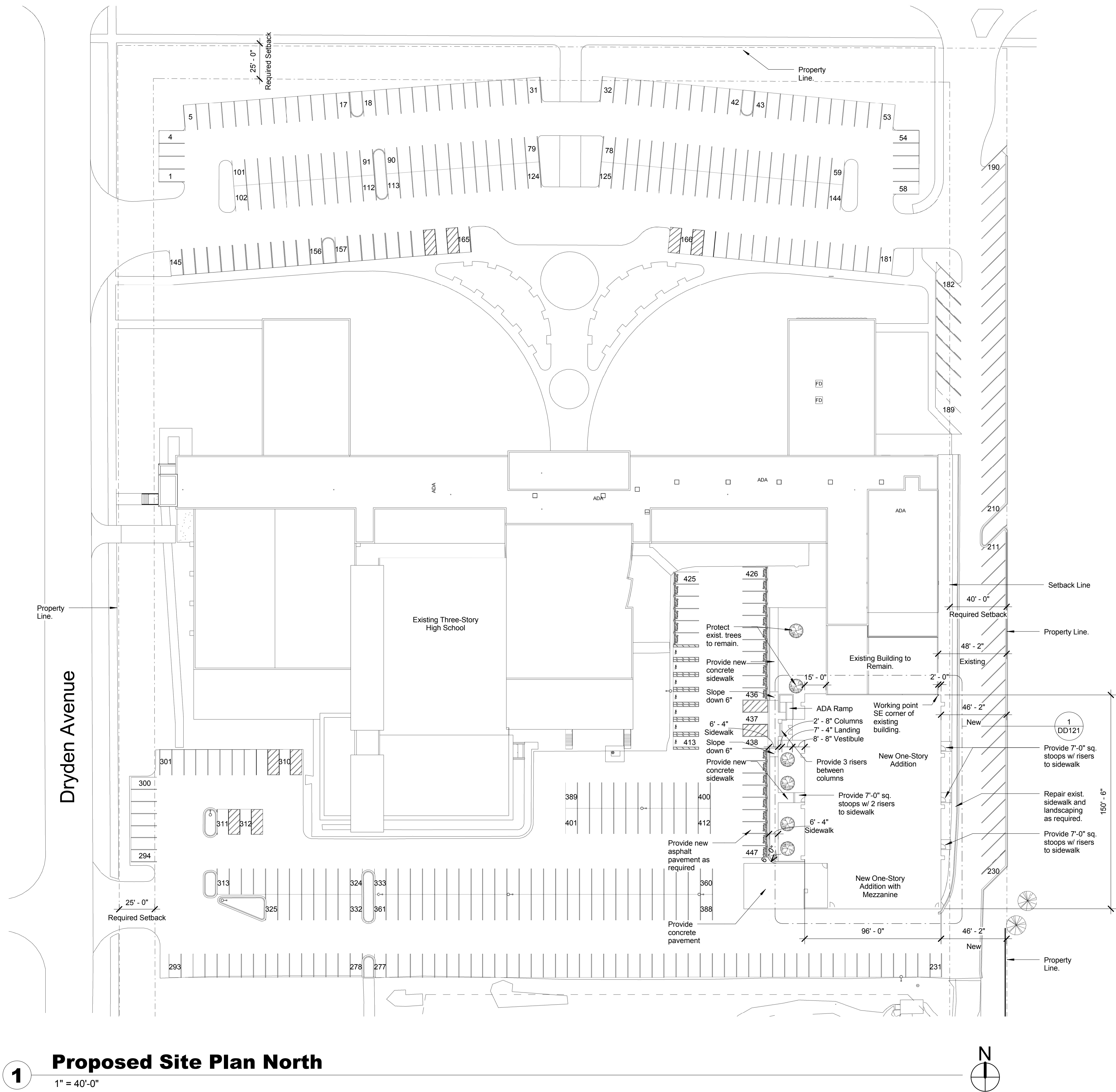
If you have any questions or comments, please do not hesitate to call.

Sincerely,

CASHMAN STAHLER GROUP, INC.

A handwritten signature in green ink that reads "Stephen J. Cashman". The signature is written in a cursive, flowing style.

Stephen J. Cashman, AIA, LEED® AP BD+C
Cashman Stahler Group



1 Proposed Site Plan North
1" = 40'-0"

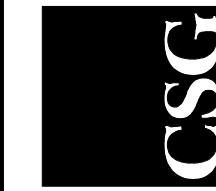
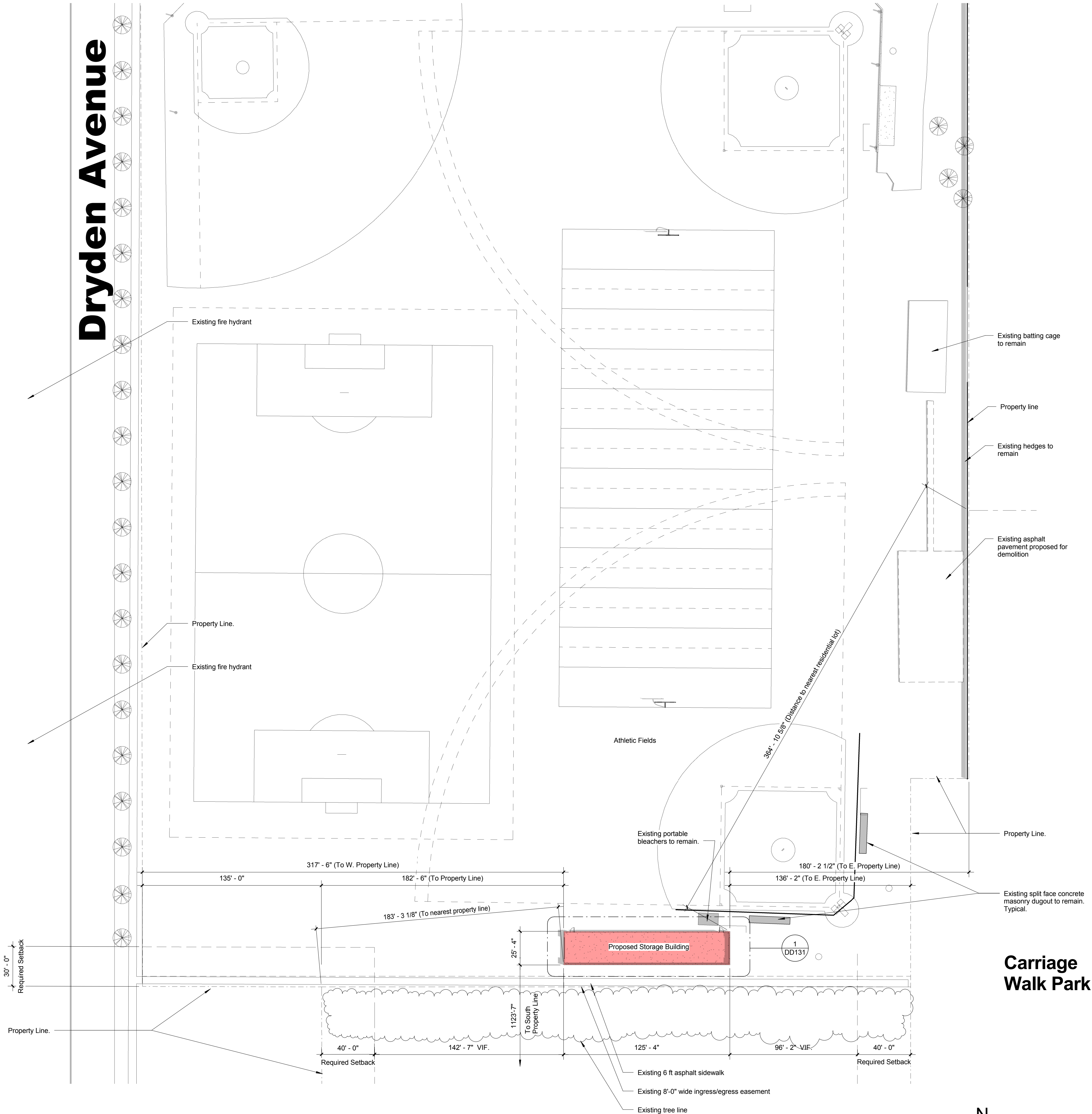
Issue/Revision Schedule		
No.	Date	Description
1	02/07/14	Issued for Plan Commission
Project Name: Cafeteria Addition and Storage Building Plan Commission Submittal		
Client: Saint Viator High School 1213 E. Oakton Street Arlington Heights IL 60004-5096		
Architect: Cashman Stahler Group 1910 S. Highland Avenue, Suite 310 Lombard, Illinois 60148 T: 630-889-8800 www.cashmanstahler.com		
Sheet Name: Proposed Site Plan North		
Project Number: CSG499	Sheet Issue Date: 02/07/14	Drawing Scale: 1" = 40'-0"
DD102		



1

Proposed Site Plan South

1" = 40'-0"



Cashman Stahl Group

1910 S. Highland Avenue, Suite 310
Lombard, Illinois 60148
T: 630-589-5800
www.cashmanstahl.com

Project Name:
Cafeteria Addition and Storage Building
Plan Commission Submittal

Architect:

Sheet Number:
DD104

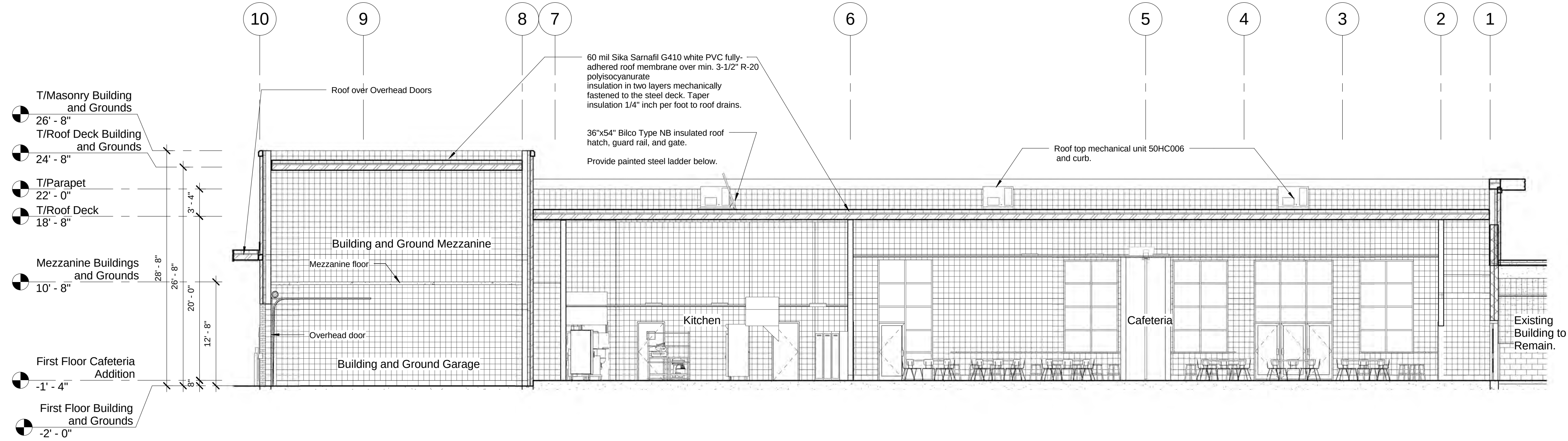
Project Number:
CSG499

Sheet Issue Date:
02/07/14

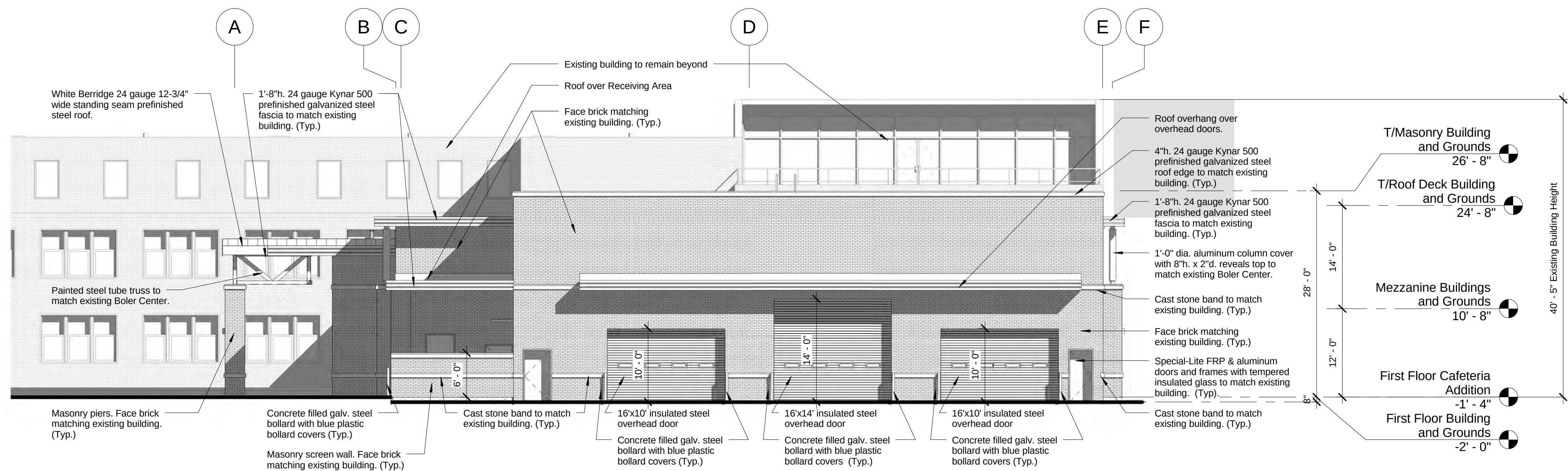
Drawing Scale:
1" = 40'-0"

Client:
Saint Viator High School
1213 E. Oakton Street Arlington Heights
IL 60004-5096

Issue/Revision Schedule		
No.	Date	Description
1	02/07/14	Issued for Plan Commission
2	02/12/14	Issued for Building Code Review Board



2 Section Through Cafeteria Looking West
1/8" = 1'-0"



1 South Elevation Cafeteria Addition
1" = 10'-0"

Issue/Revision Schedule		
No.	Date	Description
1	02/07/14	Issued for Plan Commission

Project Name:
Cafeteria Addition and Storage Building
Plan Commission Submittal

Client:
Saint Viator High School
1213 E. Oakton Street Arlington Heights
IL 60004-5096

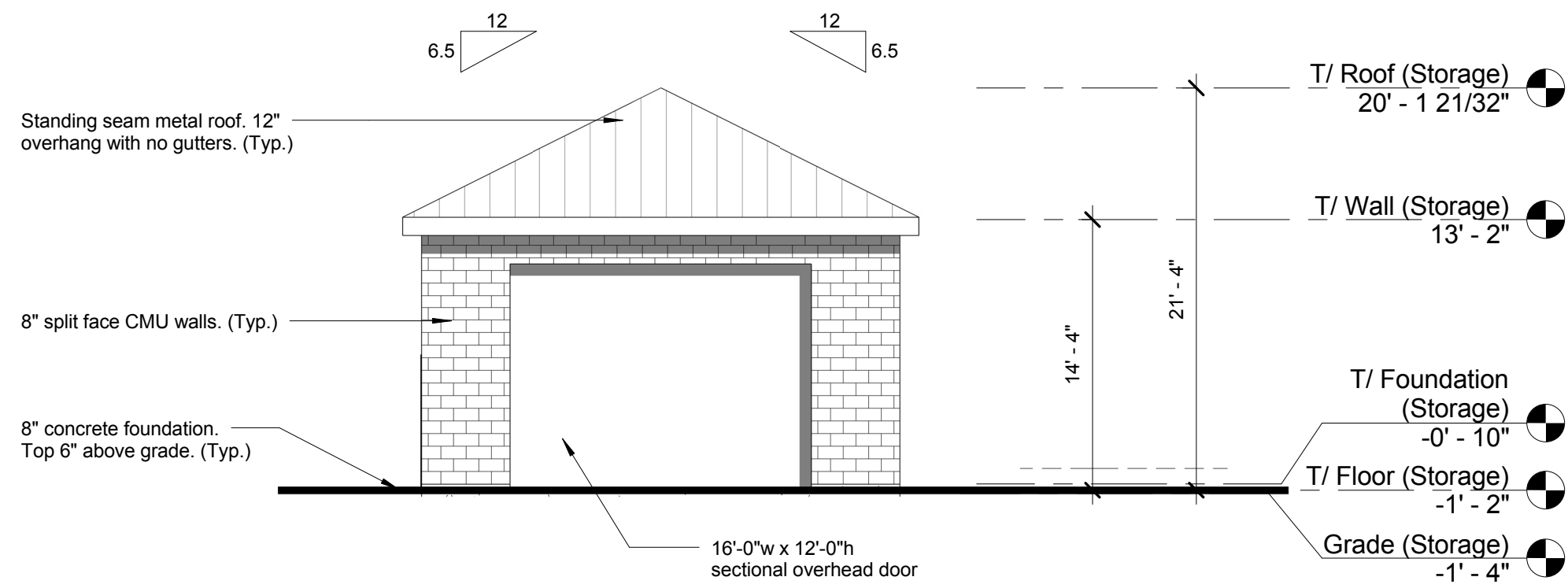
Architect:
Cashman Stahler Group
1910 S. Highland Avenue, Suite 310
Lombard, Illinois 60148
T: 630-889-8800
www.cashmanstahler.com

Sheet Name:
Exterior Elevations

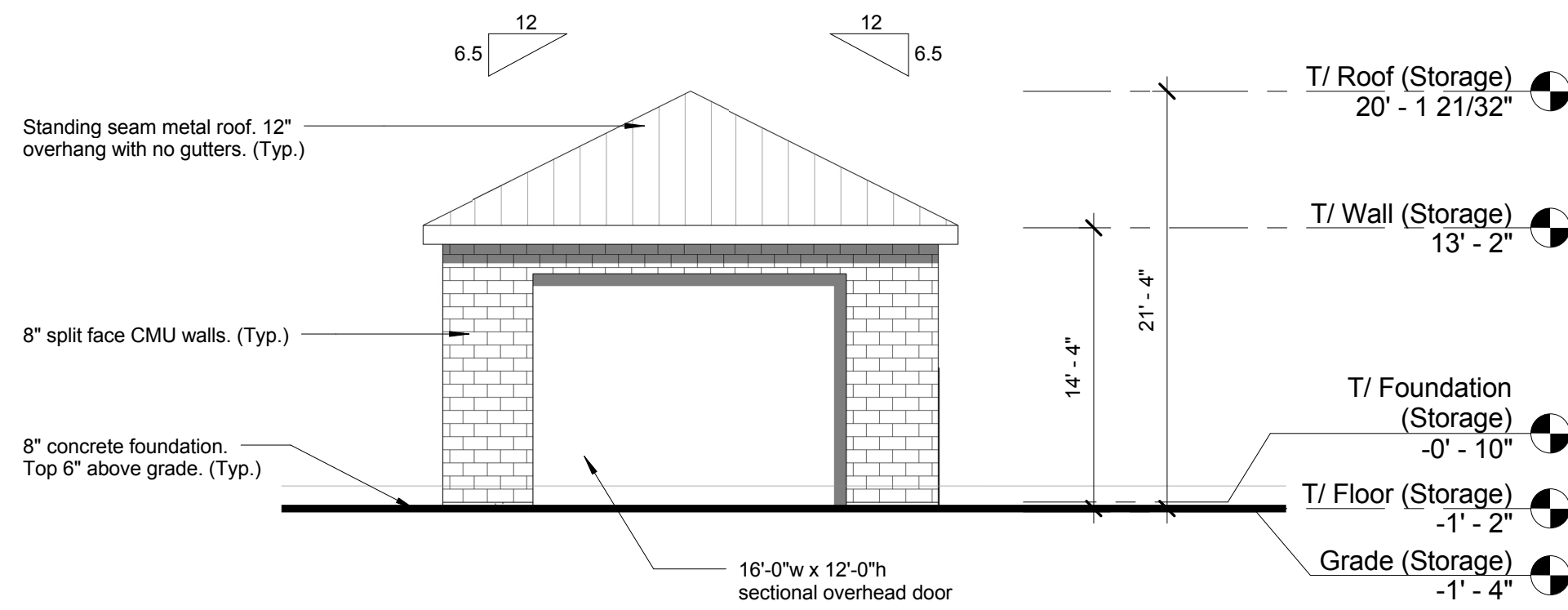
Architect:
CSG

Project Number:
CSG499
Sheet Issue Date:
02/07/14
Drawing Scale:
As Indicated

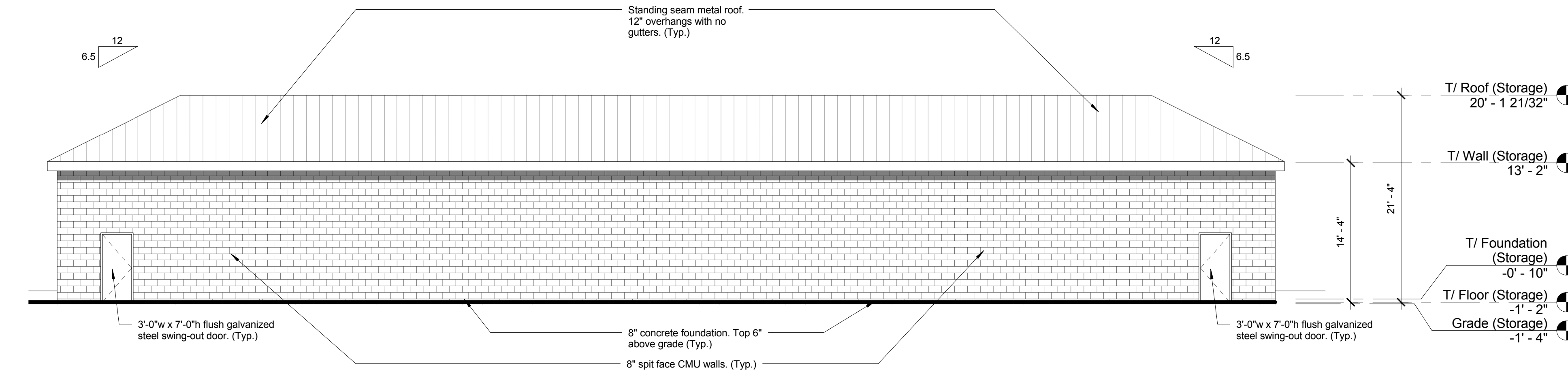
DD201



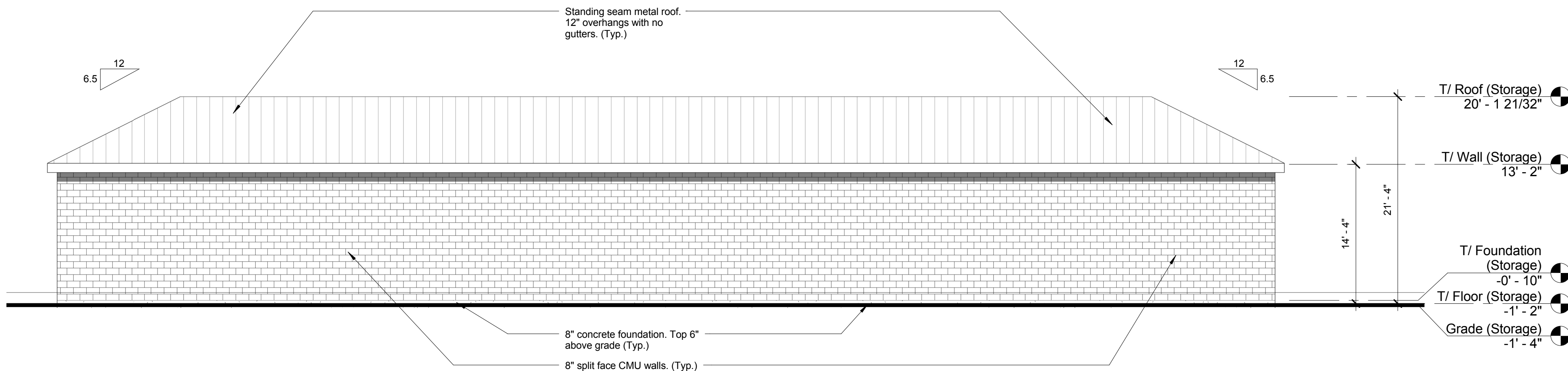
3 West Elevation Storage Building
1/8" = 1'-0"



4 East Elevation Storage Building
1/8" = 1'-0"



2 North Elevation Storage Building
1/8" = 1'-0"



1 South Elevation Storage Building
1/8" = 1'-0"

Issue/Revision Schedule		
No.	Date	Description
1	02/07/14	Issued for Plan Commission

Project Name:
Cafeteria Addition and Storage Building
Plan Commission Submittal

Client:
Saint Viator High School
1213 E. Oakton Street Arlington Heights
IL 60004-5096

Architect:
Cashman Stahler Group
1910 S. Highland Avenue, Suite 310
Lombard, Illinois 60148
T: 630-889-8800
www.cashmanstahler.com

Sheet Name:
Exterior Elevations

Project Number:
CSG499
Sheet Issue Date:
02/07/14
Drawing Scale:
1/8" = 1'-0"

Sheet Number:
DD202



Exterior Rendering of Storage Building from North West



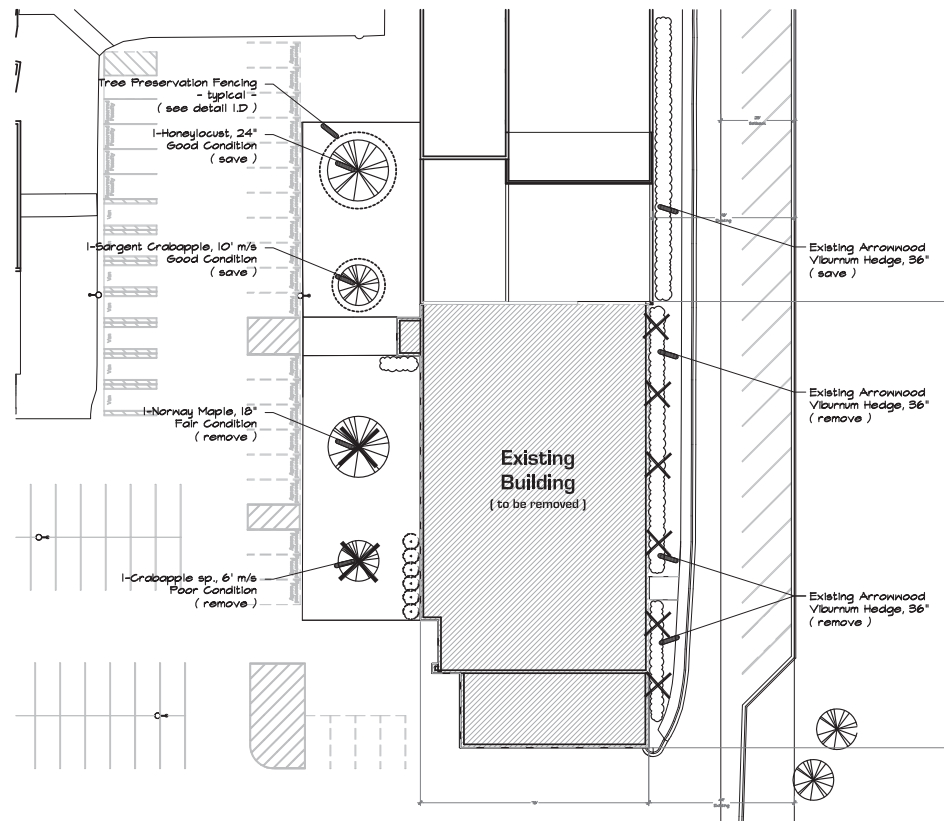
Exterior Rendering of Cafeteria Addition from South West



Interior Rendering of Food Court

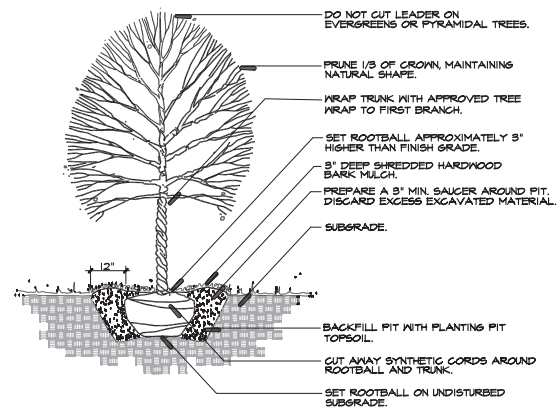
Date/Time Printed: 4/15/2014 4:59:56 PM

Issue/Revision Schedule		
No.	Date	Description
1	04/21/14	Issued for Village Board Meeting
Project Name: Cafeteria Addition and Storage Building Plan Commission Submittal		
Client: Saint Viator High School 1213 E. Oakton Street Arlington Heights IL 60004-5096		
Architect: Cashman Stahler Group 1910 S. Highland Avenue, Suite 310 Lombard, Illinois 60148 T: 630-889-8800 www.cashmanstahler.com		
Sheet Name: Renderings		
Project Number: CSG499 Sheet Issue Date: 04/21/14 Drawing Scale: 1/2" = 1'-0"		
Sheet Number: DD0000		



1 A EXISTING CONDITIONS & TREE SURVEY 

scale: 1" = 30'0"



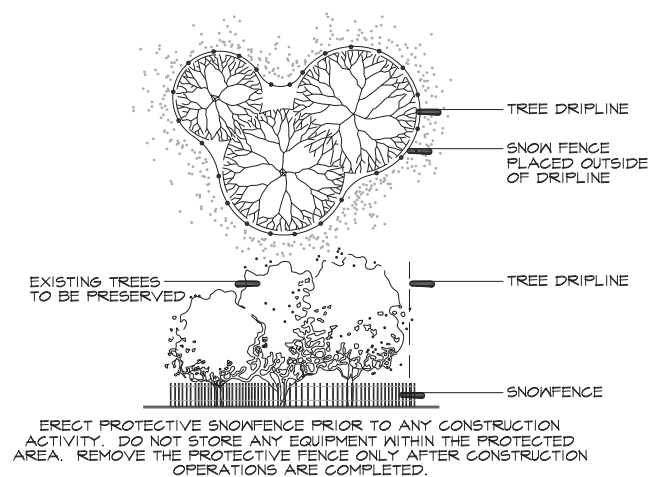
1 C Typical Tree Planting Detail NTS

PLANT LIST :

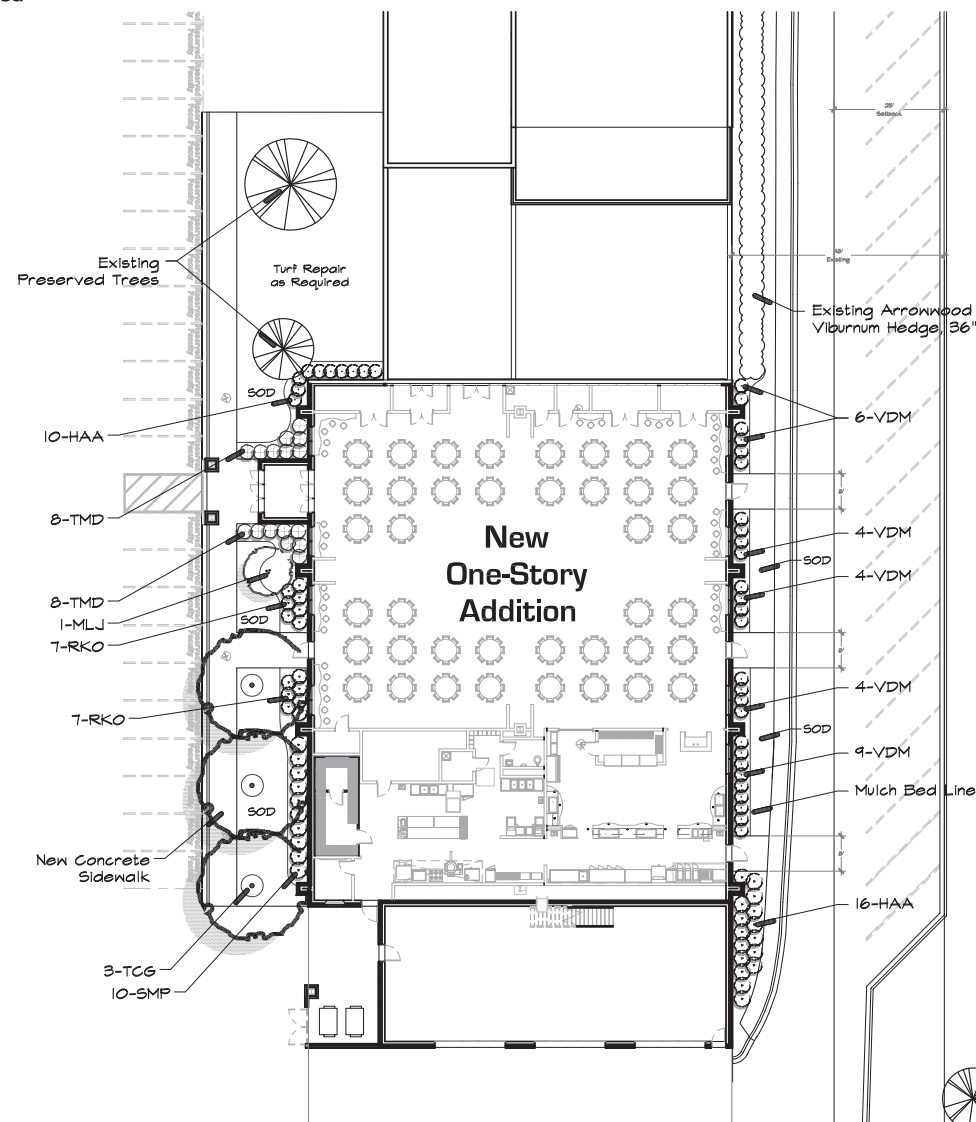
Code	Scientific Name	Common Name	Size	Qty	Remarks
SHADE TREES					
TCG	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	3.0'	3	B&B
ORNAMENTAL TREES					
MLJ	Magnolia liliiflora 'Jane'	Jane Magnolia	6'	1	B&B, Multi-Stem
EVERGREEN SHRUBS					
TMD	Taxus x media 'Densiformis'	Dense Yew	24"	16	B&B
ORNAMENTAL SHRUBS					
HAA	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	18"	26	5 Gallon Container
RKO	Rosa 'Knockout'	Knockout Shrub Rose	18"	14	3 Gallon Container
SMP	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	24"	10	5 Gallon Container
VDM	Viburnum dentatum 'Morton'	Northern Burgundy Arrow Vib.	30"	27	5 Gallon Container
MISCELLANEOUS					
	Shredded Hardwood Bark Mulch	Shredded Hardwood Bark Mulch	CY	10	See Construction Notes
	Sod	Sod	SY	180	See Construction Notes

TREE REPLACEMENT SUMMARY :

1-Norway Maple, 18" - Good Condition	4 Replacement Trees Required
1-Crabapple, 6' m/s - Poor Condition	0 Replacement Trees Required
Total : 4 Replacement Trees Required	
4 Provided	



1 D Typical Tree Preservation Fencing NTS



1 B PROPOSED LANDSCAPE PLAN 

scale: 1" = 20'0"

NOTES :

- At the proposed south athletic storage building (not shown) the owner will restore the turf around the perimeter new building with seed to match the existing athletic field turf.
- Sod all turf areas as noted with an approved blend of improved Kentucky Bluegrass Sod with a mineral soil back.
- Fine grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.
- Prior to turf installation all areas shall be fertilized with a 12-12-12 granular fertilizer at a rate of 400 lbs. per Acre.
- Prepare perennial, ornamental grass, groundcover and annual flower beds with 1 CY. mushroom compost per 100 SF. rototilled to an 8" depth.
- Mulch all trees, shrub, perennial & orn grass beds with a minimum of three inches shredded hardwood bark mulch.
- Mulch all groundcover and annual beds with minimum of one inch pinebark fines.
- All bed lines and tree saucers require a 4" deep spaded edge between lawn and mulch areas.
- All evergreen (conifers) trees and shrubs must be grown in a natural shape - and not sheared.
- Plant material sizing, branching and ball sizes shall conform to the "American Standards for Nursery Stock" (latest edition) by the American Association of Nurseryman, Inc.
- Plant material shall be nursery grown and be either balled and burlapped or container grown. Sizes and spreads on plant list represent minimum requirements.
- Quantity lists are supplied as a convenience. Contractor shall verify all quantities, and in case of a discrepancy, the plan shall prevail.
- The Landscape Contractor shall adjust plant locations in field to maintain appropriate spacing from fire hydrants, light poles, all utility structures, driveways and sidewalks. Approval of the Landscape Architect is required when field adjustments to be implemented do not conform to the intent of the plans.
- Contractor shall report any discrepancies in the field to the Landscape Architect and/or Owner.
- The Landscape Contractor shall verify locations of all underground utilities prior to digging, is required to Contact J.U.L.I.E. (1.800.892.0123), and any other public or private agency necessary for utility location 48 hours prior to construction.
- Where underground utilities exist, all field adjustments must be approved by the landscape architect.
- The Landscape Contractor shall water plant material, seed and sod areas until the plants have become adequately established and until final acceptance by the owner. Owner to provide all supplemental watering and proper care and maintenance of all plant materials, seed and sod areas after acceptance of Landscape Contractor's work.
- No plants are to be changed or substituted without the approval of the Landscape Architect and the village of Arlington Heights.
- Landscape Contractor shall warrantee all material and labor for a period of two years from the date of substantial completion and shall repair any defects and replace all dead plant material as required during the warranty period.

Sheet Number: DD121

PLAN COMMISSION PROJECT TIMELINE

Project Name: St. Viator Cafeteria Addition
PC Number: 14-002
Location: 1213 E. Oakton St.
Requested Action:
1. Special Use Amendment

	Date	# of Business Days
Preliminary Meeting	02/21/13	
Awaiting Petitioner Plat and Sub Submittal	10/08/13	7.5 months
Plat and Sub Committee Meeting	10/23/13	11
Awaiting Petitioner PC Application	02/07/14	76
Plan Commission Application Submittal Date	02/07/14	
1 st Round Department Comments	02/27/14	14
Petitioner's Response to 1 st Round Comments	03/07/14	6
2 nd Round Department Comments	03/20/14	9
Petitioner's Response to 2 nd Round Comments	04/02/14	9
Public Hearing Notification	03/25/14	
Plan Commission Hearing	04/09/14	43 days from application date
Village Board	04/21/14	8

Note:
Legal notice; State Statue requires 15 to 30 days notice.



Item: BCRB-St. Viator - Proposed Variance Request from Section 503.1.1 and Village modified Section 903.2 of the 2009 International Fire Code

Department: Building & Health Services

BACKGROUND :

1. A variance from Section 503.1.1 of the 2009 International Fire Code (IFC) that states:

“503.1.1 Buildings and Facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building.”

Petitioner requests full relief from this Code section.

2. A variance from Village modified Section 903.2 of 2009 IFC that states:

“Approved automatic sprinkler system shall be required in all new buildings and structure, except for open parking structures, open-air portions of Group “A-5”, and Group F-2 occupancies.

Petitioner requests relief from this Code section by constructing a 100% non-combustible building.

RECOMMENDATION:

Item 1 : Trustee Scaletta moved, seconded by Mr. Carrato, for approval of a variance from Section 503.1.1 of the 2009 International Fire Code which involves the lack of a fire access road. Motion carried unanimously.

Item 2 : Trustee Scaletta moved, seconded by Mr. Carrato, for approval regarding the omission of automatic sprinklers in the building from Section 903.2 of the International Fire Code. Motion carried unanimously.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Amount of Bidder Recommended:

ATTACHMENTS:

Description	Type
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BRCB Minutes of February 24, 2014	Minutes
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DRAFT

BUILDING CODE REVIEW BOARD

MINUTES OF A MEETING BEFORE THE VILLAGE OF ARLINGTON HEIGHTS BUILDING CODE REVIEW BOARD

February 24, 2014

MEMBERS PRESENT:

Carl Baldassarra, Chairman
Richard Bondarowicz
John Carrato
John Scaletta (Trustee)
Scott Smith

ADMINISTRATION PRESENT:

James McCalister, Director, Building & Health Services
Chuck Kobus, Assistant Building Official
Paul Butt, Fire Safety Inspector Supervisor
Bernie Lyons, Deputy Chief
Charles Perkins, Director, Planning & Comm. Development
Charley Craig, Plan Reviewer
Paul Dumais, Fire Safety Inspector
Patty LeVee, Recording Secretary

OTHERS PRESENT:

M/I Homes - Brian Potvin, Greg Collins and Greg Sengstock
St. Viator - Stephan Bucks, Steve Cashman, Natalie Critchley
Mike Brown – Resident and Certified Building Official

SUBJECT:

- A. Item 1. M/I Homes: Variance request from Chapter 23, Section 309.1(c) relating to permit an interior garage width of 19'-5" instead of 21'-0".

Item 2. Variance from 2009 International Residential Code, Section R302.1 to apply the 2012 International Residential Code, Section R302.1.

- B. Fire alarm/smoke detection system retrofit requirement per Village Amendment to 2009 International Fire Code Section 4603.6.6 – continued discussion from January 9, 2014 meeting.

- C. Item 1. St Viator: Variance request from Section 503.1.1 of the 2009 International Fire Code for a fire access road to building.

Item 2. Variance from modified Section 903.2 of 2009 International Fire Code that requires automatic sprinkler system in all buildings.

There being a quorum present, Chairman Baldassarra called the meeting to order at 7:05 PM. All stood for the Pledge of Allegiance.

Chairman Baldassarra proposed a change to the order of the agenda, hearing St. Viator (New Business) before the fire alarm discussion (Old Business).

TRUSTEE SCALETTA MOVED TO CONCUR WITH THE CHAIRMAN'S RECOMMENDATION, SECONDED BY MR. CARRATO, THE MOTION CARRIED.

APPROVAL OF MINUTES

TRUSTEE SCALETTA MOVED TO APPROVE THE MINUTES OF THE JANUARY 9, 2014 MEETING, SECONDED BY MR. CARRATO, THE MOTION PASSED UNANIMOUSLY.

OLD BUSINESS

Petitioner: M/I Homes

Item 1: Variance request from Chapter 23, Section 309.1(c) relating to permit an interior garage width of 19'-5" instead of 21'-0".

Item 2: A variance from 2009 International Residential Code, Section R302.1 to apply the 2012 International Residential Code, Section R302.1.

Mr. Collins with M/I Homes stated the previous meeting discussion for Arlington Market site was regarding garage size and how it relates to the project; ultimately it relates to the Building Code and relief from that. Talking with Planning and Building specific to the actual garage size itself, they came up with a compromised position where they maintain the width that was previously proposed, but that the depth of the garage to allow more footage from front to back would comply with the existing code. As stated in the revised application, the proposed garage width of 19'-5" and a compliant depth 21'-4". The side to side was the hardship in terms of drainage swales. With this project you have 3' side yards. This is unique as to designing a subdivision with 28' wide lots, which really limits the ability to maximize the width of that garage. A better design would be to increase the depth, allowing more room for trash cans, lawnmowers, etc. Planning agreed that was a viable solution.

Mr. Collins said because of the unique circumstances with the project and building to building separations being a bit unique; they need some clarification and direction as it relates to some other code issues.

Mr. Potvin stated that the Item 2 is specifically related to the requirement for rated assemblies in the eaves. Under the 2009 International Residential Code (hereinafter the IRC) with proximity of the overhangs to the property line requires a rated assembly.

Mr. Collins noted that they are actually modifying the PUD. There are 11 modifications that are going back to the Planning Commission, one of those being to allow eaves to encroach for Design Commission and our architecture.

Mr. Bondarowicz asked, “into the 3’ minimum side yard”? **Mr. Collins** said yes, there is a calculation that is done when you encroach based on the actual length of the eave itself. The actual encroachment is 5”.

Mr. Potvin continued; the proximity of the eave as it relates to the property line requires a rated assembly. That rated assembly has a little bit of grey area, and they have been in touch with the International Code Council and UL. There is not necessarily a rated UL assembly available. The Code Council said they can prepare some type of “like” assembly that is consistent with another. The hardship encountered in all cases is attic ventilation. There are 50’ long buildings with eaves all the way along the one side. The concern has to do with building science, has an awful lot to do with ice damming and it is their desire to be able to adequately ventilate the attic spaces. They build very tight buildings, obviously the attics are one area where they would like it appropriately ventilated.

While going through the process, it was discovered that in the IRC 2012, a later version of the code, it has an additional table that contemplates units that are sprinklered. His understanding is the current ordinance in Arlington Heights does not require sprinklers within single family residence, such as this. However, it was a function of an approval of the PUD, so they are sprinklering the buildings.

Chairman Baldassarra asked if they are sprinklering attics and garages. **Mr. Potvin** stated they are not; his understanding is it would not be a requirement.

Mr. Sengstock, licensed Architect with M/I Homes, stated NFPA 13D, the single family sprinkler standard does not include attics’ interstitial spaces.

Mr. Potvin stated that in a later version of the IRC as contemplated, by going into the sprinklering of the building allows for the rated assemblies to go away. In 2009 it was not contemplated in Table R302.1. In 2012, there is a Table R302.1.2 which basically would allow us, due to the fact that they are sprinklering the buildings, not to have to deal with the rating of assemblies in these areas. Thus the grey area of what actually the code is asking for, as well as their desire to properly ventilate the attics, would be taken care of.

Mr. Sengstock added, the 2012 version and the Table R302.1.2, considers a single family dwelling being sprinklered; whereas they have the whole community being sprinklered. It is not just the building in question, but also the neighbor on either side. They have an active system that in many other cases in the International Building Code will allow to take the place of a higher level passive system, that being rated assemblies. There are instances in the 2012 Code that allow this.

Chairman Baldassarra asked, in the design of this project, “Is the garage face to face with another garage across the property line?” **Mr. Potvin** said it is across the alley. **Mr. Sengstock** mentioned to note, because the detached garages will not be heated or sprinklered, they do plan on providing the one hour separation where it is within the

original Table 302.1 or the 5'. They are not considering the garage in this case, due to the fact that they do not require the attic ventilation in the garage, being it is unheated and is not considered habitable space.

Chairman Baldassarra asked for comments from the Village and Board. Mr. Kobus and Mr. Lyons had no objection.

Mr. Smith questioned Section P2904. **Chairman Baldassarra** said that is where it calls for the type of sprinkler standard. **Mr. Butt** said 2904 it is almost like the design installation standard that mimics 13D. There are specifics in P2904 that has the same language as the 13D standard.

Mr. Smith asked if that requires sprinkling in the attic space. **Mr. Butt** said no, 13D does not.

Chairman Baldassarra asked if they were asking for relief from this. **Mr. Sengstock** stated they are looking to allow the set backs that are in Table 302.1.2, which is in the 2012 version of the IRC and not in the currently adopted 2009 version, which does allow, because of the sprinkler system, to have shorter set backs.

Mr. Potvin said they currently are involved in 13D systems, as well as 13R systems, none of which have a requirement for attic space, it is a separate system, it is a dry system, or a glycol system. Typically in residential standards that would be the case, in both 13D and 13R.

Chairman Baldassarra noted 13R is for multifamily up to four stories, 13D is single family. These are all single family. **Paul Butt** stated that NFPA 13R requires attic sprinklers.

Mr. Bondarowicz asked about exterior materials. **Mr. Potvin** said it is a combination of masonry and cement siding.

Chairman Baldassarra stated he does not see either a physical hardship that cannot be achieved or an alternate method of protection being offered in lieu of what the Code requires, as typically required from this Board to grant relief from our code with new construction.

Mr. Potvin said the 2009 IRC current code does not require the use of sprinklers. They did not negotiate the PUD originally; the project was taken over from someone else. The function of the PUD having the sprinkler, that in and of itself is additional consideration, the redundancy in the fire protection systems. He is not bringing the sprinkler system to the Board as an alternate; the sprinkler system already is an alternate. They are not going back to the PUD and asking relief on the PUD to eliminate the sprinkler system. It is an option, but not where they want to go. They are fully prepared to do the sprinkler system, that in and of itself is his position to the Chairman's question.

Mr. Sengstock added also the attic ventilation, because the homes tend to be thin and long and are gabled such that the eaves are on the sides of the building. If they did not have those eaves for ventilation, it would be very difficult to properly ventilate the attic. It can be done, although building science for the last quarter century has had a best practice of a continuously ventilated soffit with baffles that create airflow into the attic from eave to ridge and they would like to continue with that best practice.

Mr. Carrato said if they are satisfying 2012, he sees no problem. **Chairman Baldassarra** asked if they were satisfying 2012 in all respects or just this issue. **Mr. Potvin** replied, the issue on the table. Certainly, the 2012, as far as this goes, he would say all portions of the code that is adopted in addition to this section of the Code that they are asking for they would be in compliance.

Trustee Scaletta asked if the eaves were new to the PUD or were they always sprinklering with eaves on it, are the homes being designed different then they were previously, why is this coming up now.

Mr. Collins responded no, it is similar to how the garage has come up. As we actually have a person like us come forward with the project and submit the appropriate plans, it is making sure that all of the codes have aligned and we have a product that complies.

Mr. Potvin believed the prior developer brought through the PUD but never went full circle with the architectural plan review. The conflicts did not arise. **Mr. Collins** said that would never be the case, you are not submitting a building permit prior to a PUD approval, rarely is that ever the case. You technically can not build a garage in that community today per your code. Architecturally they do not build homes without eaves.

Mr. Potvin said the fact of the matter is the PUD was passed and approved. He believes the project went defunct before any of these conflicts came to light. They took the project over; they went down the path of working with Planning, and getting substantial compliance with the existing PUD. They worked with the Design Commission and satisfied their wishes for eaves in the way that things work. They submitted for permit and that is where some of these issues bubbled up, as it related to conflict with the original PUD.

Trustee Scaletta asked if these are the only two requests that they have for Building Code Review Board and do they expect any others. **Mr. Potvin** said they do not anticipate any others; they have comments from the Building Department that all seem very reasonable and are fully prepared to update their plans and comply with them.

Chairman Baldassarra mentioned his concern is with building-to-building fire spread; a 6ft. separation between the structures is not a lot. However, if the Fire Department and Building Department are alright with this, and you are using the provisions of the 2012 Code, it is all good.

With no further comments **Chairman Baldassarra**, called for a motion to Items 1 and 2.

Item 1

TRUSTEE SCALETTA MOVED APPROVAL OF A VARIATION FROM CHAPTER 23, SECTION 309.1.C TO PERMIT AN INTERIOR GARAGE WIDTH OF 19'-5" INSTEAD OF 21FT. SECONDED BY MR. BONDAROWICZ, THE MOTION CARRIED.

AYES: BALDASSARRA, CARRATO, SCALETTA, BONDAROWICZ

NAYS: SMITH

Item 2

MR. SMITH MOVED TO GRANT RELIEF TO USE THE 2012 UPDATE ON R302.1. SECONDED BY TRUSTEE SCALETTA, MOTION CARRIED.

NEW BUSINESS

Petitioner: Stephen J. Cashman, on behalf of St. Viators

Item 1: A variance from Section 503.1.1 of the 2009 International Fire Code for a fire access road to the building.

Item 2: A variance from the modified Section 903.2 of the 2009 International Fire Code that requires automatic sprinkler systems in all buildings.

Petitioner, **Steve Cashman**, of the Architectural Firm of Cashman Stahler Group, Inc. for St. Viator, explained they have another large project currently under submittal to the Plan Commission; it is an addition/replacement of the cafeteria wing at the school. This project, an unoccupied storage building, was born as they were going through the process starting back in 2010 on the cafeteria project. They would like to store exterior athletic equipment inside a building. Currently the equipment sits out on the fields throughout the winter because there is no other place to put it.

Mr. Cashman said they would like to build a simple, storage only, building for athletic equipment. In submitting this the Village pointed out the issue of sprinklers and fire access roads. They are proposing a Type 1B, non-combustible construction building; it basically has two overhead doors on the ends and two man doors. The location is north of their tree line. Their intention is to remove two batting cages and the asphalt area near the park and east side road. The location is to keep it as remote as possible for any neighbors. They are 340' from any neighbor on the east and roughly 1000' from Euclid, and 183' to the west to the closest residential property, and about 317' to the property line on the west.

Two reasons for this location are: (1) to be remote from the neighbors and (2) not to affect the soccer area, which is on the southwest quadrant of the playfields and takes up the whole area from the sidewalk to the north of the girls' softball field. Doing this creates a potential fire access problem because they are remote from Dryden, and remote from the residential drives that are on the east of the property, Carlyle. As Mr. Butt requested, the drawings show where the existing hydrants are located. This is basically a structure with no electric, no heat, and no water. It is a concrete block

structure, concrete slab, a metal joist system for the roof with Type X drywall on the under side to form a non combustible roof structure. The roof is standing seam metal roof. They have dealt with athletic facilities for other school clients and though more expensive, with standing seam metal, children do not like it, it's very hard to climb. The intent was to make a roof that no one is going to get on. There are no gutters.

Mr. Cashman said they have gone through Design Commission; most of the discussion on this was aesthetics. Logos were discussed, but that became a violation of the sign ordinance so it's basically a split-faced concrete block structure.

Mr. Butt said after reviewing the construction type for Item 2, he does not have any objection to granting the variance request for no sprinklers for this building. There is no real threat, especially with no electrical, no heat and it is to be used for non combustible equipment that really does not impose a life safety threat.

Chairman Baldassarra asked about lighting. **Mr. Bucks** (owner representative) replied lighting comes through the overhead doors and through the man doors.

Mr. Lyons was in agreement with Mr. Butt. He noted they looked at this hard and walked around the area to see where they could put an access road, and there was no way of doing it without impinging on the football, baseball or soccer fields. On viewing, and noting it is a non combustible building with sleds and tackling dummies, no electric, and no heat and there is no life safety threat, they are comfortable with allowing this exception for both items.

Trustee Scaletta asked for the dimensions of the building, and where is gasoline for maintenance equipment stored. **Mr. Cashman** said the building is about 125' x 25' and gasoline is in the existing buildings and grounds garage, which is attached to the cafeteria wing that will be demolished and rebuilt. They are creating a mezzanine level and a larger grounds garage to better handle the equipment they have. The intention for that project is to start demolition this summer, completed in fall of 2015.

Trustee Scaletta asked, when changes to the school are made, will it change other storage. **Mr. Cashman** said no, basically it will be stored in a better buildings and grounds garage.

Trustee Scaletta asked, in the event of a fire how would it be handled. **Mr. Lyons** responded they would hand jack fire hose across the lawn. They know it could be a challenge but they also understand it is a lesser challenge with nobody inside, fewer things to burn and nothing to burn around it. They do recognize that there is a challenge of getting there a little bit slower but will do it.

Trustee Scaletta asked if proper procedures were taken to notify neighbors. **Mr. Cashman** said they would be notified when Plan Commission meets.

Trustee Scaletta asked for further explanation regarding signage. **Mr. Cashman** said the Design Commission wanted them to add logos to the building, they did add them, and on going through staff review, it was rejected. **Mr. Bucks** added that it was going to be three logos of lions; one on garage overhead door, two on the north side of the siding and they were told it was a violation of the Sign Ordinance. It was taken out.

Trustee Scaletta asked if the signage is in the motion going before the Village Board. **Mr. Cashman** said they are going to the Plan Commission on April 9th. They have not received staff comments on their Planning Commission submittal. They weren't sure if they would be telling them to get rid of the storage building, which is why this has come to this Board, before it went to Plan Commission or the Trustees. The signs were an aesthetic to break up the visual look of the building.

Mr. Perkins noted that they do have the option to seek a variation. The Design Commission had suggested something upon review it was found it would trigger a variation. A variance request is an option. They would have to go through the process, they did not do the notification the first time. There would be a public notice, which is required for a sign variation.

With no additional comments, a separate motion for each item was made as follows:

Item 1:

CHAIRMAN BALDASSARRA CALLED FOR A MOTION TO ITEM 1, WHICH INVOLVED THE LACK OF A FIRE ACCESS ROAD. TRUSTEE SCALETTA MOVED FOR APPROVAL, SECONDED BY MR. CARRATO; MOTION CARRIED.

Item 2:

CHAIRMAN BALDASSARRA CALLED FOR A MOTION TO ITEM 2, REGARDING THE OMISSION OF AUTOMATIC SPRINKLERS IN THE BUILDING FROM SECTION 903.2 OF THE IFC. TRUSTEE SCALETTA MOVED, SECONDED BY MR. CARRATO; MOTION CARRIED.

OLD BUSINESS (CON'T)

Fire alarm/smoke detection system retrofit requirement per Village Amendment to 2009 International Fire Code Section 4603.6.6 – continued discussion from January 9, 2014 meeting.

Mr. Butt referenced the January 21, 2010 minutes regarding the 2009 International Fire Code Amendments. These minutes show where the code amendment was first introduced, Section 4603.6.6. He was required to reword the Section. The next minutes of August 19, 2010, show the rewording was done. The amendment is “and automatic smoke detection system in unsprinklered and common areas”. Also, “more than three stories” was amended to “two or more stories”. On the review of the overall code amendments prior to going to public hearing, the January 6, 2011 minutes state “The proposed amendment correctly worded per the 8/19/2010 minutes, stating ‘in

unsprinklered and common areas’.” This is where we left it and it does apply to all existing occupancies.

Mr. Butt said Chapter 46 is a brand new Chapter in the 2009 Code; it was never part of the 2003-2006 Code. The Table in Chapter 46 was referenced as providing the specific occupancies and the code sections that apply to those specific occupancies. This seems to be the one that is most applicable toward the Village Fire Alarm requirements. Knowing that this was going to have a large impact on the Village, we thought the plan would be a five year period to comply with this code section, as stated in the draft letter that was presented at the January 9, 2014 meeting.

Mr. Bondarowicz asked for clarification of the five year period for those who were not on the Board at that time. **Mr. Butt** explained the Village would request a submitted schedule for completion and compliance by July 31, 2014, and that schedule would show completion within 5 years. This would put some of the responsibility back on some of the building owners/property owners to tell us when they think it will be complete.

Mr. Bondarowicz asked if this was similar to the controversy in the City of Chicago, but that was more related to actual fire sprinklers, not fire detection. **Mr. Butt** said it is similar.

Mr. Bondarowicz asked if this Code would also take affect in the City of Chicago. **Chairman Baldassarra** said no, the City of Chicago does not adopt the International Codes, they have their own code and that this is a local amendment to the IFC.

Mr. Carrato said we made it more restrictive by going to two stories and higher instead of three.

Mr. Bondarowicz stated he was looking at the impact of the apartment buildings, the size of the buildings and where they are at. **Chairman Baldassarra** said if a Village like Arlington Heights did not amend it, it would be more than three stories. We amended it to say more than two stories. **Mr. Butt** corrected, it is two or more. The Code says more than three stories; we amended it to say two or more.

Chairman Baldassarra asked, when drafting the words “unsprinklered and common areas”, did you mean the common areas that are unsprinklered, or unsprinklered areas and common areas. **Mr. Butt** said both. **Chairman Baldassarra** said that means the units. **Mr. Butt** said if the building is fully sprinkled it would not be required to have smoke detection in the common areas. **Chairman Baldassarra** rephrased the question, if the building is not sprinklered, as many of our existing residential multifamily are not sprinklered, where do the smoke detectors go? **Mr. Butt** replied, in the common hallways, laundry rooms, storage rooms; any place that is common to all of the residents or the public.

Chairman Baldassarra defined the common areas that are unsprinklered. **Mr. Butt** said typically these older buildings are not going to be sprinklered at all. **Mr. Bondarowicz** said the bottom line is that it's not in the units. **Mr. Butt** said correct, if the common areas are not sprinklered, the units are not going to be sprinklered. **Chairman Baldassarra** said this could be read as, in unsprinklered, and common areas. He feels the word "and" should be eliminated, "unsprinklered common areas" is what you wanted, correct? **Mr. Butt** said yes, or we should say a building that is not currently sprinklered in its entirety. **Chairman Baldassarra** said where the smoke detectors go is still a question.

Trustee Scaletta asked if smoke detectors aren't already required in multifamily buildings. **Chairman Baldassarra** said yes, within the units. **Mr. Butt** said there is a difference between smoke detection and smoke alarms. Smoke alarms are required in the units, in every bedroom and outside every bedroom. It is required in Chapter 46. The code does not require smoke detection in unsprinklered common areas. All they are saying is that you need manual pull stations and notification appliances.

Chairman Baldassarra said admittedly he voted for this, and was not a big fan of amending the provisions of the IFC as you may recall, but this is what we approved.

Mr. Bondarowicz asked for some specific incidences received throughout the Village. There are some real specific buildings that are two flats, two stories, two units, sometimes three units that are scattered around the Village and may have just a common hallway in front and three units with two stories. We are talking about just doing the fire alarm system in the hallway, the common hallway only.

Mr. Butt said the smoke detection within the common hallway, notification appliances would have to be put in each unit if they could not get the 75 decibels at the pillow, with all doors closed.

Chairman Baldassarra asked how many buildings are thought to be affected by this. **Mr. Butt**, referred to the chart in the handout, saying that if the Code was left as written, there would be 117 affected buildings. If they went with two story plus, it would be an additional 316, for a total of 433 buildings affected.

Trustee Scaletta asked if it was said that it is anything more than three stories, without the amendments that we did. **Mr. Butt** said. yes. **Trustee Scaletta** noted the chart shows buildings three stories or more.

Mr. Dumais said the chart shows the impact right now. Table No. 1 is total number of buildings in town that would be affected by this code section. The chart then breaks it up, with or without alarms. All of the buildings that are three stories or more are broken out in Table 2.

Chairman Baldassarra explained what Trustee Scaletta is asking, does the Code unamended say more than three stories. Table 2 says three stories or more. **Trustee**

Scaletta asked if there was a table or number that is basically four or higher? **Mr. Dumais** said four or higher is Table No. 1. **Chairman Baldassarra** said it includes Tables 2 and 3.

Mr. Butt said the question is; is it 117 buildings that are more than three stories? **Mr. Dumais** said, without alarm systems in it right now. **Mr. Butt** verified, it is not three plus, it is more than three. **Mr. Dumais** said it is three stories or more. **Mr. Butt** said then that number is incorrect.

Mr. Bondarowicz stated to **Mr. Butt** that it would not have been done anyway. We were not looking at analyzing that because you already made the decision. It would not have made sense to look at that number unless we are now requesting it. **Mr. Butt** agreed.

Mr. Bondarowicz said we are back peddling because we are now thinking there is going to be a lot of people affected by this with two flats.

Mr. Carrato said that bottom line is do we agree with what we voted on already, and asked for Mr. Lyons thoughts.

Mr. Lyons said, at the time the Fire Department did not have much comment on this as shown in the minutes, it was not one of their issues. To comment now, it is safer, it is better detection, we find out earlier, we respond earlier. For the Fire Department obviously that is better for us. What they do not comment on and is not their area of expertise, is the cost benefit, the financial impact on the owners, the impact on affordable housing, etc., that is not their area to comment on. Do they want more of the buildings to have smoke detection, fire alarms? Yes; it's all good for them.

Mr. Bondarowicz asked for a general feel of calls for apartment fires that are affecting the buildings. Do you find the fires in smaller buildings; is it in larger complexes of 40-50 units? Does it seem to be a bigger issue in bigger buildings? He is referring to a comment earlier saying something to the effect of 'we are seeing those fires in those apartments'. Historically with apartments, from a building owner, investor perspective and affordable housing there has always been this model, even from financing perspective, it will go up to six units. It's the way they are financed on investment properties, and they create a lot of affordable housing. When you have a smaller building, the impact is going to be huge to a building owner. You could have two units, and they may not even have the electrical capacity in their power panel, and now they have to operate their electric.

Mr. Butt said that is not correct. These systems are run off 112 volts, 15 AMP circuit, there are wireless systems out there; if you are in a smaller building the impact to installation is less than if in a larger building. It is doable. Is there a financial burden, there will be. What is the cost of life safety? It is in the Code. Even if we did not amend the Code, if we took it as it was written, it would still be required. **Chairman Baldassarra** said, "for four stories and above". **Mr. Butt** said it would still be a huge

impact on the Village. **Chairman Baldassarra** said the impact would be less than half of what it would be with this adoption.

Chairman Baldassarra said the question is, are we alright with this, with what we passed and is there even a vehicle to take any further action. He is sensitive to criticisms with the Village of Arlington Heights and the costs of construction here; it is heard from time to time from people in this business. If we need to do something that is appropriate, he is all for that. Frankly, he is concerned about what they did. It is going to affect a lot of people and some of these buildings are very small, and are very low risk.

Mr. Bondarowicz said he thinks it is going to have a huge impact. He knows several people that own these kinds of buildings and are probably on the bubble right now. If they have to come up with \$20,000-\$50,000 to go into units, open up walls, disturb walls, etc., there is going to be a lot of discussion at the Board level. The firing of emails is going to be amazing.

Chairman Baldassarra said they had some of the criticism with the downtown sprinkler ordinance on existing buildings coming into the Village. There were some retail tenants that were not going to make a commitment here because of our retrofit ordinance on sprinklers. It is a balance between what we spend and what we see in the way of risk.

Mr. Bondarowicz asked what the logic was with greater than three stories. The risk was probably assessed. It is an analysis that is an overly essential code that affects the country. **Chairman Baldassarra** said he is on those committees and can say it is not a very sophisticated analysis. It is a consensus of a number of people that is run before a committee. **Mr. Bondarowicz** asked if it was the logic that they are on the fifth floor and it's hard to get down. **Chairman Baldassarra** said yes, it's a risk issue being on higher floors, as well as a time issue to escape. It is that perception of height, risk and time, and number of exposed people.

Mr. Carrato believes the recourse would be to propose an amendment to the Municipal Code.

Trustee Scaletta said he is very concerned about the negative impact this amendment can make, and on reviewing this and not being in attendance at all meetings, he is not sure he really grasped the overall financial and physical impact to these buildings. He is very concerned about the low income users that might be displaced because of the cost. Also, we are constantly working towards more affordable housing. He would like to see a way to amend what was done.

Mr. Carrato stated we would strike the amendment if they wanted to change it back. **Mr. Lyons** said that is one option or it could be made three stories as another option. **Mr. Butt** suggested going back to the original language for the height requirement, but in hopes to keep the smoke detection requirement in. Because you are already putting an infrastructure in there anyway. Adding smoke detection is not a major cost impact.

The biggest cost impact is going to be providing notification appliances per unit. Even if we did take the detection out, that requirement is still there. The only thing we are really adding is smoke detection, another level of protection to the occupancy of that building.

Mr. Baldassarra asked if they were going to have to put pull stations in no matter what.

Mr. Butt replied, yes. **Mr. Baldassarra** added, the Code says automatic or manual.

Mr. Carrato asked Mr. Butt that if they changed this back to meet the IFC, what would you want amended in that? **Mr. Butt** said he would like to retain the addition of the automatic smoke detection as well as the manual detection in the buildings more than three stories. **Mr. Carrato** asked, is that not in the code now? **Mr. Butt** replied, correct. It states manual *or* automatic, he would say manual *and* automatic.

Chairman Baldassarra asked, “Why would you need both?” If an automatic detection system is throughout the common areas, why would you need a manual, would that invite pranks? **Mr. Butt** said then eliminate the manual; he would rather have the manual eliminated than the automatic.

Chairman Baldassarra asked if the sense of the Board is to amend what was done in 2011, when it was adopted. With the amendment we approved, are we talking about reopening the issue to look at more like was in the base IFC provision in 4603.6.6? Is that the consensus?

Mr. Carrato believes that if the Trustees knew what was passed they may not have agreed to it, similar to the fire sprinkler issue. This will certainly cause a big push back, as that did. All members were in agreement.

Chairman Baldassarra asked for a consensus of what to do with 4603.6.6. He suggested that by deleting the words “or manual”, would that satisfy Mr. Butt’s recommendation. It does take away a relatively inexpensive solution and make it more expensive. A manual system is a lot less costly. **Mr. Butt** said typically the pull stations are at either ends of the hallway; they will be near the exits.

Chairman Baldassarra said we will probably be getting some criticism when this goes out, even with just that deletion.

Mr. Carrato was curious to see what the number drops to if this was four stories, it could be significant. **Mr. Dumais** said he will provide that data.

Mr. Carrato recommends that we have Mr. Butt change the language to be more than three stories, but make the modification he requested, bring to Robin Ward to see what has to be done, and have the chart modified to be more than three stories and we will meet to review this issue again.

Chairman Baldassarra confirmed that the change that Mr. Butt is recommending is taking out the manual as an option to the automatic.

Mr. Smith said if the modification that is made is basically removing “or manual” in 4603.6.6, does that address an automatic fire alarm system in common areas or do we need to add the language? **Chairman Baldassarra** said this suggests throughout, including the tenant space. Which we do not want to do, stated **Mr. Butt**.

Chairman Baldassarra explained, shall be installed in maybe the common areas of existing approved R2 occupancies. Are common areas defined? **Mr. Butt** replied “no”.

Trustee Scaletta asked if we had just adopted this and had no amendment to it, would they have to put it in the common areas. **Chairman Baldassarra** said no, they would, and in addition perhaps even within the units.

Mr. Bondarowicz clarified that what Mr. Butt is saying is that he wants to put in wording where it does not have to go into the units, the detection is only in the common area but what about the indicators, the sirens, the notification appliances? **Mr. Butt** said that is part of Section 907.6 in the Code. In accordance with 907.6, it tells what the decibel level should be of the audible buildings; 75 decibels throughout all R occupancies.

Chairman Baldassarra asked if it was possible by just doing that in the common areas. **Mr. Butt** said typically they have not had any luck with what they have dealt with. They have retrofitted two large buildings off of Evergreen and Dunton. They tested and could not get the decibel level; 299 North Dunton was the same way.

Chairman Baldassarra said what he has done in commercial buildings, as seen sometimes in hotel rooms, is just a mini sounder over the door, so you don’t have to go throughout the unit. You pop through the corridor wall with a mini alarm and it will get you your sound. **Mr. Butt** replied, “door closed”. **Chairman Baldassarra** said, now you are convincing me the other way. This is still going to be a big deal.

Mr. Butt said you can’t water down the standard to say just put it in the hallway, because then they’re going to say well its not in accordance with NFP72, it’s not installed in accordance with the IFC. **Chairman Baldassarra** commented that he thought it could be done and he has done them on commercial buildings. It may not be as complicated as a multi room dwelling unit. **Mr. Butt** said we test; we go into every building and test them. The 2007 edition of NFPA 72 requires that all barriers be in place, between the device and a sleeping room, to the pillow.

Chairman Baldassarra concluded, you would like to say common areas, for the detection at least, and notification appliances as they need to meet the sound levels. **Mr. Butt** said Section 907.6 already takes care of that. **Chairman Baldassarra** agreed.

Chairman Baldassarra suggested Mr. Butt to draft out those amendments and circulate to this Board and Robin at the same time as your draft. Also, we would like to eventually see the number buildings affected.

Trustee Scaletta inquired about timing of the next meeting. **Mr. Butt** said the concern is that it has been on our Code. He does not want it to become a legal issue. What if there was a fire in a building that met this Code section? We had this Code adopted for two years and nothing has been enforced in regards to Chapter 46. **Mr. Carrato** thought we should meet as soon as possible. **Chairman Baldassarra** concurred.

Chairman Baldassarra called for a motion to adjourn. Mr. Carrato moved, seconded by Trustee Scaletta.

The meeting adjourned at 8:25pm



Item: Starbucks - 1808 S. Arlington Heights Rd. - PC#14-007

Department: Planning & Community Development

BACKGROUND

1. A Special Use to allow a restaurant with a drive-thru and outside dining at 1808 S. Arlington Heights Road.

RECOMMENDATION

Commissioner Drost moved and Commissioner Green seconded:

A motion to recommend to the Village Board of Trustees approval of PC #14-007, a Special Use to allow a restaurant with a drive-through and outside dining at 1808 South Arlington Heights Road.

This approval is contingent upon compliance with the recommendation of the Plan Commission and the following recommendations detailed in the Staff Development Committee report dated April 3, 2014:

1. The seating area shall be limited to 850 square feet and 70 seats (53 interior and 17 outdoor).
2. Compliance with the recommendations of the Design Commission motion dated March 11, 2014.
3. The Petitioner shall comply with all federal, state and Village codes, regulations and policies.

Roll Call Vote: Commissioner Dawson, Drost, Ennes, Green, Jensen, Lorenzini, and Chairman Wolfe voted in favor. Motion carried.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Amount of Bidder Recommended:

ATTACHMENTS:

Description

[PC Staff Report](#)

[Aerial](#)

[PC Minutes](#)

[DC Motion](#)

[Response to Special Use Criteria](#)

[Site Plan](#)

[Elevations](#)

[Landscape Plan](#)

[Floor Plan](#)

[Traffic Study](#)

[Market Study](#)

[PC Timeline Tracker](#)

Type

Report

Exhibits

Minutes

Correspondence

Correspondence

Exhibits

Exhibits

Exhibits

Exhibits

Correspondence

Correspondence

Correspondence

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
 Prepared By: Bill Enright
 Meeting Date: April 9, 2014
 Date Prepared: April 3, 2014
 Project Title: Starbucks
 Address: 1808 S. Arlington Heights Road

BACKGROUND INFORMATION

Petitioner: Tom Lowe
 Address: First Equity Group, LLC
 150 N. Wacker Drive, Suite 1717
 Chicago, IL 60606

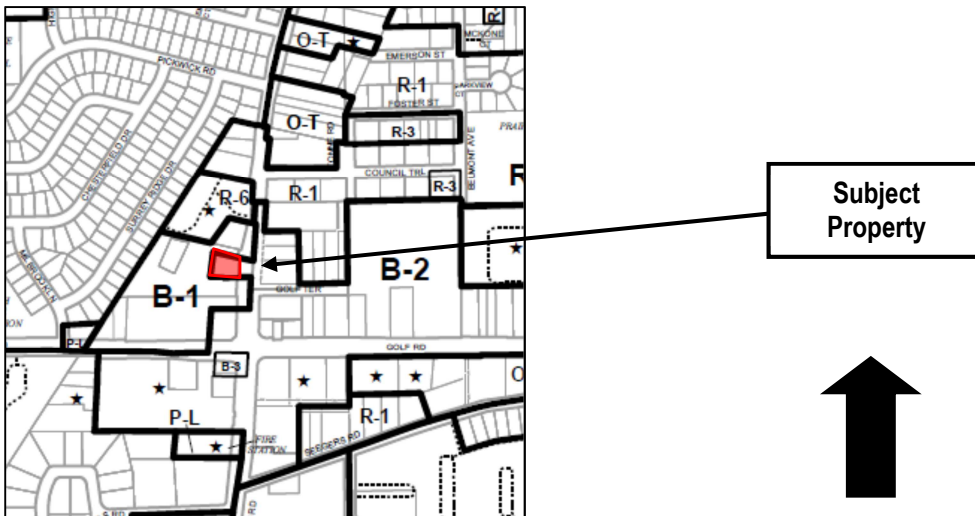
Existing Zoning: B-2 General Business District

Requested Action:

- A Special Use to allow a restaurant with a drive-thru and outside dining at 1808 S. Arlington Heights Road.

Variations Identified:

None.



Surrounding Properties

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-2, General Business District	Commercial	Commercial
South	B-2, General Business District	Arlington Square	Commercial
East	B-2, General Business District	Vacant (TIF 4)	Commercial
West	B-2, General Business District	Jewel (Arlington Square)	Commercial

Summary

The existing site is zoned B-2, General Business District and is approximately 0.47 acres (20,346 square feet) in area. The subject property is the location of the former Glenview State Bank, which was approved via a special use in 1981. The Petitioner is interested in remodeling the existing building, removing the canopy with bank teller drive-thru lanes, and

modifying the site to provide a parking area and drive thru for the proposed Starbucks. The site will circulate the existing building in a counter clock-wise, one-way orientation.

Zoning and Comprehensive Plan

The Plan Commission must review and the Village Board must approve the following zoning actions:

1. A Special Use to allow a restaurant with a drive-thru and outside dining at 1808 S. Arlington Heights Road.

As part of the formal review process the petitioner provided a written justification to the following Special Use criteria:

- **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.**

The petitioner has submitted a market assessment for the proposed use at this location which is included in the packet. Staff concurs that the proposal conforms to the criteria set forth for a Special Use and will provide an excellent reuse of a site that has been vacant for some time.

Building, Site Plan & Landscaping

The Proposal involves removing the existing bank drive-thru lanes and the installation of a new drive-thru lane for Starbucks, in addition to painting/branding/signage on the other elevations. The Petitioner has worked with Staff to address site planning issues such as circulation, architectural design and landscaping to provide a well designed functional plan with significant landscaping. Although the trash enclosure is on the east side of the building, the petitioner has addressed concerns with it's location by providing a brick screen wall and landscaping around the perimeter. In addition the petitioner agreed to use stamped concrete for the access pavement to the trash enclosure. Bike racks have also been provided.

All wall and ground mounted signage shall comply with code and shall require a separate review. If variations are sought, they must be sought through the appropriate Design Commission process.

Site Engineering

Given the scope of the project and the additional landscaping on site, no detention is required. A fire truck turning movement plan was submitted and is acceptable.

Traffic & Parking

A traffic and parking analysis from a Certified Traffic Engineer was submitted and is included in the packet. Said analysis assessed on-site circulation, drive-through stacking, trip generation and parking. Staff concurs that the site is well designed and will not impact adjacent roadways.

The proposed restaurant requires a total of 19 parking spaces, based on 850 square feet of seating area. The Petitioner has provided a site plan that indicates 16 parking stalls on-site, and an additional 18 spaces adjacent to the south side of the building via a shared parking easement with Jewel. Since the parking is within 1,000 feet of a commercial use and the total parking for Jewel and Starbucks exceeds code, a variation is not required. A total of 34 spaces are provided.

Recommendation

The Staff Development Committee recommends approval of a Special Use for a restaurant and drive thru subject to the following conditions:

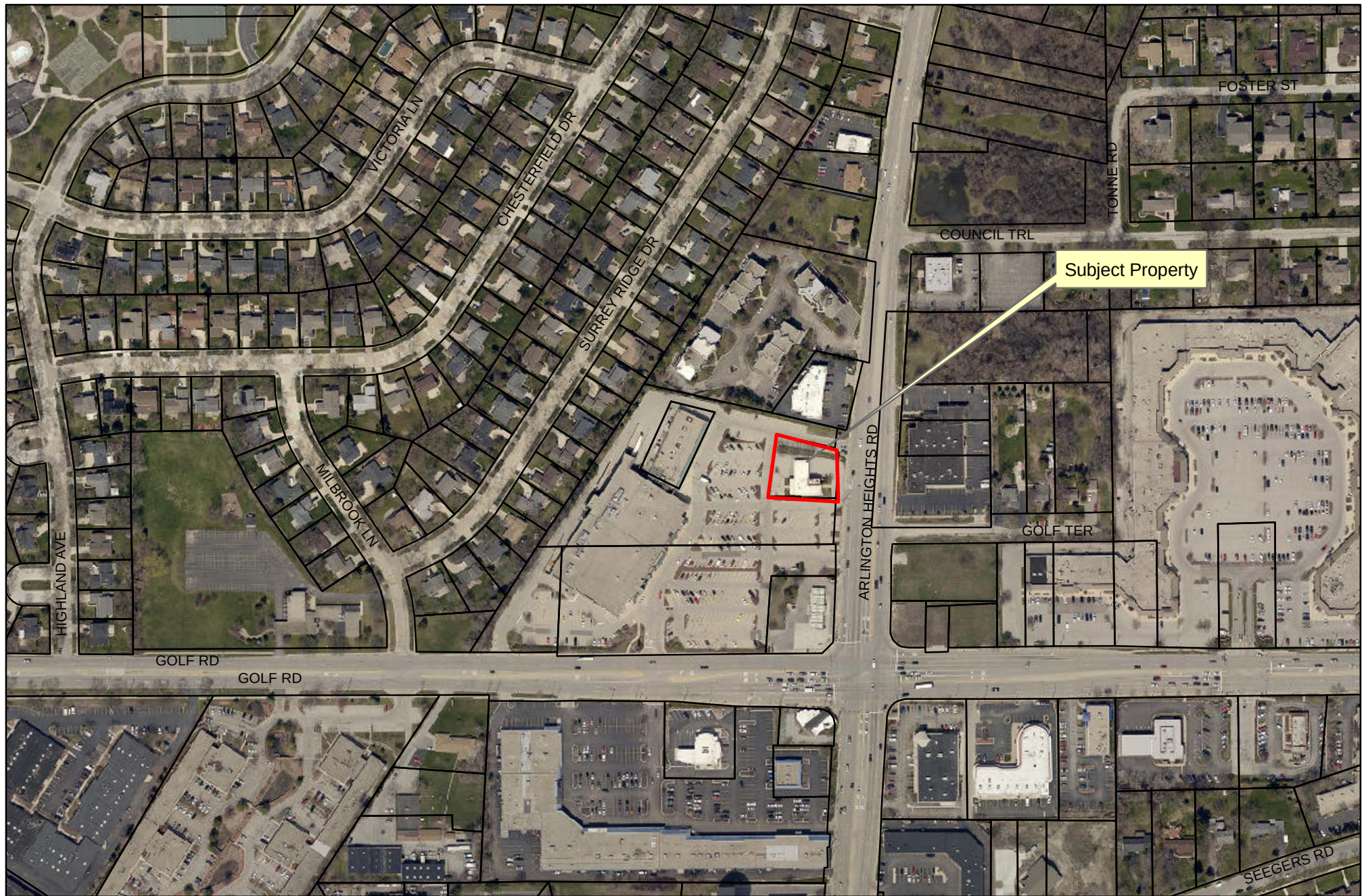
1. The seating area shall be limited to 850 square feet and 70 seats (53 interior and 17 outdoor).

2. Compliance with the recommendations of the Design Commission motion dated March 11, 2014.
3. Compliance with all applicable Federal, State, and local accessibility, building, and health code requirements.

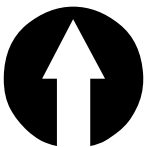
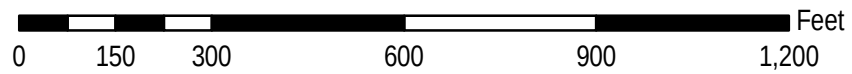
____ April 3, 2014

Bill Enright, Deputy Director of Planning and Community Development

C: William C. Dixon, Village Manager
All Department Heads



Starbucks - P.C. 14-007
1808 S. Arlington Heights Road
Prepared by the Village of Arlington Heights
Department of Planning and Community Development
April 9, 2014



DRAFT

PLAN

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

COMMISSION

RE: STARBUCKS; PC #14-007

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the
Arlington Heights Village Hall, 33 South Arlington Heights
Road, 3rd Floor Board Room, Arlington Heights, Illinois on the
9th day of April, 2014, at the hour of 9:03 o'clock p.m.

MEMBERS PRESENT:

MICHAEL WOLFE, Chair
LYNN JENSEN
TERRY ENNES
BRUCE GREEN
GEORGE DROST
JOE LORENZINI
SUSAN DAWSON

ALSO PRESENT:

BILL ENRIGHT, Deputy Director

CHAIRMAN WOLFE: Okay. The final petition is Petition #14-007, Starbucks, a Special Use for a restaurant with a drive-through at 1808 South Arlington Heights Road. Is the Petitioner here?

MR. LOWE: We are.

CHAIRMAN WOLFE: And, okay, will anybody, are you all going to testify?

MR. LOWE: As needed.

CHAIRMAN WOLFE: Eventually? Let's just swear you all in, that way we'll do it all at once.

(Witnesses sworn.)

CHAIRMAN WOLFE: Thank you. Okay. Please identify yourself and spell your last name and give your address for the court reporter.

MR. LOWE: Sure. My name is Tom Lowe, L-o-w-e. Address is 205 West Wacker in Chicago. The company I'm with is First Equity Group. First Equity is the Petitioner and owner of the subject property. First Equity is a commercial real estate development company in Chicago, but my business partner, Tim Gallagher, is a long-term Arlington Heights resident, and I live in Mount Prospect, so we're familiar with the community and certainly very familiar with the subject property. Thanks for taking the time this evening for allowing us to present and request a special use for the drive-through and for a restaurant use in the former Glenview State Bank building to allow the Starbucks Café be constructed with a drive-through.

Although sworn in, a couple of the other, a couple of introductions are appropriate. Mimeo Yu is with Starbucks, she is the new store development manager. The architects on the project is Norr Architects and Katie Gorin is present tonight to help with the presentation. Gewalt Hamilton Engineers is providing engineering and surveying and traffic consulting services for us, and Bill Grieve is in attendance tonight. So, we've assembled a team that hopefully can answer any questions or comments that you have concerning the proposal. It's the bottom one, right, Bill.

The site we are proposing to redevelop is the former Glenview State Bank building, near the northwest corner of Golf and Arlington Heights Road. The property is an outlot to the existing Jewel Food Store at Golf and Arlington. Glenview State Bank moved its deposits and its account to an affiliate at Mount Prospect State Bank on Central. It then closed down operations at this facility back in December of '12 and it's remained vacant since December of '12.

As the survey shows, the property is about 20,300 square feet in size, which is just over four-tenths of an acre. And then the area that is delineated with dash lines is an area that in 1981 was an easement agreement that was created between this parcel and Jewel, then it was modified again in 2000, and then modified earlier

this year before we acquired the property to permit our parcel, the former Glenview Bank building, to benefit from the use of 18 parking stalls in the Jewel parking lot.

One-story, a single-story masonry building exists on site with four drive-through canopies. We're proposing to renovate the existing structure and convert it to a Starbucks Café with a single drive-through on the north side of the building.

Back to the aerial, access is provided to the site via one full access cut just north of this site on Arlington Heights Road. There is also a right-in/right-out south of the property on the Jewel parcel. It's delineated as a right-in/right-out because of the median in Arlington Heights Road. There is a full cut also on the Jewel parcel that accesses Golf Road, and access to and from the center is also provided through cuts that exist on the Mobil Gas Station. We are not proposing to modify any of these existing drives.

The proposed redevelopment consists of renovating the existing structure, removing the existing drive-through canopy, constructing a single drive-through lane and pickup window for Starbucks, and reconfiguring the lot on the north end to accommodate an additional 12 parking stalls in the area that is currently occupied by the drive-through canopy. Although 16 stalls that are provided on site are fewer than what is required by code, the benefit of that existing easement agreement in the Jewel parking lot enables us to meet, actually exceed the amount of parking that is required by code.

In addition to renovating the building and reconfiguring the lot to create parking, the site will be significantly enhanced with additional landscaping in certain areas. That would also include creating a buffer along Arlington Heights Road, along the eastern property line where today currently no buffer exists. Today, there is, the drive-through for the bank required paving to be abutting the property line on the east, so there is no landscaping in that area today. The retaining wall is proposed to remain, but we are creating a narrower drive, which will enable us to provide landscaping along this area.

New sidewalks will be constructed on the west side of the building as well as on the south side of the building which is where we will provide two access points to the building. And then there is also a proposed outdoor seating/patio area on the west side of the building, which is where the main entrance to the bank is today.

The receiving and trash enclosure is on the east side of the building. We are using screen techniques such as a masonry wall that matches the building, enhanced landscaping around the enclosure as well as around the existing ComEd transformer. And then we'll also have fencing to hide the trash enclosures when not in use.

This slide illustrates the proposed improvements

over the existing condition. Again, the drive-through canopy on the north side of the building is going to be removed which will allow us to accommodate the single drive-through lane and pickup window. And then by removing the canopy, it also enables us to create some needed parking onsite which today does not exist.

As mentioned, we are proposing to reuse and renovate the existing structure. The next couple of slides are photos of the existing building. The first photo on top is essentially looking from Jewel's front door, looking northeast towards Arlington Heights Road. The bottom photo is looking from north, I'm sorry, from Arlington Heights Road northwest at the building. And then these are the other two views of the building, the top one being from Arlington Heights Road southwest towards Jewel's front door, and then the bottom photo is from the northwest looking southeast towards Arlington Heights Road.

At this point, Katie, I would request that Katie Gorin from Norr Architects take over the presentation and walk through the architecture of the building.

MS. GORIN: Thank you. Good evening. Katie Gorin, G-o-r-i-n, 325 North LaSalle, Suite 700, Chicago, Illinois.

So, as Tom mentioned, we are maintaining the whole of the building, utilizing the existing shell, and proposing a small addition on the north side to accommodate our standard, Starbucks standard drive-through casework, and then also on the east side, the proposed trash enclosure, masonry trash enclosure shown on this plan as well. We're proposing a small portion of the vestibule on the south side to protrude out of the existing exterior wall. So, you enter from this, the main entry would be from the south. This illustrates our café area, our service kitchen, and restrooms. To the west side is our patio area where we're proposing some new seating and some bike racks.

These illustrate the proposed elevations, exterior elevations. The modifications to the building include the removal of the larger canopy that covers the kind of four-lane drive-through, cutting it back and then building out a small portion that matches the existing to provide a cover for the drive-through lane. And then this also illustrates some of our proposed signage.

So, the building is staying the same. Brick is the existing color. We're going to match the trash enclosure to the existing. And the canopy will be painted. It's currently an aggregate material, it's white, we're going to be painting it dark. I think it's an urban bronze paint color, and then a coordinating black coating along the top and at the parapet for the HVAC enclosure on the top of the roof.

CHAIRMAN WOLFE: Thank you.

MS. GORIN: Thank you.

CHAIRMAN WOLFE: Anything further at this point?

MR. LOWE: We do have traffic engineering as well as a representative from Starbucks present for questions.

CHAIRMAN WOLFE: Okay, sure. Thank you. Okay, Bill, please give the Staff report.

MR. ENRIGHT: Chairman and members of Plan Commission, the Staff is fully supportive of the special use for the restaurant and drive-through. This is a great reuse, adaptive reuse of a former bank drive-through. Petitioner has been very good to work with. They have addressed really all issues that had been raised by Staff or the Design Commission to do a very nice architectural treatment of this retrofit, providing ample landscaping. There's going to be a great enhancement to the landscaping as well, making adjustments to the dumpster size and stamped concrete, things like that, the small touches that make a project really nice.

They've adequately addressed certainly the special use criteria by demonstrating a need for this at this location and that it won't have a negative impact on the surrounding areas. The recommendation is supportive of this special use with the limitations as we normally do, as customary with this square footage and the number of seats for any restaurant, as well as the condition that they comply with the Design Commission motion of March 11th, 2014. With that, Staff would conclude its report.

CHAIRMAN WOLFE: Thank you. Is there a motion to accept the Staff report?

COMMISSIONER ENNES: So moved.

COMMISSIONER DROST: Second.

CHAIRMAN WOLFE: All in favor?

(Chorus of ayes.)

CHAIRMAN WOLFE: Any opposed?

(No response.)

CHAIRMAN WOLFE: Okay. Why don't we start down with you, Commissioner Dawson?

COMMISSIONER DAWSON: Could you, who's going to speak? Maybe it doesn't matter, but could you compare, just so I have an idea of size, of the building to an existing, maybe an Arlington Heights location or what I might be familiar with? The size of the actual interior?

MS. GORIN: Well, the size is -- Katie Gorin. The size is staying the same.

COMMISSIONER DAWSON: No, I know. An existing Starbucks located in Arlington Heights, a comparable size? Do you have an idea?

MR. LOWE: Actually, there is nothing comparable. This actually, metro-wide, this is going to be one of the largest Starbucks

at 2,650 square feet. That's quite large. Their prototype today is more like 1,700 square feet. The one in Downtown Arlington Heights is even significantly smaller than that. So, in Arlington Heights, Mount Prospect, Rolling Meadows, there is nothing that compares in size.

COMMISSIONER DAWSON: So, it's even bigger, there's one in Mount Prospect close to the Randhurst Shopping Mall on Rand Road, it's even larger than that? Wow! That's great because for a suburban location, a lot of the Starbucks are just too small, and it's very common that people like to meet up and they like to meet for coffee, you know, and even for business purposes. So, I think that, I got the feeling looking at the layout that it was going to be quite large, but I wanted to make sure I was correct.

On the site plan, this isn't really a question more than it is a comment. On the site plan, the preliminary site plan, it shows no entrance off of Arlington Heights Road. The arrow is exiting, do you see? There is a --

MR. LOWE: Oh, yes.

COMMISSIONER DAWSON: So, I would just suggest flipping that arrow, it's on the site plan. I think it might be on one other location as well. But for a while that was confusing me that there was going to be no entrance off of Arlington Heights Road, but I think it's just a flipped arrow. Right? Okay.

I really don't have questions. I think that it's been kind of, I wouldn't say dilapidated, but it's in a vacant space. There's no coffee shop other than there's a Dunkin' Donuts down the road that I can think of in the immediate vicinity. I know there is another Starbucks down at Algonquin and Golf, but I think that the need is there for a much larger space and I think it's a great use. So, no questions.

CHAIRMAN WOLFE: Thank you. Commissioner Lorenzini?

COMMISSIONER LORENZINI: Yes, I also think it's a really good project for this area because it is kind of blighted, that site. And you know, a lot of times projects will come before us and it's like why are you putting this here, because there's one right down the street. But this truly is kind of a desert so to speak for such a busy area. So, I think it's a good idea.

Bill, this probably isn't something we could ask this owner to do or this Petitioner to do, but the driveway is rather steep, especially coming in. And so, we're not going to change anything with that?

MR. ENRIGHT: No, and it's not their property. I don't know what any maintenance agreements are for that. But yes, it was just designed that way. It's part of the original engineering of the site. But there's no modifications proposed for that.

COMMISSIONER LORENZINI: Okay.

MR. ENRIGHT: I agree that it is pretty steep.

COMMISSIONER LORENZINI: I have no other questions or comments. I think it's a very good project.

COMMISSIONER DROST: Yes, I think it's a great use for an old bank. You know, mocha, from money to mocha I guess is the way we look at it. But the other attraction is that you're going to have some outdoor activity with the al fresco dining as long as you can keep that secure, it's a good idea.

What kind of revenues do you anticipate or what are you looking to generate in revenues on this site, being a larger site? And do you have any plans maybe going forward to having it as one of those that can serve alcoholic beverages and becoming more --

MS. YU: Mimee Yu from Starbucks, 564 West Randolph, Chicago.

CHAIRMAN WOLFE: Excuse me a second. Did you get that for the record? We're good? Okay, thank you.

MS. YU: So, you know, we expect, drive-throughs are probably a little higher revenue than our café stores. And so, we would look for this to be a stronger revenue generator than, say the Downtown Arlington Heights store. We would want to keep the option open to serve wine in the evenings because that is something that we are trying to do and expand that offering more across the country, particularly here in the Chicago area. And that really aims toward really a demographic of women being able to go and have some place that they feel comfortable to have a glass of wine. So, that really is a new kind of target audience for us, and so we would want to keep that option open.

And going back to Susan's or Commissioner Dawson's comment, typically our stores are about 1,800 square feet. So, this one is just about 2,650, close to that, so it is significantly larger than our average store. And so, it would make it a candidate to do evenings. But currently in the Chicago market, we only have three stores that provide wine.

COMMISSIONER DROST: What kind of revenues per square foot do you have? Because this is going to add some sales tax dollars.

MS. YU: It will add some sales tax dollars.

COMMISSIONER DROST: You don't have a guess for what the expectation level is? I'm not looking for, you know, trade secrets or anything like that, but you've got to have a metric that you use --

MS. YU: We'd expect this to be a strong store because it is a drive-through store.

COMMISSIONER DROST: Good unanswered question.

CHAIRMAN WOLFE: You should be a lawyer. Anything further?

COMMISSIONER DROST: We won't press you on that

anymore. We'll leave it up to Commissioner Wolfe.

CHAIRMAN WOLFE: Commissioner Green?

COMMISSIONER GREEN: I have no questions. And I hope you make a lot of money at your new store. That's good enough for me.

MS. YU: Buy a lot of coffee and mocha there.

COMMISSIONER GREEN: There you go. Good response.

CHAIRMAN WOLFE: Commissioner Ennes?

COMMISSIONER ENNES: I, too, have no questions. I think, I'm glad to see this vacant store coming back to life. And I'll be interested to hear if you do serve wine there in the future. But that's all I have.

MS. YU: Starbucks very much looks forward to opening this additional store here in Arlington Heights and we thank you.

CHAIRMAN WOLFE: Thank you. Commissioner Jensen?

COMMISSIONER JENSEN: Yes, I think it's a very good project and I really don't have any critical comments or remarks. I do have a question of Mr. Lowe. In your April 3rd letter where you're responding to the Staff's comments, one of the comments is include bicycle racks in the development plan to encourage alternate modes of transportation. Were you initially considering doing that?

MR. LOWE: It was omitted from our submittal. I do think it is standard for, to be close to the LEED requirements to provide them in Starbucks.

COMMISSIONER JENSEN: Right, but you weren't initially planning to do that or Starbucks wasn't until the Staff recommended that you do that, is that correct?

MR. LOWE: They brought it to our attention.

COMMISSIONER JENSEN: Okay. I don't want to tie up this consideration of this particular project, but I would like in the general meeting to come back to this issue about bicycle racks if I could. I don't have any further questions. I think it's a very good project.

CHAIRMAN WOLFE: I understand that. Thank you. One question I have is on the, just for the record, on the parking, you're obviously an outlot, where does this site, is there any need for any kind of additional parking? Or what would the arrangement be for that?

MR. LOWE: Well, there's the code, which requires 19 I believe. We're between the 16 onsite and the 18 offsite on the Jewel parcel, and it appropriately addresses the code issue. Practically speaking, having 34 parking stalls should suffice based upon a typical Starbucks location. So, there is the practical side of utilizing the 16 onsite, the 18 offsite, and then if someone wished to patronize the Jewel and then walk over to Starbucks, you would hope that would not require moving a car.

CHAIRMAN WOLFE: Right.

MR. LOWE: So, there should be some sharing of vehicle parking as well.

CHAIRMAN WOLFE: Okay, thank you. And just for the comment on the prospect of serving alcohol, obviously that goes through the Village and they'd have to comply with the liquor ordinance and everything else. It's not a part of everything we're doing tonight. It was just a comment.

Okay. Is there anybody in the audience who would like to speak relative to this petition? Seeing no one, I bring it back to the members of Plan Commission for a motion or further deliberation.

COMMISSIONER DROST: I'll make that motion.

A motion to recommend to the Village Board of Trustees approval of PC #14-007, a Special Use to allow a restaurant with a drive-through and outside dining at 1808 South Arlington Heights Road.

This approval is contingent upon compliance with the recommendation of the Plan Commission and the following recommendations detailed in the Staff Development Committee report dated April 3, 2014:

1. **The seating area shall be limited to 850 square feet and 70 seats (53 interior and 17 outdoor).**
2. **Compliance with the recommendations of the Design Commission motion dated March 11, 2014.**
3. **The Petitioner shall comply with all federal, state and Village codes, regulations and policies.**

COMMISSIONER DROST: There's three conditions, which I assume you agree to?

CHAIRMAN WOLFE: Yes, I should ask you that. Thank you for the prompt. Have you reviewed the Staff report and the conditions stated therein?

MR. ENRIGHT: With the conditions.

MR. LOWE: Would you mind repeating what the conditions were, Bill?

MR. ENRIGHT: You can read it on here, 1 through 3.

MR. LOWE: We agree with the conditions.

CHAIRMAN WOLFE: Okay, thank you. Was that your motion?

COMMISSIONER DROST: That's the motion.

CHAIRMAN WOLFE: Is there a second?

COMMISSIONER GREEN: I'll second that.

CHAIRMAN WOLFE: Okay. Bill, please take the roll.

MR. ENRIGHT: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.
MR. ENRIGHT: Commissioner Drost.
COMMISSIONER DROST: Aye.
MR. ENRIGHT: Commissioner Ennes.
COMMISSIONER ENNES: Yes.
MR. ENRIGHT: Commissioner Green.
COMMISSIONER GREEN: Yes.
MR. ENRIGHT: Commissioner Jensen.
COMMISSIONER JENSEN: Yes.
MR. ENRIGHT: Commissioner Lorenzini.
COMMISSIONER LORENZINI: Yes.
MR. ENRIGHT: Chairman Wolfe.

CHAIRMAN WOLFE: Yes. Okay. You've received a unanimous recommendation to the Village Board. Bill, is there a date yet?

MR. ENRIGHT: Again, all three cases tonight will be on the Board on the 21st, assuming we are able to get the public record by next Thursday morning.

CHAIRMAN WOLFE: Thank you.

MR. LOWE: Thank you.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 9:27 p.m.)

STATE OF ILLINOIS)
) SS.
 COUNTY OF K A N E)

I, RONALD N. LEGRAND, JR., depose and say that I am a direct record court reporter doing business in the State of Illinois; that I reported verbatim the foregoing proceedings and that the foregoing is a true and correct transcript to the best of my knowledge and ability.

 RONALD N. LEGRAND, JR.

SUBSCRIBED AND SWORN TO

BEFORE ME THIS _____ DAY OF
 _____, A.D. 2014.

 NOTARY PUBLIC

LeGRAND REPORTING & VIDEO SERVICES
 Chicago & Roselle, Illinois - Miami & Orlando, Florida
 (630) 894-9389 - (800) 219-1212

April 21, 2014

TO THE PRESIDENT AND
MEMBERS OF THE BOARD OF TRUSTEES
ARLINGTON HEIGHTS, ILLINOIS

Property: Starbucks
1808 S. Arlington Heights Rd.
Arlington Heights, IL 60005
DC#14-013

Petitioner: Tom Lowe
First Equity Acquisitions
205 W. Wacker Dr. Suite 622
Chicago, IL 60606

Request: 1. Approval of the proposed architectural design for a new Starbucks restaurant.

A public meeting was held by the Design Commission on March 11, 2014 to consider the matter detailed above.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO RECOMMEND APPROVAL OF THE ARCHITECTURAL DESIGN FOR STARBUCKS LOCATED AT 1808 S. ARLINGTON HEIGHTS ROAD. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 2/24/14, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

- 1. A REQUIREMENT THAT THE TRELLIS ELEMENT BE REMOVED FROM THE BUILDING.**
- 2. A REQUIREMENT THAT THE FOLLOWING LANDSCAPE ITEMS BE ADDRESSED:**
 - A. PROVIDE ADDITIONAL LANDSCAPING ON THE EAST ELEVATION AT THE TRASH ENCLOSURE.**
 - B. RECONSIDER THE ARBOR VITAE ON THE EAST ELEVATION WITH A LESS TALL PLANT.**
 - C. RECONSIDER THE HYDRANGEA ON THE SOUTH ELEVATION WITH A LESS TALL PLANT.**
- 3. A REQUIREMENT TO INCLUDE TEXTURED BRICK PAVING ON THE SOUTH APPROACH.**
- 4. A REQUIREMENT THAT METAL COPINGS BE BLACK TO MATCH THE EXISTING WINDOWS.**
- 5. A REQUIREMENT TO ADD ARCHITECTURAL LIGHTING TO HIGHLIGHT THE BUILDING AND LANDSCAPING.**
- 6. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, SIGN CODE, OR BUILDING, OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE**

ARCHITECT/HOMEOWNER/BUILDER'S RESPONSIBILITY TO COMPLY WITH THE DESIGN COMMISSION APPROVAL AND ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE, AND SIGN CODE REQUIREMENTS.

7. THE PETITIONER SHALL COMPLY WITH ALL FEDERAL, STATE AND VILLAGE CODES, REGULATIONS, AND POLICIES.

ECKHARDT, AYE; FITZGERALD, AYE; BOMBICK, AYE.
ALL WERE IN FAVOR. THE MOTION CARRIED.

FIRST EQUITY GROUP, LLC
FIRST EQUITY PROPERTY HOLDINGS, LLC

March 13, 2014

Mr. Bill Enright
Deputy Director Planning and Community Development
Village of Arlington Heights
Department of Planning and Community Development
33 South Arlington Heights Road
Arlington Heights, IL 60005

RE: Proposed Starbucks
1808 South Arlington Heights Road
Plan Commission Application

Dear Mr. Enright,

Enclosed, please find a completed Plan Commission Application for the proposed Starbucks redevelopment of the former Glenview State Bank parcel at 1808 South Arlington Heights Road, which is an outlot to the existing Jewel Food Store at the northwest corner of Golf and Arlington Heights Road. This application and supporting documentation is being submitted for review and consideration by the Plan Commission and Village Board of Trustees.

The proposed Starbucks redevelopment plan includes certain site and building enhancements which will convert the exiting, vacant building into a new Starbucks café with a single drive-thru lane. The existing three bank drive thru lanes and corresponding canopy will be removed, and a single drive-thru lane/pick-up window will be added to the building in close proximity to the existing teller windows. By removing the existing canopy, additional parking can be constructed and the overall circulation around the building will be improved. The site will also now accommodate a landscaped buffer adjacent to Arlington Heights Road where one currently does not exist, and ample landscaping will be provided throughout the site, significantly improving the aesthetics of the property.

The Special Use request complies with the Plan Commission Review Criteria in the following manner:

1. That said Special Use is deemed necessary for the public convenience at this location;

The proposed drive-through facility is designed and will be operated in the interests of public convenience and will not have an adverse impact on the general welfare of the neighborhood or community. The location of the proposed drive-through facility is near the intersection of Golf and Arlington Heights Road and the Property has previously been used as a drive-through facility for Glenview State Bank. The proposed Starbucks drive-through facility will provide a convenient source for drive-thru, as well as walk-up service for pedestrian customers seeking Starbucks coffee. The circulation has been reconfigured allowing the site to better accommodate a longer drive-thru queue stack for waiting motorists. Appropriate directional signs and pavement striping will also be provided, allowing motorists to easily maneuver on and off the site. Along with conventional positive impact on the welfare of the community, this location will be a design in efficiency for the Starbucks brand. Moreover, in addition to bolstering the value of the property, which is currently vacant, the proposed drive-thru should have a positive impact on the value of other property in the neighborhood. Further, the Applicant

proposes to beautify the property with significant landscaping, decorative pavers, and exterior building enhancements.

- 2. 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;**

The proposed Starbucks site and building improvements will significantly improve the appearance of the former Glenview State Bank Building, will be an appropriate use for the parcel, will only have a positive impact to property values in the area, and will in no way be detrimental to the public health, safety, morals, or general welfare of those living or working in the vicinity. The proposed Special Use for the drive-thru facility is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation.

- 3. That the proposed use will comply with the regulation and conditions specified in this ordinance for such use, and with the stipulation and conditions made a part of the authorization granted by the Village Board of Trustees;**

The proposed commercial use and development of the site at 1808 South Arlington Heights Road, including the drive-thru facility, will comply with all bulk requirements of the B2 Zoning District, including floor area ratio, building height, setbacks, parking, loading, landscaping and signage requirements.

Please review the attached application and supporting documentation, and please let me know if you need any additional information to process our request.

Thank you, in advance, for your time and consideration.

Sincerely,

FEPH/ARLINGTON, LLC

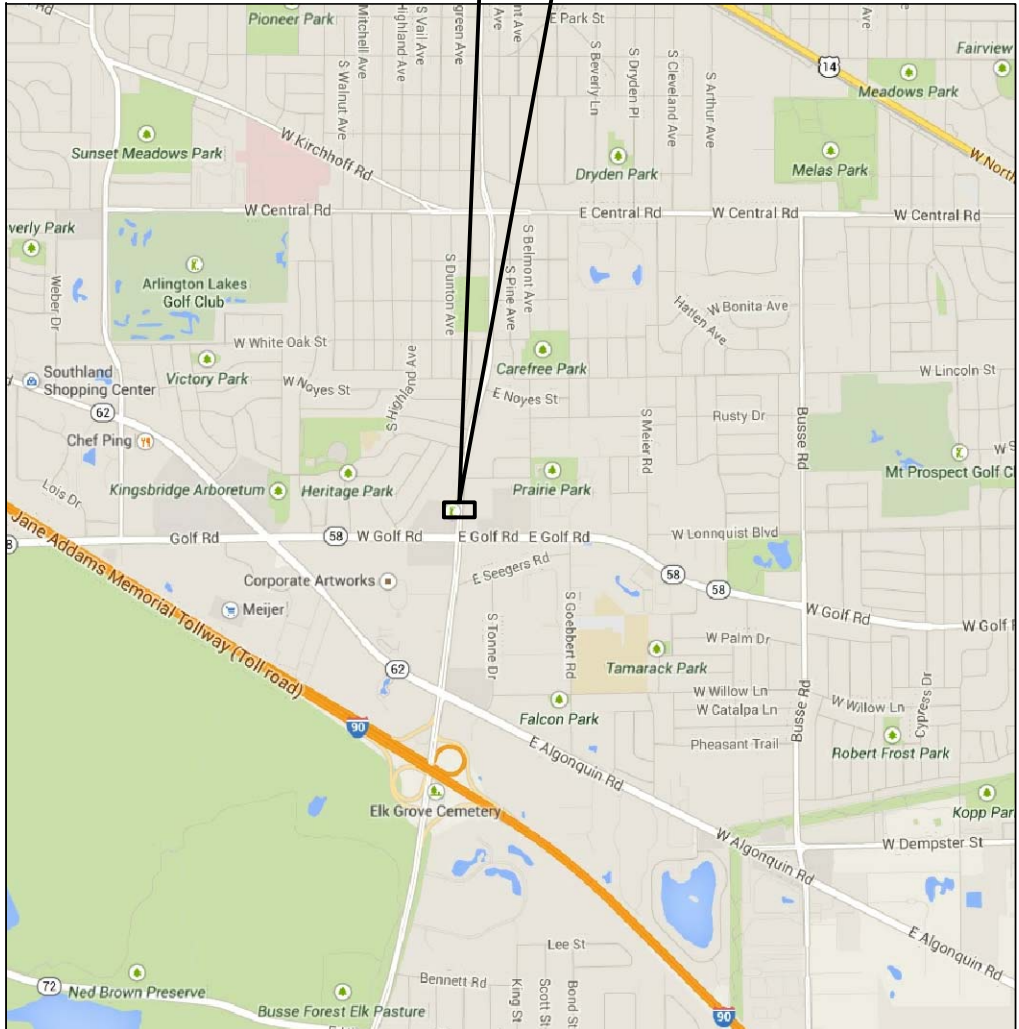


Thomas Lowe, Member

w/encl.

SITE LOCATION

GOLF RD. & S. ARLINGTON HEIGHTS RD.



LOCATION MAP

SITE PLAN NOTES:

1. GREASE TRAP TO BE INSTALLED INTERNALLY WITHIN BUILDING (IF REQUIRED)

SITE PLAN DATA:

ZONING

EXISTING & PROPOSED: B-2 GENERAL BUSINESS DISTRICT

MINIMUM YARD SETBACKS:

FRONT: NOT APPLICABLE (ARLINGTON HEIGHTS RD.)
SIDE: NOT APPLICABLE
REAR: NOT APPLICABLE

EXISTING BUILDING AREA: 2,647 SQ. FT.
PROPOSED BUILDING AREA: 2,647 SQ. FT.

SITE AREA: 20,346 SQ. FT. (0.47) ACRES

FLOOR AREA/SITE RATIO: 13% (2,647 SQ. FT./20,346 SQ. FT.)
MAXIMUM FLOOR AREA RATIO: 250%

MAXIMUM BUILDING HEIGHT: NOT APPLICABLE
MAXIMUM BUILDING COVERAGE: NOT APPLICABLE
MINIMUM LOT WIDTH AT BUILDING LINE: NOT APPLICABLE

PARKING & LOADING

PARKING REQUIRED BY ZONING ORDINANCE SECTION 11.4-2
RESTAURANT - SIT DOWN: (1 SPACE PER 45 SQ. FT. OF SEATING AREA)
SEATING AREA PROVIDED: 850 SQ. FT.

PARKING REQUIRED: (850 / 45) = 19 SPACES

PARKING PROVIDED: REGULAR SPACES 15 SPACES
HC ACCESSIBLE 1 SPACE
ON-SITE TOTAL 16 SPACES

**ADDITIONAL SPACES THROUGH EASEMENT AGREEMENT 18 SPACES

TOTAL PARKING PROVIDED: 34 SPACES

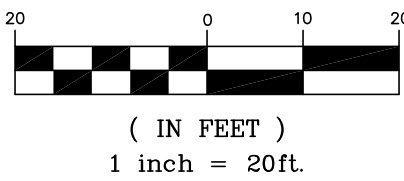
LOADING SPACE REQUIRED BY ZONING ORDINANCE SECTION 11.7F
REQUIRED: 1
PROVIDED: 1

SIGNAGE

MONUMENT SIGN PROVIDED PER SIGNAGE ORDINANCE 30-301
SETBACK REQUIRED: 3 FEET
SETBACK PROVIDED: 6.5 FEET



GRAPHIC SCALE

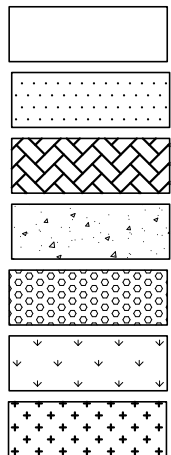


KEYED NOTES:

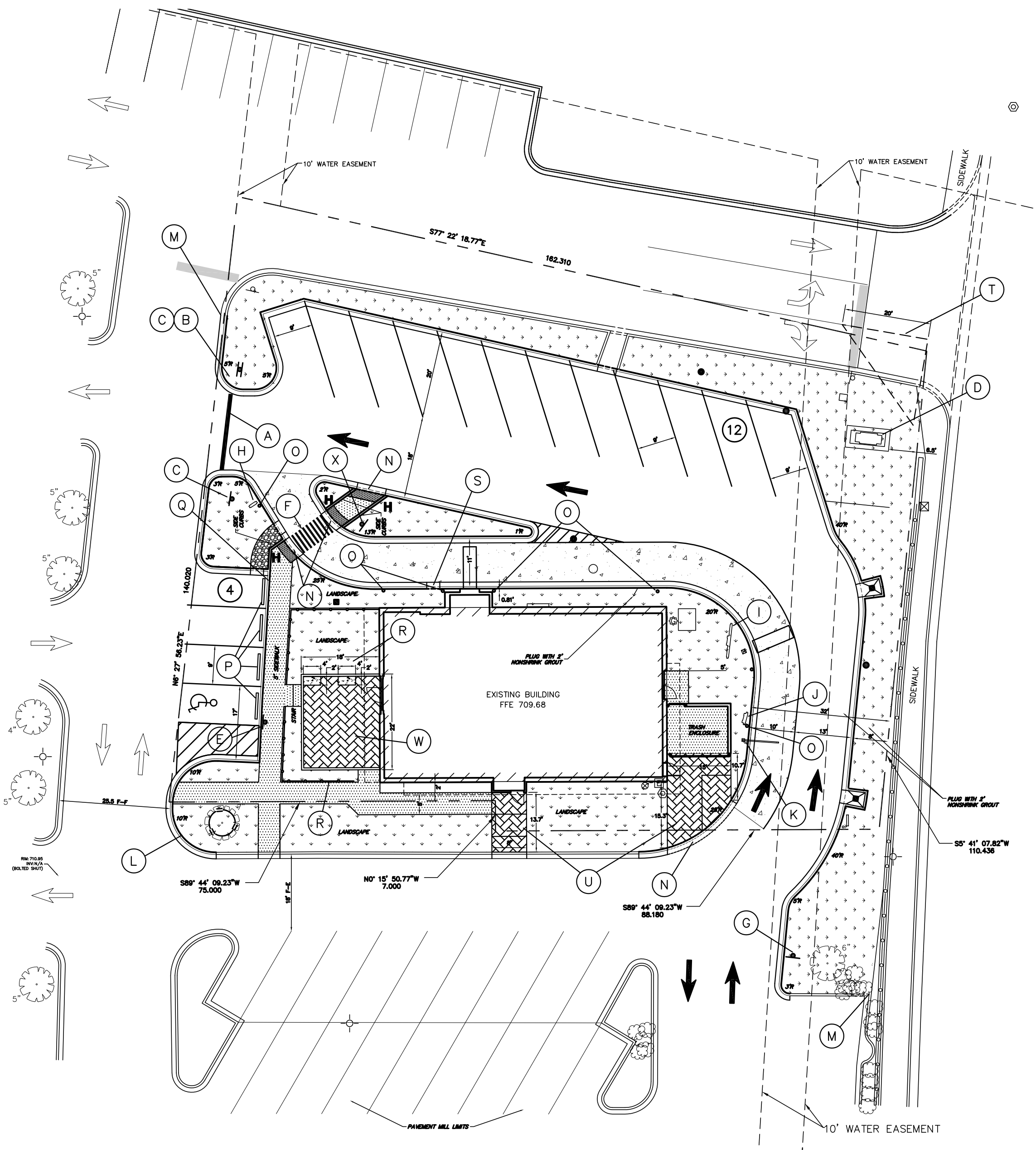
- (A) 24" STOP BAR.
- (B) STOP SIGN
- (C) DO NOT ENTER SIGN
- (D) STARBUCKS MONUMENT SIGN
- (E) HANDICAP SIGN
- (F) 5' WIDE STRIPED CROSSWALK (TYP.)
- (G) DIRECTIONAL SIGN FOR DRIVE-THRU LANE
- (H) THANK YOU / DO NOT ENTER DIRECTIONAL SIGN
- (I) NEW FIVE PANEL MENU BOARD & SPEAKER POST
- (J) NEW PRE-MENU BOARD
- (K) CLEARANCE BAR
- (L) B6.12 CONCRETE CURB AND GUTTER
- (M) MATCH EXISTING.
- (N) DEPRESSED CURB, VARIES
- (O) BOLLARD
- (P) WHEEL STOP
- (Q) MONOLITHIC CURB
- (R) ORNAMENTAL RAILING
- (S) CURB OPENING
- (T) 20' SIGHT DISTANCE TRIANGLE
- (U) STAMPED CONCRETE SIDEWALK
- (V) BIKE RACK AREA, CONCRETE PAD
- (W) PERMEABLE PAVER PATIO
- (X) W11-2 PEDESTRIAN CROSSING SIGN

LEGEND

- BITUMINOUS PAVEMENT
- CONCRETE SIDEWALK
- PERMEABLE PAVERS/STAMPED CONCRETE
- CONCRETE PAVEMENT
- DETECTABLE WARNINGS
- SOD RESTORATION/LANDSCAPING
- PROPOSED BIOSWALE
- BARRIER CURB
- MONOLITHIC SIDEWALK
- B6.12 CURB & GUTTER
- B6.12 CURB & GUTTER PITCH OUT
- DEPRESSED B6.12 CURB & GUTTER
- HANDICAPPED RAMP (SIDEWALK)



H



HEIGHTS ROAD
S. ARLINGTON

PRELIMINARY SITE PLAN

STARBUCKS COFFEE
1808 S ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS



850 Forest Edge Drive ■ Vernon Hills, IL. 60061
TEL 847.478.9700 ■ FAX 847.478.9701

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FILE: 4832.000_PR2.dwg

DRAWN BY: ALC
DATE: 03.12.14

GHA PROJECT #
4832.000

SHEET NUMBER:

SP-1

CHECKED BY: DD
DATE: 02.20.14

SCALE:
1"=20'

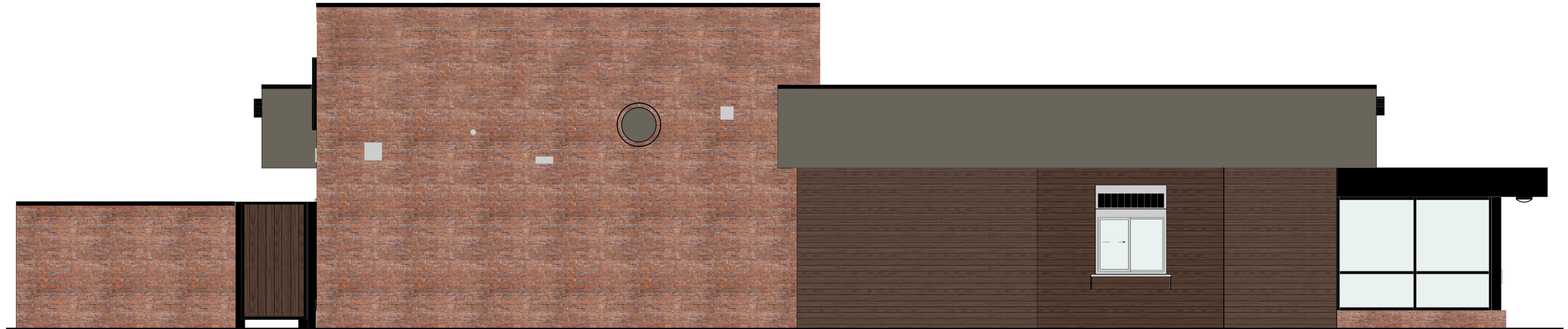
OF 1 SHEETS

NO. BY DATE PER STAFF COMMENTS

REVISION

NO. BY DATE

REVISION



NORTH ELEVATION



SOUTH ELEVATION



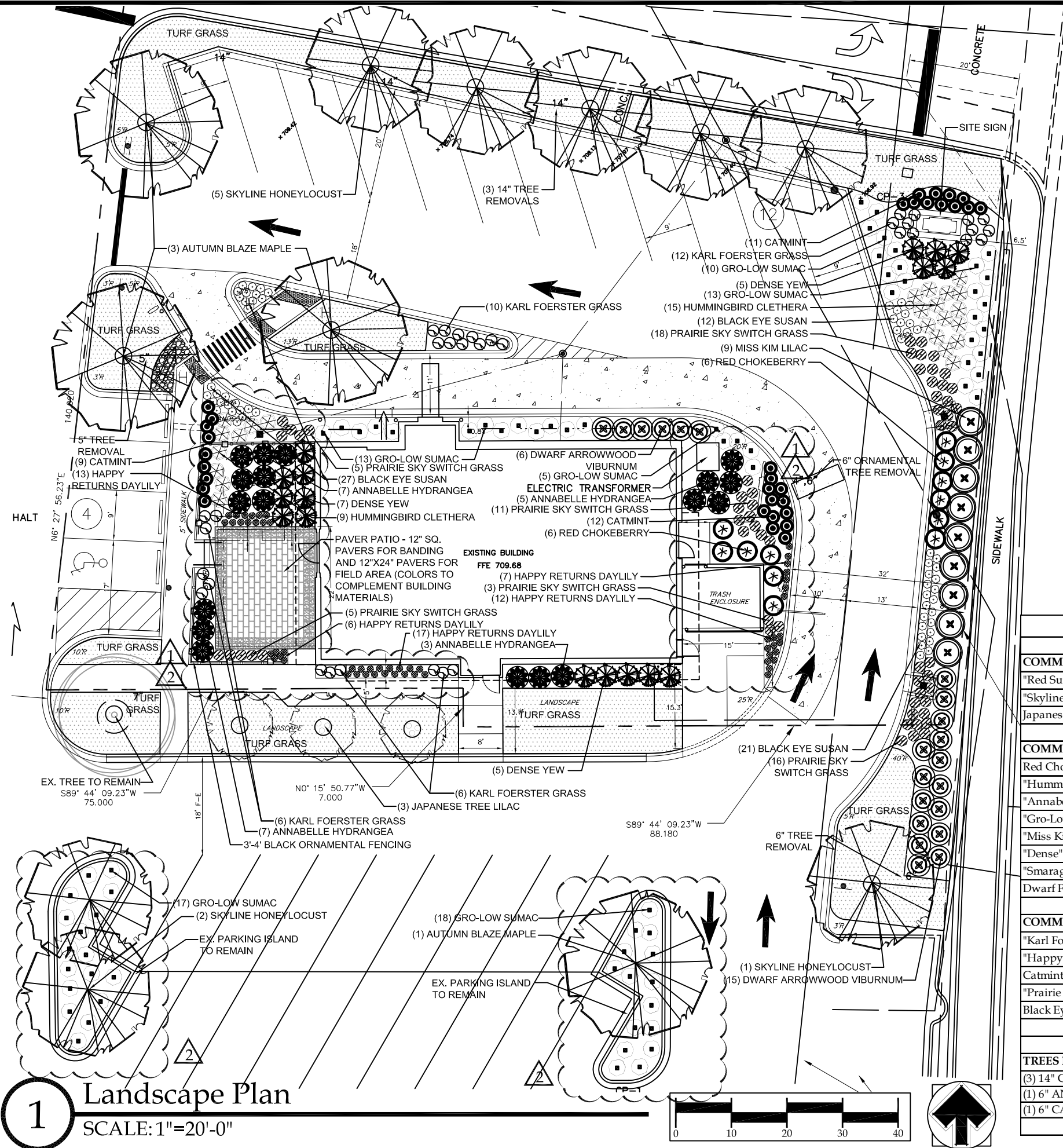


EAST ELEVATION



WEST ELEVATION





LANDSCAPE GENERAL NOTES:

- 1. ALL PLANT MATERIAL IS SUBJECT TO AVAILABILITY AND CORRECT SEASONAL PLANTING PROCEDURE. ANY AND ALL SUBSTITUTIONS REQUEST MUST BE SUBMITTED IN WRITING TO THE OWNER'S REPRESENTATIVE PRIOR TO ORDERING SUBSTITUTION MATERIALS.
- 2. ALL PLANTS SHALL RECEIVE MIN. 4" DEPTH OF SHREDDED HARDWOOD BARK MULCH COVER IN PLANTING BED, INCLUDING PERENNIAL PLANTINGS.
- 3. THE LANDSCAPE CONTRACTOR SHALL STAKE AND LAYOUT ALL INSTALLATIONS AND BEDS FOR APPROVAL BY OWNER'S REPRESENTATIVE. FAILURE TO RECEIVE REVIEW AND APPROVAL MAY BE CAUSE TO REQUIRE THE REMOVAL OF PLANTS AND REINSTALLATION AT NO ADDITIONAL COST TO THE OWNER.
- 4. THE CONTRACTOR SHALL SUPPLY LANDSCAPE PLANTING SOIL MIX FOR ALL PERENNIAL PLANTING BEDS TO CONSIST OF 1/3 TOPSOIL, 1/3 SAND AND 1/3 COMPOSTED MANURE OR "MUSHROOM COMPOST". THIS MIXTURE IS TO BE ROTOTILLED INTO THE SOIL A MINIMUM OF 8" THROUGHOUT THE BED, AFTER INSTALLATION MULCH AS SPECIFIED ABOVE. CONTRACTOR MUST ALSO WORK INTO SOIL TERRA-SORB HB AT A RATE PER THE MANUFACTURER'S RECOMMENDATION ALL SHRUB AND NON-IRRIGATED TREE AND PERENNIAL BEDS. SUBMIT MANUFACTURER'S LITERATURE FOR APPROVAL PRIOR TO IMPLEMENTATION.

Plant List

TREES

COMMON NAME	BOTANICAL NAME	QUANT	SIZE
"Red Sunset" Maple	<i>Acer rubrum</i> "Red Sunset"	4	4" BB
"Skyline" Honeylocust	<i>Gleditsia triacanthos</i> var. <i>inermis</i> "Skyline"	8	4" BB
Japanese Tree Lilac	<i>Syringa reticulata</i> "Ivory Silk"	3	8' BB

SHRUBS

COMMON NAME	BOTANICAL NAME	QUANT	SIZE
Red Chokeberry	<i>Aronia arbutifolia</i> "Brilliantissima"	12	36" BB
"Hummingbird" Clethera	<i>Clethera alnifolia</i> "Hummingbird"	24	24" BB
"Annabelle" Hydrangea	<i>Hydrangea arborescens</i> "Annabelle"	18	#5 Cont.
"Gro-Low" Sumac	<i>Rhus aromatica</i> "Gro-Low"	73	#3 Cont.
"Miss Kim" Lilac	<i>Syringa patula</i> "Miss Kim"	9	36" BB
"Dense" Yew	<i>Taxus media</i> "Densiflora"	17	24" BB
"Smaragd" Arborvitae	<i>Thuja occidentalis</i> "Smaragd"	0	6' BB
Dwarf Form Arrowwood Viburnum	<i>Viburnum dentatum</i> "Dwarf Form"	21	36" BB

PERENNIALS

COMMON NAME	BOTANICAL NAME	QUANT	SIZE
"Karl Foerster" Grass	<i>Calamagrostis acutiflora</i> "Karl Foerster"	34	#1 Cont.
"Happy Returns" Daylily	<i>Heemerallis</i> "Happy Returns"	55	#1 Cont.
Catmint	<i>Nepeta faassenii</i> "Walker's Low"	32	#1 Cont.
"Prairie Sky" Switch Grass	<i>Panicum virgatum</i> "Prairie Sky"	58	#1 Cont.
Black Eyed Susan	<i>Rudbeckia fulgida</i> "Goldstrum"	60	#1 Cont.

TREE REMOVALS

TREES REMOVED	TREE REPLACEMENT QUANTITY PROVIDED
(3) 14" CAL. SHADE	12 SHADE TREES
(1) 6" AND (1) 5" CAL. SHADE	3 ORNAMENTAL TREES
(1) 6" CAL. ORNAMENTAL	0
TOTAL REPLACEMENT TREES - 15	



529 North Barron Boulevard
Grayslake, IL 60030
(847)223-1891 (847)223-1892 FAX
website: www.3ddesignstudio.com
email: info@3ddesignstudio.com

Starbucks Coffee - 1808 S. Arlington Heights Rd.

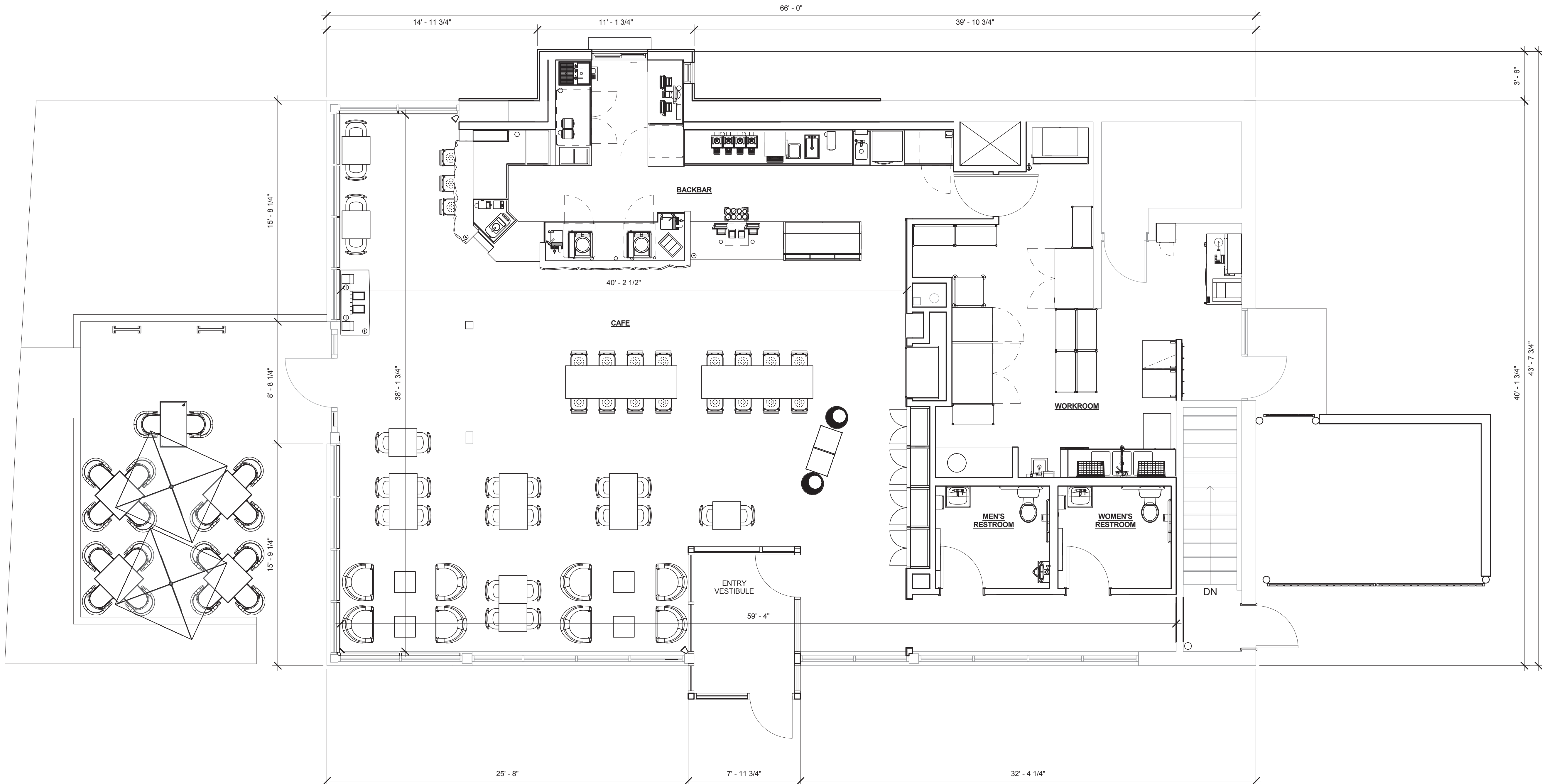
Landscape Plan

scale	AS NOTED
design	3D
date	2.20.14
revision	3.14.14
revision	4.3.14

sheet
1
of 1 sheet(s)

PROPOSED FLOOR PLAN

Scale: 1/4" = 1'-0"



STARBUCKS COFFEE
COMPANY
2401 UTAH AVENUE SOUTH
SEATTLE, WASHINGTON 98134
(206) 318-1575

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ARCHITECT OF RECORD
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ARCHITECTS PLANNERS
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1.312.424.2400 / 1.312.424.2424 / www.norr.com

ENGINEER OF RECORD

William J. Akerneyer, P.E.
353 Marshall Avenue
St. Louis, Missouri 63119
Phone (314) 772-1782
Fax (314) 772-0108
Engineering Consultant

Revision Schedule			
Rev	Date	By	Description

PROJECT NAME:
ARLINGTON HEIGHTS
PROJECT ADDRESS:
**ARLINGTON HTS RD & GOLF RD
ARLINGTON HEIGHTS, IL 60005**

STORE #: 21358
PROJECT #: 60797-001
CONCEPT: NCS
PALETTE: TBD
ISSUE DATE:
DESIGN MANAGER: N. GORDON
LEED® AP:
PRODUCTION DESIGNER: B. MALANEY
CHECKED BY: K. GORIN

SHEET TITLE:
**PROPOSED FLOOR
PLAN**

SCALE: 1/4" = 1'-0"

SHEET NUMBER:
A-0002

DESIGN DEVELOPMENT ONLY - NOT INTENDED FOR CONSTRUCTION

Memorandum

To: **Tom Lowe**
First Equity Group, LLC

From: **Bill Grieve**

Date: **April 3, 2014**

Subject: **Plan Commission PC #14-007**
Proposed Starbucks
1808 S. Arlington Heights Road
Arlington Heights, Illinois

850 Forest Edge Drive, Vernon Hills, IL 60061
TEL 847.478.9700 ■ FAX 847.478.9701

820 Lakeside Drive, Suite 5, Gurnee, IL 60031
TEL 847.855.1100 ■ FAX 847.855.1115

53 W. Jackson Blvd., Suite 924, Chicago, IL 60604
TEL 312.329.0577 ■ FAX 312.329.1942

www.gha-engineers.com

GEWALT HAMILTON ASSOCIATES, INC. (GHA) offers the following information requested by the Village of Arlington Heights to augment our Traffic Planning Brief dated March 13, 2014.

Traffic Generation Comparison – Comment 17a.)

- *Exhibit A* summarizes and compares the peak hour traffic generations between Starbucks and the previous bank use. Per the Institute of Transportation Engineers (ITE) and information provided by Starbucks, both uses draw a significant portion of their business from vehicles already traveling on the roads. These “pass-by trips” may be a stop for a cup of coffee on the way to work in the morning.
- As can be seen, Starbucks generates more traffic during the weekday morning peak hour when Jewel-Osco and the other shopping center businesses aren’t as busy. Conversely, a bank would generate more trips than Starbucks during the weekday evening peak hour, a much busier time period for the shopping center. During the Saturday morning peak hour, Starbucks and a bank would generate similar volumes.

Parking Characteristics – Comments 17b. and 17d.)

- Per Village code, Starbucks would require 19 parking spaces and the previous bank use 9 spaces.
- The GHA site plan indicates that 16 spaces will be provided for Starbucks with another 18 parking spaces available via an easement within the shopping center. The 34 available spaces should readily accommodate even the busiest Starbucks customer and employee parking demands.

Drive-thru Operations – Comment 17c.)

- Starbucks goal is to take under 2 minutes from the time an order is made at the order board to the time the food and beverage is paid for and picked up. A bypass lane has been provided so that a customer can exit the drive-thru operation if they sense that it will take too much time.
- There is uninterrupted stacking for 6-7 vehicles back from the food and beverage pick-up window, which Starbucks considers a typical design feature. During times when additional stacking is needed, vehicles can queue along the north-south drive aisle on the east side of the building and along the eastbound one-way aisle. Signing and perhaps striping should be provided informing customers to not block the westbound drive aisle on the immediate south side of the building.

Exhibit A
Traffic Generation Comparisons
Starbucks; Arlington Heights, Illinois

Part A. Traffic Generation Calculations

		ITE Code	Weekday AM		Peak Hours Weekday PM		Saturday AM	
Size			Sum	New	Sum	New	Sum	New
Current Proposal								
Starbucks	2,647 SF / 1 Drive-Thru Lane	#937	260	130	30	10	180	90
Previous Business								
Bank	2,647 SF / 4 Drive-Thru Lanes	#912	85	60	115	80	115	80
Increments =			+175	+70	-85	-70	+65	+10

Notes:

- 1) Sources: Institute of Transportation Engineers (ITE) Trip Generation Manual (9th Edition) and Starbucks data.
- 2) About 50-75% of Starbucks and 25-35% of bank traffic could be "pass-by" in nature.



Traffic Planning Brief

To: **Tom Lowe**
First Equity Group, LLC

From: **Bill Grieve**

Date: **March 13, 2014**

Subject: ***Proposed Starbucks***
1680 S. Arlington Heights Road
Arlington Heights, Illinois

850 Forest Edge Drive, Vernon Hills, IL 60061
TEL 847.478.9700 ■ FAX 847.478.9701

820 Lakeside Drive, Suite 5, Gurnee, IL 60031
TEL 847.855.1100 ■ FAX 847.855.1115

53 W. Jackson Blvd., Suite 924, Chicago, IL 60604
TEL 312.329.0577 ■ FAX 312.329.1942

www.gha-engineers.com

GEWALT HAMILTON ASSOCIATES, INC. (GHA) has reviewed the traffic planning requirements of the above captioned project. As proposed, Starbucks would open in the former bank outlot building of the Jewel-Osco shopping center in the northwest corner of the Arlington Heights Road / Golf Road intersection in Arlington Heights, Illinois (see *Exhibit 1*). I offer the following information for your consideration, as a precursor to a more formal Traffic Impact Study (TIS).

Traffic Characteristics

1. Starbucks does 65% of their business before 10 AM (see attached document), so the morning peak hour is key for analyzing operations. GHA conducted weekday and Saturday morning peak period traffic counts at the Jewel-Osco shopping center drives in February 2014. *Exhibit 2* illustrates the morning peak hour traffic volumes, which occurred on the weekday from 8-9 AM and on Saturday from 11 AM - Noon. As can be seen, Saturday was much busier in the shopping center, but through traffic volumes along Arlington Heights Road and Golf Road were much lower.
2. *Exhibit 3* summarizes the traffic generation calculations for the weekday and Saturday morning peak hours, as well as daily. It is anticipated that the weekday morning peak hour will be about 25-35% busier, as more customers stop on their way to work. On weekends, the peak hour starts a bit later and more customers tend to walk in and stay longer.
3. The projected trip distribution is also presented in *Exhibit 3*. As can be seen, the approach and departure patterns favor the convenience of right turning trips, such as customers stopping at Starbucks on their way to the I-90 interchange or to the employment centers along the I-290 / IL 53 corridor. It is also expected that 30% or more of Starbucks traffic will be oriented within the Jewel-Osco shopping center.
4. In terms of the site traffic impacts, Starbucks would add only about 1-2 new trips per minute, which would be spread out over the six available shopping center drives. Also, there are currently over 5000 vehicles traveling through the Arlington Heights / Golf Road intersection during the weekday morning peak hour or almost 85 vehicles per minute. Starbucks would add less than 1 new trip per minute during the weekday morning peak hour, as 40-50% of their traffic would be intercepted away from the intersection.

Key Finding. Based on the above considerations, we believe that Starbucks trips can be readily accommodated by the drives on Arlington Heights Road and Golf Road, which provide excellent site access flexibility.

Site Plan Elements

1. Starbucks would be served by the existing shopping center drives on Arlington Heights Road and Golf Road. No additional site access is proposed.
2. The Starbucks drive-thru will operate one-way counterclockwise with the pick-up window at the northwest corner of the building. A bypass will also be provided for customer convenience.
3. The Starbucks menu order board will be located on the east side of the building, with 3 cars of stacking behind the vehicle waiting at the pick-up window. Another 3-4 vehicles can stack around the building before encroaching into the drive aisle on the south side of the building.
4. The existing parking spaces on the south side of the building will be converted from one-way westbound to one-way eastbound to accommodate the drive-thru operation. Wheel stops are proposed to avoid cars angling into each other while parking.
5. Village code requires 19 parking spaces. The site plan indicates that 16 spaces will be provided on the Starbucks parcel and another 19 spaces will be available through an easement agreement for total of 35 usable parking spaces. Employees should be directed to park in the more remote spaces, so as to maximize the amount of prime customer parking.

Key Finding. The parking available exceeds Village code requirements.

6. The trash enclosure will be located on the east side of the building. Deliveries and refuse pick-up should be scheduled during non-peak times.

* * * * *

This Traffic Planning Brief was conducted and prepared by:

Bill Grieve

William C. Grieve, P.E., PTOE
Senior Transportation Engineer
bgrieve@gha-engineers.com

Exhibit 1
Site Location Aerial
Starbucks; Arlington Heights, Illinois



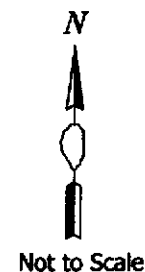
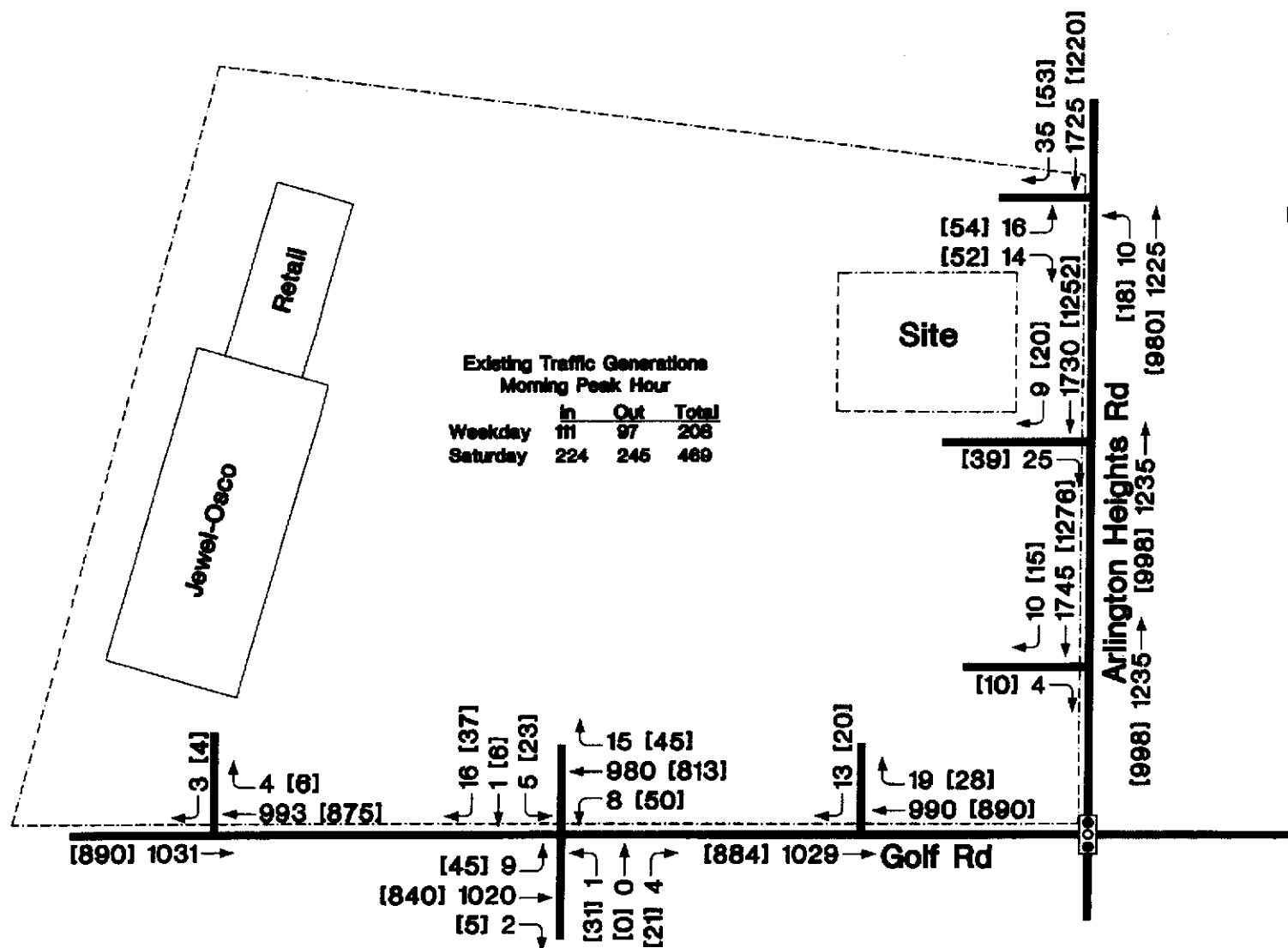


Exhibit 3
Project Traffic Characteristics
Starbucks; Arlington Heights, Illinois

Part A. Traffic Generation Calculations

	Size	ITE Code	Morning Peak Hours								Daily	
			Weekday				Saturday				Sum	New
			In	Out	Sum	New	In	Out	Sum	New		
Starbucks	2,647 SF	#937										
	Walk-in		55	55	110		40	40	80		870	
	Drive-Thru		75	75	150		50	50	100		1300	
	Totals =		130	130	260	130	90	90	180	90	2170	1080

Notes:

1) Sources: Institute of Transportation Engineers (ITE) Trip Generation Manual (9th Edition) and Dunkin' Donuts data.

2) Per ITE and Starbucks, about 50-75% of their traffic could be "pass-by" in nature.

This discount was not taken to ensure that the maximum site impacts were tested.

Part B. Trip Distribution

Route & Direction	Percent Use	
	Approach Site From	Depart Site To
Arlington Heights Road		
- North of Site	25%	10%
- South of Golf Road	10%	25%
Internal Shopping Center	30%	30%
Golf Road		
- East of Arlington Heights Road	20%	15%
- West of Site	15%	20%
Totals =	100%	100%



Starbucks Coffee Company 550 W. Washington Blvd. Suite 200, Chicago, IL 60661

RE: Arlington Heights, IL

To Whom It May Concern,

Starbucks is very excited about the opportunity to add a location in Arlington Heights, Illinois. Because it is very important that we understand the impact of our stores on the neighboring community, we are glad to provide any additional traffic information we can.

Based on other stores in the area, we have found that the hourly traffic distribution as a percentage of business is as follows:

5-6 AM = 5%
6-7 AM = 10%
7-8 AM = 20%
8-9 AM = 20%
9-10 AM = 10%
10-11 AM = 5%
11-12 PM = 5%
12PM- 1 PM = 5%
1-2 PM = 5%
2-3 PM = 5%
3-4 PM = 3%
4-5 PM = 2%
5-6 PM = 1%
6-7 PM = 1%
7-8 PM = 1%
8-9 PM = 1%
9-10 PM = 1%

Typically, 65% of our customers use the convenience of our drive-thru. We would anticipate that the drive-thru percentage will grow as store operations become more efficient.

Respectfully,

Phil Golding

store development manager

FIRST EQUITY GROUP, LLC
FIRST EQUITY PROPERTY HOLDINGS, LLC

March 13, 2014

Mr. Bill Enright
Deputy Director Planning and Community Development
Village of Arlington Heights
Department of Planning and Community Development
33 South Arlington Heights Road
Arlington Heights, IL 60005

RE: Proposed Starbucks
1808 South Arlington Heights Road
Plan Commission Marketing Study

Dear Mr. Enright,

Enclosed, please find a copy of marketing information used by Starbucks when considering placement of a store at the above referenced location. The study identifies the Arlington Heights market, the location of other Starbucks cafes in Arlington Heights, and some statistics which support a store at this location.

The Starbucks Arlington Heights Market Map illustrates the location of the other two Starbucks in the community – one located at 2964 West Euclid, and the other in the downtown location of 33 South Evergreen. Only the Euclid Avenue Starbucks contains a drive-thru. Whereas the location of these stores are located in central and northwest Arlington Heights, there is a void for Starbucks in the south part of the Village along Arlington Heights Road.

Arlington Heights Road is a primary corridor in the Village and accommodates more than 36,000 vehicles per day. Of these vehicles, a significant amount is commuters driving to/from the I-90 interchange. Starbucks wants to capitalize on the high volume of morning commuters and, by placing a store at this location, customers traveling along Arlington Heights Road can conveniently access the store and either utilize the drive-thru/pick-up window or can park and walk up to fulfil their transaction.

Other statistics which support the placement of a Starbucks café at this location include the following:

Population:	Population within 1-mile is 13,488 Population within 2-miles is 52,836, and; Population within 3-miles is 109,026
Households:	5,673 households within 1-mile 20,873 households within 2-miles, and; 43,622 households within 3-miles
Incomes:	Average Household Income within 1-mile is \$80,383 Average Household Income within 2-miles is \$88,173, and; Average Household Income within 3-miles is \$88,887
Transportation:	88.9% of the population within 1-mile drive to work (alone and carpool) 86.2% of the population within 2-miles drive to work, and;

89.2% of the population within 3-miles drive to work

Consumer Expenditure: Total Household Expenditure within 1-mile is \$343M
Total Household Expenditure within 2-miles is \$1.34B, and;
Total Household Expenditure within 3-miles is \$2.81B

Expenditure for Food/Beverage/Tobacco within 1-mile is \$54.1M
Expenditure for Food/Beverage/Tobacco within 2-miles is \$208M
Expenditure for Food/Beverage/Tobacco within 3-miles is \$439M

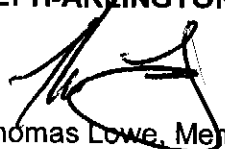
Competition within the area include a coffee/donut quick serve operator located approximately 1.9miles north of the site on Arlington Heights Road, and a coffee/donut quick serve operator located approximately 0.4miles south of the site on Arlington Heights Road. The nearest Starbucks is located approximately 0.74miles west of the site near the intersection of Golf and Algonquin Roads. This store, located in Rolling Meadows, caters to the east-west Golf Road traffic and nw-se Algonquin Road traffic, whereas the subject property will cater more to north-south Arlington Heights Road traffic.

Please review the attached supporting documentation, and please let me know if you need any additional information to process our request.

Thank you, in advance, for your time and consideration.

Sincerely,

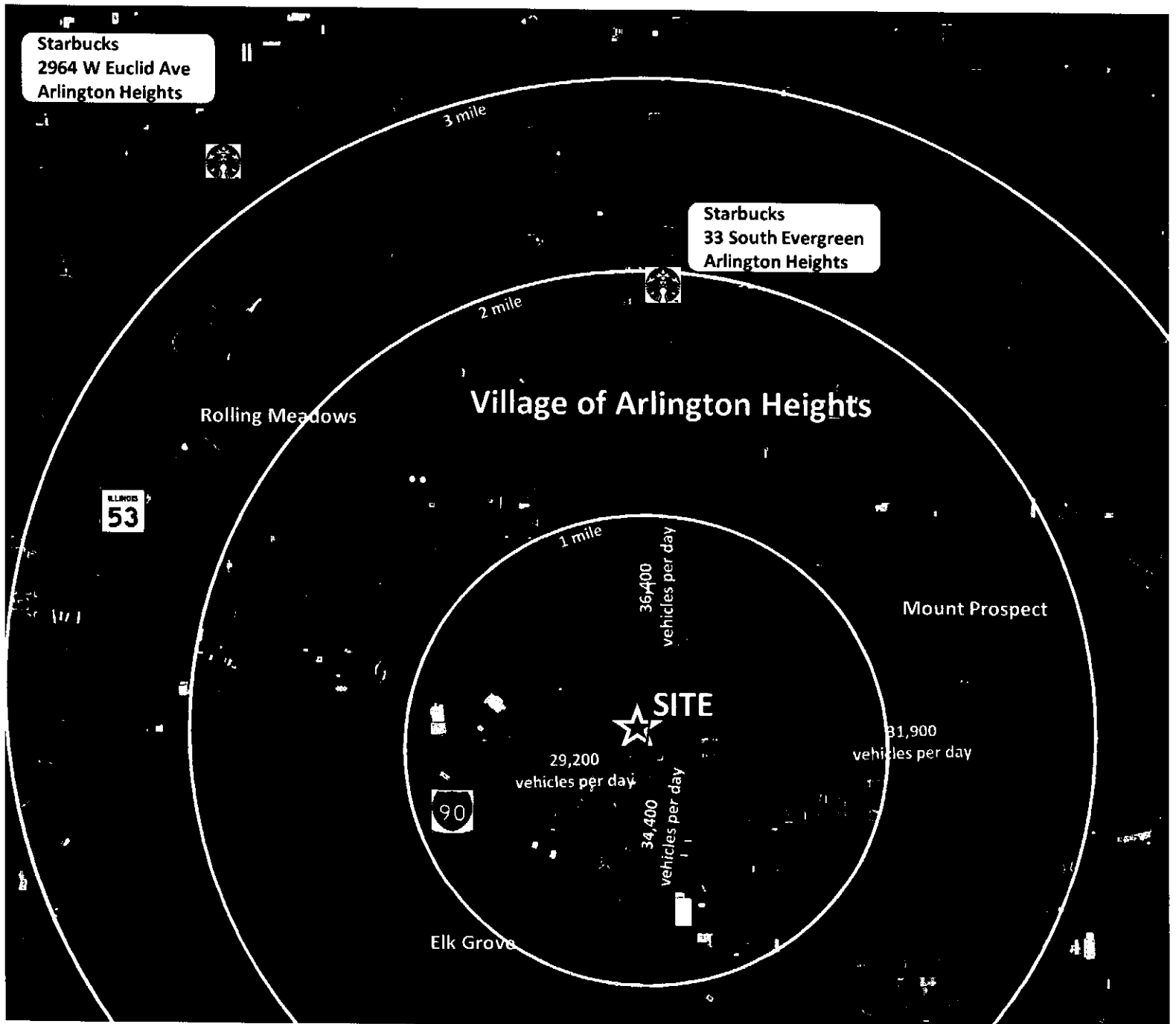
FEPH-ARLINGTON, LLC


Thomas Lowe, Member

w/encl.



NWC Golf and Arlington Heights Road
ARLINGTON HEIGHTS, ILLINOIS



STARBUCKS ARLINGTON HEIGHTS MARKET MAP



FULL PROFILE

2000 - 2010 Census, 2011 Estimates with 2016 Projections
Calculated using Proportional Block Groups

Lat/Lon: 42.0514/-87.98193

Golf Rd & Arlington Heights Rd Arlington Heights, IL		1 Mile	2 Miles	3 Miles
POPULATION	2011 Estimated Population	13,488	52,836	109,026
	2016 Projected Population	13,058	51,101	105,524
	2010 Census Population	13,505	53,481	109,967
	2000 Census Population	13,901	55,267	111,803
	Historical Annual Growth 2000 to 2011	-0.3%	-0.4%	-0.2%
	Projected Annual Growth 2011 to 2016	-0.6%	-0.7%	-0.6%
HOUSEHOLDS	2011 Est. Households	5,673	20,873	43,622
	2016 Proj. Households	5,676	20,803	43,404
	2010 Census Households	5,653	20,951	43,760
	2000 Census Households	5,824	21,691	44,402
	Historical Annual Growth 2000 to 2011	-0.1%	-0.2%	-0.1%
	Projected Annual Growth 2011 to 2016	-	-0.1%	-0.1%
AGE	2011 Est. Population 0 to 9 Years	14.5%	14.7%	14.6%
	2011 Est. Population 10 to 19 Years	13.3%	13.4%	13.6%
	2011 Est. Population 20 to 29 Years	14.2%	14.1%	14.2%
	2011 Est. Population 30 to 44 Years	20.9%	20.8%	20.8%
	2011 Est. Population 45 to 59 Years	19.4%	19.4%	19.2%
	2011 Est. Population 60 to 74 Years	11.4%	11.5%	11.4%
	2011 Est. Population 75 Years Plus	6.2%	6.1%	6.1%
	2011 Est. Median Age	34.4	34.3	34.2
MARITAL STATUS & SEX	2011 Est. Male Population	50.9%	50.9%	49.7%
	2011 Est. Female Population	49.1%	49.1%	50.3%
	2011 Est. Never Married	27.6%	25.9%	24.9%
	2011 Est. Now Married	53.5%	55.5%	56.9%
	2011 Est. Separated or Divorced	12.1%	12.1%	11.5%
	2011 Est. Widowed	6.8%	6.4%	6.7%
INCOME	2011 Est. HH Income \$200,000 or More	5.6%	6.8%	6.3%
	2011 Est. HH Income \$150,000 to \$199,999	5.5%	6.5%	6.0%
	2011 Est. HH Income \$100,000 to \$149,999	11.8%	12.9%	15.0%
	2011 Est. HH Income \$75,000 to \$99,999	15.4%	15.2%	15.3%
	2011 Est. HH Income \$50,000 to \$74,999	20.1%	19.7%	19.2%
	2011 Est. HH Income \$35,000 to \$49,999	13.6%	14.2%	14.3%
	2011 Est. HH Income \$25,000 to \$34,999	12.2%	10.7%	10.0%
	2011 Est. HH Income \$15,000 to \$24,999	8.2%	7.2%	6.9%
	2011 Est. HH Income \$0 to \$14,999	7.6%	6.8%	6.9%
	2011 Est. Average Household Income	\$80,383	\$88,173	\$88,887
	2011 Est. Median HH Income	\$61,191	\$67,358	\$67,964
	2011 Est. Per Capita Income	\$34,256	\$35,072	\$35,887
	2011 Est. Number of Businesses	1,086	2,987	6,235
	2011 Est. Total Number of Employees	13,413	39,780	81,073



FULL PROFILE

2000 - 2010 Census, 2011 Estimates with 2016 Projections
Calculated using Proportional Block Groups

Lat/Lon: 42.0514/-87.98193

Golf Rd & Arlington Heights Rd		1 Mile	2 Miles	3 Miles
Arlington Heights, IL				
LABOR FORCE	2011 Est. Labor: Population Age 16+	10,436	40,702	83,892
	2011 Est. Civilian Employed	64.2%	64.9%	64.9%
	2011 Est. Civilian Unemployed	4.6%	4.2%	3.9%
	2011 Est. in Armed Forces	0.1%	-	-
	2011 Est. not in Labor Force	31.1%	30.8%	31.2%
	2011 Labor Force: Males	49.7%	50.3%	49.0%
	2011 Labor Force: Females	50.3%	49.7%	51.0%
OCCUPATION	2000 Occupation: Population Age 16+	7,456	29,252	58,965
	2000 Mgmt, Business, & Financial Operations	19.5%	18.2%	18.4%
	2000 Professional & Related	23.2%	21.4%	21.8%
	2000 Service	9.5%	11.6%	11.0%
	2000 Sales and Office	29.3%	29.1%	30.0%
	2000 Farming, Fishing, and Forestry	0.2%	0.1%	-
	2000 Construction, Extraction, & Maintenance	6.2%	5.9%	6.4%
	2000 Production, Transport, & Material Moving	12.2%	13.8%	12.3%
	2000 Percent White Collar Workers	72.0%	68.7%	70.2%
	2000 Percent Blue Collar Workers	28.0%	31.3%	29.8%
TRANSPORTATION TO WORK	2000 Drive to Work Alone	80.4%	76.0%	77.6%
	2000 Drive to Work in Carpool	8.5%	11.2%	9.6%
	2000 Travel to Work by Public Transportation	4.9%	5.9%	6.4%
	2000 Drive to Work on Motorcycle	-	-	-
	2000 Walk or Bicycle to Work	3.4%	3.4%	2.9%
	2000 Other Means	0.2%	0.8%	0.7%
	2000 Work at Home	2.6%	2.7%	2.7%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	25.4%	24.6%	25.6%
	2000 Travel to Work in 15 to 29 Minutes	37.4%	36.5%	35.9%
	2000 Travel to Work in 30 to 59 Minutes			
	2000 Travel to Work in 60 Minutes or More	9.6%	9.8%	9.5%
	2000 Average Travel Time to Work	25.3	25.7	25.4
CONSUMER EXPENDITURE	2011 Est. Total Household Expenditure	\$343 M	\$1.34 B	\$2.81 B
	2011 Est. Apparel	\$16.5 M	\$64.4 M	\$135 M
	2011 Est. Contributions & Gifts	\$22.7 M	\$91.5 M	\$190 M
	2011 Est. Education & Reading	\$9.69 M	\$38.9 M	\$81.5 M
	2011 Est. Entertainment	\$19.2 M	\$75.2 M	\$158 M
	2011 Est. Food, Beverages & Tobacco	\$54.1 M	\$208 M	\$439 M
	2011 Est. Furnishings & Equipment	\$15.3 M	\$60.2 M	\$127 M
	2011 Est. Health Care & Insurance	\$24.3 M	\$93.5 M	\$197 M
	2011 Est. Household Operations & Shelter & Utilities	\$103 M	\$400 M	\$841 M
	2011 Est. Miscellaneous Expenses	\$5.68 M	\$21.9 M	\$46.1 M
	2011 Est. Personal Care	\$4.97 M	\$19.3 M	\$40.6 M
	2011 Est. Transportation	\$68.1 M	\$263 M	\$556 M

PLAN COMMISSION PROJECT TIMELINE

Project Name: Starbucks Special Use
 PC Number: 14-007
 Location: 1808 S. Arlington Heights Road
 Requested Action: Special Use Restaurant with Drive Thru
 1. Special Use Amendment

	Date	# of Business Days
Plat and Sub Committee Meeting	10/23/13	
Awaiting Petitioner PC Application	03/14/14	100
Plan Commission Application Submittal Date	03/14/14	
1 st Round Department Comments	03/28/14	10
Petitioner's Response to 1 st Round Comments	04/03/14	4
2 nd Round Department Comments	na	
Petitioner's Response to 2 nd Round Comments	na	
Public Hearing Notification	03/25/14	
Plan Commission Hearing	04/09/14	18 days from application date
Village Board	04/21/14	8

Note:
 Legal notice; State Statue requires 15 to 30 days notice.



Item: Starbucks - 1808 S. Arlington Heights Rd. - DC#14-012 - Sign Variation

Department: Planning & Community Development

BACKGROUND

East Elevation:

1. A variation from Chapter 30, section 30-402 Number, to allow two (2) wall signs on the east side of the building, Arlington Heights Road frontage, where only one (1) wall sign is allowed.

West Elevation:

2. A variation from Chapter 30, section 30-402 Number, to allow one (1) wall sign on the west side of the building, facing the parking area, where zero (0) wall signs are allowed.

3. A variation from Chapter 30, section 30-403a Dimensions, to allow a 16.13 sf wall sign on the west side of the building, facing the parking area, where 0 sf is allowed.

South Elevation:

4. A variation from Chapter 30, section 30-402 Number, to allow two (2) wall signs on the south side of the building, facing the parking area, where zero (0) wall signs are allowed.

5. A variation from Chapter 30, section 30-403a Dimensions, to allow for a total of 23.13 sf of wall signs on the south side of the building, facing the parking area, where 0 sf is allowed.

RECOMMENDATION

Commissioner Eckhardt moved and Commissioner Fitzgerald seconded:

A motion to recommend approval to the Village Board of Trustees for the sign variation request for Starbucks to be located at 1808 S. Arlington Heights Road. This recommendation is subject to compliance with plans received 2/24/14, Design Commission recommendations, compliance with all applicable federal, state and Village codes, regulations and policies, the issuance of all required permits, and the following:

1. A variation from Chapter 30, Section 30-402 Number, to allow two (2) wall signs on the east elevation (Arlington Heights Road frontage), where only one (1) wall sign is allowed.

2. A variation from Chapter 30, Section 30-402 Number, to allow one (1) wall sign on the

west elevation (facing the parking area), where zero (0) wall signs are allowed.

3. A variation from Chapter 30, Section 30-403a, Dimensions, to allow a 16.13 SF wall sign on the west elevation (facing the parking area), where 0 SF is allowed.

4. A variation from Chapter 30, Section 402, Number, to allow two (2) wall signs on the south elevation (facing the parking area), where zero (0) wall signs are allowed.

5. A variation from Chapter 30, Section 30-403a, Dimensions, to allow for a total of 23.13 SF of wall signs on the south elevation (facing the parking area), where 9 SF is allowed.

6. An that the proposed wall sign on the north elevation is not supported by the Design Commission, and the petitioner has agreed to omit it;

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

Roll Call Vote: Commissioner Eckhardt, Fitzgerald, and Chairman Bombick voted in favor. The motion carried.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Amount of Bidder Recommended:

ATTACHMENTS:

Description

[Design Commission Staff Report](#)

[DC Minutes](#)

[Aerial](#)

[Hardship Letter](#)

[Site Plan - Elevations - Sign Details](#)

[Photos of Subject & Surrounding Properties](#)

[DC Timeline Tracker](#)

Type

Report

Minutes

Exhibits

Correspondence

Exhibits

Exhibits

Correspondence

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Starbucks – Sign Variation
Project Address: 1808 S. Arlington Heights Road
Prepared By: Steve Hautzinger

Date Prepared: March 4, 2014

PETITION INFORMATION:

DC Number: 14-012
Petitioner Name: Tom Lowe
Petitioner Address: First Equity Acquisitions
205 W. Wacker Drive, Suite 622
Chicago, IL 60606
Meeting Date: March 11, 2014

Requested Action(s):

East Elevation:

1. A variation from Chapter 30, section 30-402 Number, to allow two (2) wall signs on the east side of the building, Arlington Heights Road frontage, where only one (1) wall sign is allowed.

West Elevation:

2. A variation from Chapter 30, section 30-402 Number, to allow one (1) wall sign on the west side of the building, facing the parking area, where zero (0) wall signs are allowed.
3. A variation from Chapter 30, section 30-403a Dimensions, to allow a 16.13 sf wall sign on the west side of the building, facing the parking area, where 0 sf is allowed.

North Elevation:

4. A variation from Chapter 30, section 30-402 Number, to allow one (1) wall sign on the north side of the building, facing the parking area, where zero (0) wall signs are allowed.
5. A variation from Chapter 30, section 30-403a Dimensions, to allow a 12.56 sf wall sign on the north side of the building, facing the parking area, where 0 sf is allowed.

South Elevation:

6. A variation from Chapter 30, section 30-402 Number, to allow two (2) wall signs on the south side of the building, facing the parking area, where zero (0) wall signs are allowed.
7. A variation from Chapter 30, section 30-403a Dimensions, to allow for a total of 23.13 sf of wall signs on the south side of the building, facing the parking area, where 0 sf is allowed.

ANALYSIS:

Summary

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

The petitioner is proposing to renovate an existing, vacant, single story bank building to create a new Starbucks Coffee restaurant. The existing building is free standing and is adjacent to the parking area of the Jewel Osco grocery store. The building has frontage on Arlington Heights Road, but all other sides of the building face parking areas. The new restaurant will have a code compliant "Starbucks Coffee" wall sign facing Arlington Heights Road. In addition to the "Starbucks Coffee" wall sign, the petitioner is requesting sign variations to allow a separate Starbucks logo sign facing Arlington Heights Road as well as four additional wall signs which will face the parking areas on each side of the building. The total number of wall signs requested is six.



Aerial of Property



Zoning Map of Property

Ground Sign:

In addition to the proposed wall signs, the petitioner is proposing to keep an existing ground sign along Arlington Heights Road (refer to Photo 1 below). The landscaping around the existing sign will be improved as part of this project. The petitioner was encouraged to replace the sign with a new, more aesthetically pleasing monument style sign (6 feet tall or less), but has decided to keep the existing ground sign and reface it with a Starbucks logo and "Drive Thru" message.



Photo 1. Existing ground sign at Subject Property, 1808 S. Arlington Heights Road.

Surrounding Land Uses:

Direction	Existing Zoning	Existing Use	Comprehensive Plan
Subject Property	B-2, General Business District	Bank (vacant)	Commercial
North	B-1, Business District Limited Retail	Multi-tenant Retail	Commercial
South	B-1, Business District Limited Retail	Jewel Osco / Mobil Gas Station	Commercial
East	B-2, General Business District	Cardio-Med Medical Office	Commercial
West	B-1, Business District Limited Retail	Jewel Osco / Multi-tenant Retail	Commercial

WALL SIGN PROPOSAL:

Table 1: Proposed Wall Signs for Starbucks

SIGN	ELEVATION / FRONTAGE One wall sign allowed per street frontage.	SIGNABLE AREA	25% ALLOWED BY CODE	PROPOSED SIZE	REMARKS
"Starbucks Coffee" Starbucks logo	East / AH Road	135 sf	33.75 sf	16.13 sf 12.56 sf	Complies with code. Variation required for number.
"Starbucks Coffee"	West / Parking	0 sf	0 sf	16.13 sf	Variation required for number. Variation required for size.
Starbucks logo	North / Parking	0 sf	0 sf	12.56 sf	Variation required for number. Variation required for size.
"Starbucks Coffee"	South / Parking	0 sf	0 sf	16.13 sf	Variation required for number. Variation required for size.
"Drive Thru"	South / Parking			7 sf	Variation required for number. Variation required for size.
TOTAL		135 sf	33.75 sf	80.51 sf	

Note: If the proposed wall signs were allowed, the sizes of the signs would be in compliance with the allowed percentage of signable wall area per code.

Sign Variation Criteria:

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

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

The petitioner has submitted a letter addressing the hardship criteria, and Staff supports the need for some, but not all, of the requested signage as follows:

East Elevation:

1. The total square footage of the two proposed wall signs is less than the allowed 25% of the signable area for one sign.
2. The existing building massing limits the available space for placement of combined name and logo signage.

West Elevation:

3. The proposed sign facing the parking area is appropriate to draw attention to the existing building entry and is consistent with prior variations approved by the Design Commission.

North Elevation:

4. The proposed Starbucks logo sign is not supported due to the existing adjacent ground sign.

South Elevation:

5. The proposed "Starbucks Coffee" sign facing the parking area is appropriate to draw attention to the existing building entry.
6. The proposed "Drive Thru" sign is not supported due to the adjacent "Drive Thru" ground sign as well as drive thru menu boards which will be visible from Arlington Heights Road due to the existing building orientation.

RECOMMENDATION

It is recommended that the Design Commission **approve and deny (as noted below)** the proposed wall sign variation requests for Starbucks at 1808 E. Dundee Road. This recommendation is subject to compliance with the plans received 2/24/14, Federal, State, and Village Codes, regulations, and policies, the issuance of all required permits, and the following:

1. A recommendation to **approve** the following sign variations:

East Elevation:

1. A variation from Chapter 30, section 30-402 Number, to allow two (2) wall signs on the east side of the building, Arlington Heights Road frontage, where only one (1) wall sign is allowed.

West Elevation:

2. A variation from Chapter 30, section 30-402 Number, to allow one (1) wall sign on the west side of the building, facing the parking area, where zero (0) wall signs are allowed.
3. A variation from Chapter 30, section 30-403a Dimensions, to allow a 16.13 sf wall sign on the west side of the building, facing the parking area, where 0 sf is allowed.

South Elevation:

6. A variation from Chapter 30, section 30-402 Number, to allow **one (1) "Starbucks Coffee" wall sign** on the south side of the building, facing the parking area, where zero (0) wall signs are allowed.
7. A variation from Chapter 30, section 30-403a Dimensions, to allow a **16.13 sf "Starbucks Coffee" wall sign** on the south side of the building, facing the parking area, where 0 sf is allowed.

2. A recommendation to **deny** the following sign variations:

North Elevation:

4. A variation from Chapter 30, section 30-402 Number, to allow one (1) wall sign on the north side of the building, facing the parking area, where zero (0) wall signs are allowed.
5. A variation from Chapter 30, section 30-403a Dimensions, to allow a 12.56 sf wall sign on the north side of the building, facing the parking area, where 0 sf is allowed.

South Elevation:

6. A variation from Chapter 30, section 30-402 Number, to allow **one (1) "Drive Thru" wall sign** on the south side of the building, facing the parking area, where zero (0) wall signs are allowed.
 7. A variation from Chapter 30, section 30-403a Dimensions, to allow a **7 sf "Drive Thru" wall sign** on the south side of the building, facing the parking area, where 0 sf is allowed
3. A recommendation that the existing ground sign be replaced with a new monument style sign.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

March 4, 2013

Steve Hautzinger, Design Planner
Department of Planning & Community Development

c: William C. Dixon, Village Manager, Charles Witherington-Perkins, Director of Planning and Community Development, James McCalister, Director of Building & Health Services, Petitioner, DC File 14-012

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
MARCH 11, 2014

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

Members Present: Alan Bombick, Chair
John Fitzgerald
Ted Eckhardt

Members Absent: Anthony Fasolo

Also Present: Frank Urbina, Architect for *1818 N. Ridge Ave.*
Stacy DeVore, Owner of *1818 N. Ridge Ave.*
Tom Lowe, First Equity Group for *Starbucks*
Tim Gallagher, First Equity Group for *Starbucks*
Katie Gorin, Norr Architects for *Starbucks*
Phil Golding for *Starbucks*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM FEBRUARY 11, 2014

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE MEETING MINUTES OF FEBRUARY 11, 2014. ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 3. SIGN VARIATION REVIEW**DC#14-012 – Starbucks – 1818 S. Arlington Heights Rd.**

Mr. Tom Lowe and **Mr. Tim Gallagher**, representing *First Equity Group*, **Ms. Katie Gorin**, representing *Norr Architects*, and **Mr. Phil Golding**, representing *Starbucks*, were present on behalf of the project.

Chairman Bombick asked if there was any public comment and there was nobody in the audience other than the petitioner.

Mr. Hautzinger presented Staff comments. He stated that the petitioner is allowed only one wall sign on the east elevation facing Arlington Heights Road. All other signs require a variation. The petitioner is requesting two wall signs on the east elevation, one wall sign on the west elevation, one wall sign on the north elevation and two wall signs on the west elevation, for a total of 6 wall signs. Staff previously encouraged the petitioner to replace the existing pylon sign on Arlington Heights Road with a more aesthetically pleasing monument style sign to match the building; however, the petitioner has decided to keep the existing pylon sign and reface it with a Starbucks logo and Drive-thru message.

A hardship letter was submitted by the petitioner. The proposed variations and Staff response are outlined as follows:

East Elevation

2 wall signs to face the Arlington Heights Road: “Starbucks Coffee” measuring 16.13 SF and a Starbucks logo measuring 12.56 SF.

- Staff supports the variation for the second wall sign. The combined square footage of both signs is less than the 33.75 SF allowed by code.

West Elevation

1 wall sign to face the parking area: “Starbucks Coffee” measuring 16.13 SF.

- Staff supports the variation. There is an entrance to the restaurant on the west elevation; therefore, the wall sign is appropriate.

South Elevation

2 wall signs to face the parking area: “Starbucks Coffee” measuring 16.13 SF and “Drive thru” measuring 7 SF.

- Staff supports the variation for the “Starbucks Coffee” wall sign.
- Staff does not support the variation for the “Drive thru” wall sign. The existing ground sign will call attention to the drive-thru, and the menu boards will be visible from Arlington Heights Road because of the orientation of the building.

North Elevation

1 wall sign to face the parking area: Starbucks logo measuring 12.56 SF.

- Staff does not support this variation. The wall sign would be located directly adjacent to the existing ground sign, and there will be 2 wall signs on the east elevation.

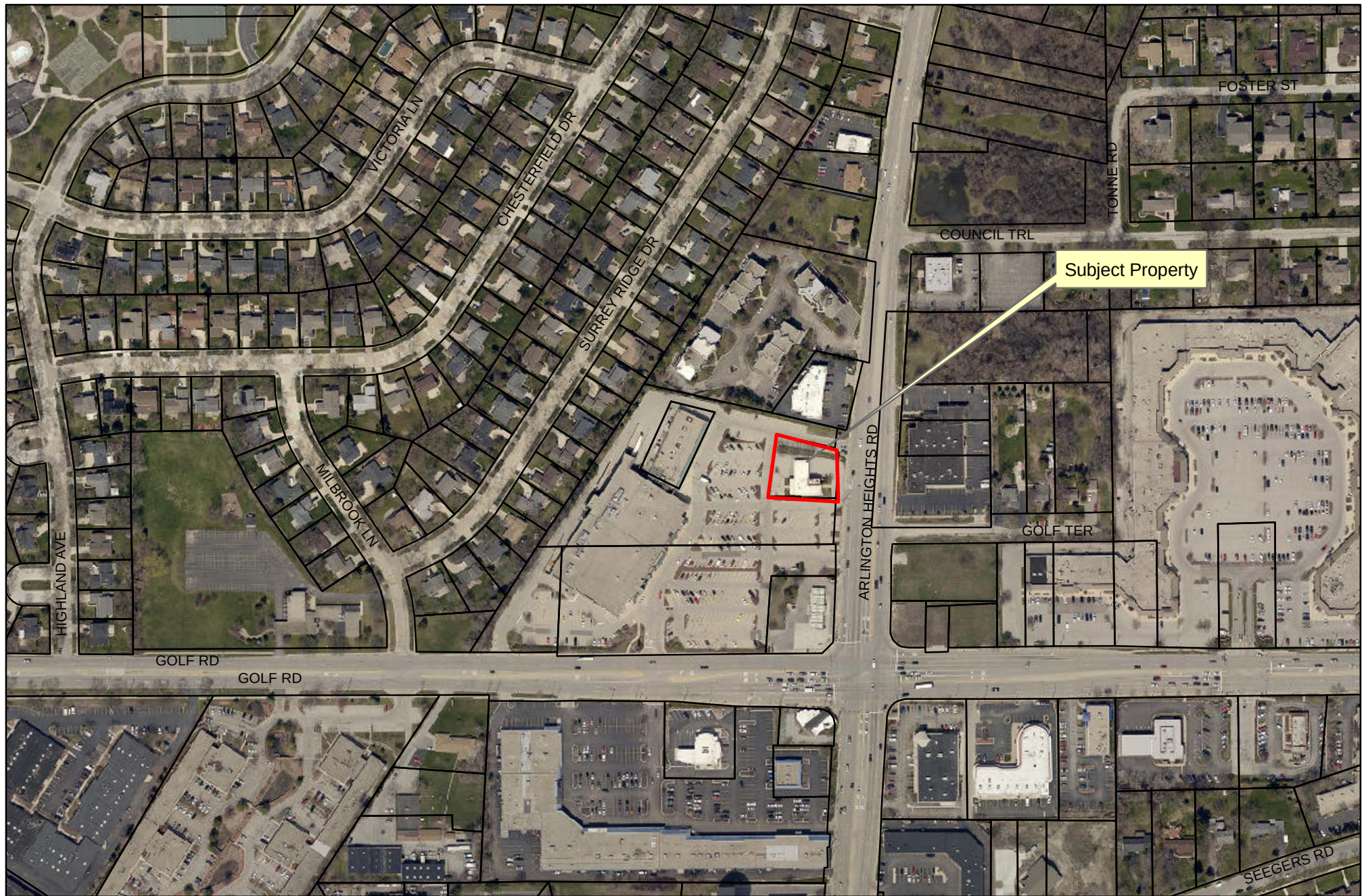
Mr. Golding stated that the existing pylon sign is important to them and added that every other tenant on the street has a pylon sign. **Commissioner Eckhardt** pointed out that the existing pylon sign was located very close to the logo wall sign being proposed on the north elevation. **Chairman Bombick** suggested a slightly larger wall sign on either the east or the north elevation, instead of on both elevations. **Commissioner Eckhardt** felt signage on Arlington Heights Road was more important than signage on the north elevation of the building. **Chairman Bombick** agreed that exposure from the south was more important than the north. The petitioner stated they were comfortable removing the wall sign on the north elevation. **Commissioner Eckhardt** also agreed with Staff that the 'Drive-thru' wall sign on the south elevation was unnecessary because the existing ground sign will include drive-thru signage. **Ms. Gorin** pointed out that the Drive-thru window is not visible when approaching from the south and the Drive-thru wall sign being proposed on the south elevation would be located near the entrance to the drive-thru lane. The petitioner pointed out that the restaurant has only one entry point into the site, and stressed the importance of the Drive-thru sign on the south elevation.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO RECOMMEND APPROVAL TO THE VILLAGE BOARD OF TRUSTEES FOR THE SIGN VARIATION REQUESTS FOR STARBUCKS LOCATED AT 1808 E. DUNDEE ROAD. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 2/24/14, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

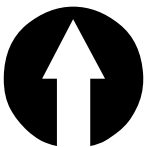
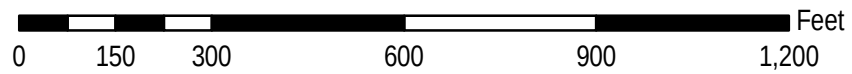
- 1. A VARIATION FROM CHAPTER 30, SECTION 30-402 NUMBER, TO ALLOW TWO (2) WALL SIGNS ON THE EAST ELEVATION, ARLINGTON HEIGHTS ROAD FRONTAGE, WHERE ONLY ONE (1) WALL SIGN IS ALLOWED;**
- 2. A VARIATION FROM CHAPTER 30, SECTION 30-402 NUMBER, TO ALLOW ONE (1) WALL SIGN ON THE WEST ELEVATION, FACING THE PARKING AREA, WHERE ZERO (0) WALL SIGNS ARE ALLOWED;**
- 3. A VARIATION FROM CHAPTER 30, SECTION 30-403A, DIMENSIONS, TO ALLOW A 16.13 SF WALL SIGN ON THE WEST ELEVATION, FACING THE PARKING AREA, WHERE 0 SF IS ALLOWED;**
- 4. A VARIATION FROM CHAPTER 30, SECTION 402 NUMBER, TO ALLOW TWO (2) WALL SIGNS ON THE SOUTH ELEVATION, FACING THE PARKING AREA, WHERE ZERO (0) WALL SIGNS ARE ALLOWED;**
- 5. A VARIATION FROM CHAPTER 30, SECTION 30-403A DIMENSIONS, TO ALLOW FOR A TOTAL OF 23.13 SF OF WALL SIGNS ON THE SOUTH ELEVATION, FACING THE PARKING AREA, WHERE 9 SF IS ALLOWED;**
- 6. AN ACKNOWLEDGEMENT THAT THE PROPOSED WALL SIGN ON THE NORTH ELEVATION IS NOT SUPPORTED BY THE DESIGN COMMISSION AND THE PETITIONER HAS AGREED TO OMIT IT;**
- 7. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, SIGN CODE OR BUILDING OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE ARCHITECT/HOMEOWNER/BUILDER'S RESPONSIBILITY TO COMPLY WITH THE DESIGN COMMISSION APPROVAL AND ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.**

Chairman Bombick asked if the Drive-thru wall sign on the south elevation would be more visible if it were located on the brick below the canopy instead of on the canopy as proposed. The petitioner pointed out that the Drive-thru sign would be illuminated where it is currently proposed on the canopy. The commissioners were fine with this and had no further comments.

**FITZGERALD, AYE; ECKHARDT, AYE; BOMBICK, AYE.
ALL WERE IN FAVOR. THE MOTION CARRIED.**



Starbucks - P.C. 14-007
1808 S. Arlington Heights Road
Prepared by the Village of Arlington Heights
Department of Planning and Community Development
April 9, 2014



FIRST EQUITY GROUP, LLC
FIRST EQUITY PROPERTY HOLDINGS, LLC

February 20, 2014

Mr. Steve Hautzinger, AIA, LEED AP
Design Planner
Village of Arlington Heights
Department of Planning and Community Development
33 South Arlington Heights Road
Arlington Heights, IL 60005

RE: Proposed Starbucks
1808 South Arlington Heights Road
Sign Variation Application

Dear Mr. Hautzinger,

Enclosed, please find a completed Signage Variation Application for the proposed Starbucks redevelopment of the former Glenview State Bank parcel at 1808 South Arlington Heights Road, which is an outlot to the existing Jewel Food Store at the northwest corner of Golf and Arlington Heights Road. This application and supporting documentation is being submitted for review and consideration by the Design Commission and Village Board of Trustees.

Whereas the subject parcel is located on an outlot of the Jewel Food Store (essentially in the parking lot), is visible from Golf Road, and is visible from northbound and southbound Arlington Heights Road, signage along the Arlington Heights Road elevation alone does not appropriately identify the building as a Starbucks. Additionally, the primary entrances to the proposed Starbucks will be on the west and south elevation, not the Arlington Heights Road side of the building as one might expect. Without the requested signage, people that utilize the Jewel, travel along Golf Road, or approach the site from the north or south on Arlington Heights Road will not be able to identify the Starbucks use in the building. The proposed development is located along heavily traveled roadways and the proposed signage is required to appropriately capture the attention/awareness of the vehicles and identify the use as a Starbucks.

This variation request complies with the Standards set forth in Article VII Variations in the following manner:

a. the particular difficulty or peculiar hardship is not self-created by the petitioner;

The proposal is to utilize the existing structure formerly occupied by Glenview State Bank – this will be a reuse of the former bank building. The primary entrance to the bank was on the west side of the building, which might technically be in the rear of the building, and this entrance will also be utilized by Starbucks. A second entrance will be located along the southern elevation of the building which is oriented towards the Golf and Arlington intersection.

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

The proposed Starbucks improvements, including signage, will significantly improve the appearance of the former Glenview State Bank Building, will be an appropriate use for the parcel, will only have a positive impact to property values in the area, and will in no way be detrimental to the public health, safety, morals, or welfare.

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

Whereas the subject parcel is located near a heavily traveled intersection and has exposure to the public on all sides of the building, the requested variation will appropriately identify the Starbucks use in the renovated building. As stated above, the primary entrances to the proposed Starbucks will be located on the west and south side of the building, not along the Arlington Heights Road frontage. The proposed signage will appropriately identify the new use and access to the building. The request is consistent with other retail/service facilities in the vicinity of the subject property where signage was allowed on multiple building elevations.

d. the variation will not alter the essential character of the locality;

The area around the subject property has been and will continue to be a retail/service corridor, will remain primarily a vehicular oriented area, and will not change with the addition of Starbucks. The addition of a new Starbucks in what has been a vacant bank building since December of 2012 should be considered an enhancement to the Shopping Center and surrounding area.

e. the applicant's business cannot reasonably function under the standards of this Chapter.

The Starbucks use and the viability of this property, in general, is dependent upon appropriately identifying the use and capturing the attention/awareness of vehicles utilizing Arlington Heights Road, Golf Road, and the Jewel parking lot – the proposed signage accomplishes this goal.

Please review the attached application for the Signage Variation and supporting documentation, and please let me know if you need any additional information to process our request.

Thank you, in advance, for your time and consideration.

Sincerely,

FEPH-ARLINGTON, LLC

A handwritten signature in dark ink, appearing to read 'Tom Lowe', with a stylized flourish at the end.

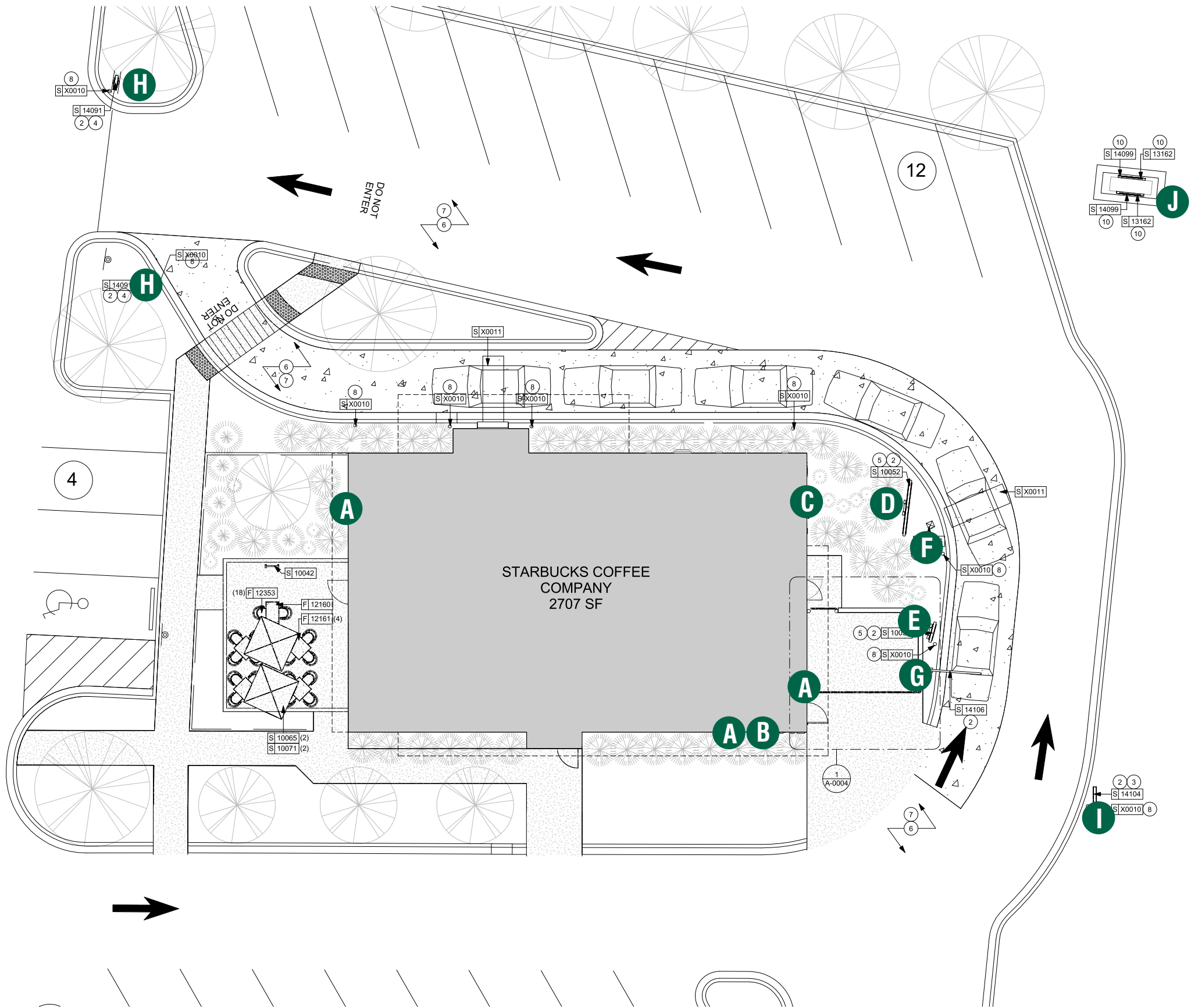
Thomas Lowe, Member

w/encl.

SITE PLAN

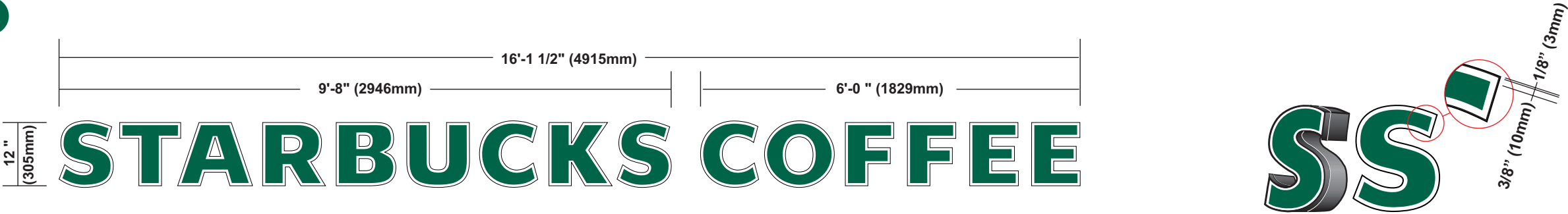
1808 South Arlington Heights Rd.
Arlington Heights IL
14-23599

- A 12" Channel Letters
- B 3'-11" DT Wall Sign
- C 48" Wall Sign
- D Menu Board
- E Pre-Menu
- F Speaker
- G Clearance Bar
- H Directional TY/EO
- I Directional DT/DT
- J Pylon Faces



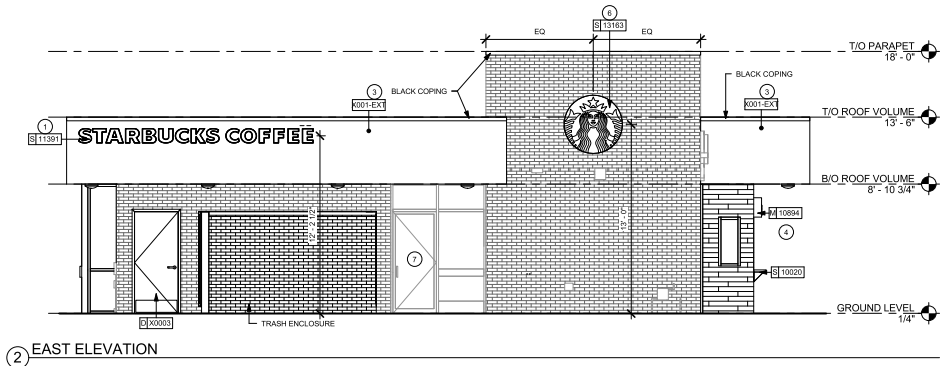
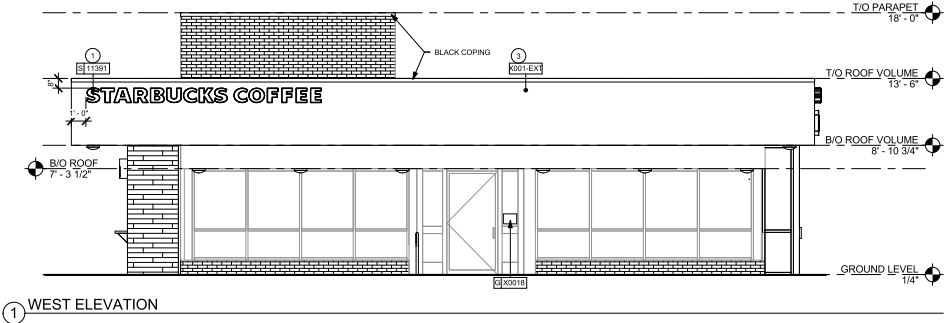
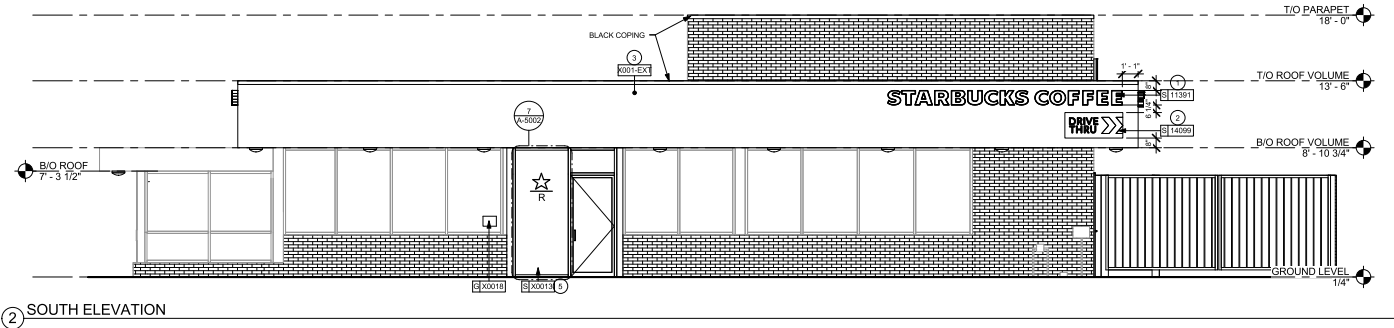
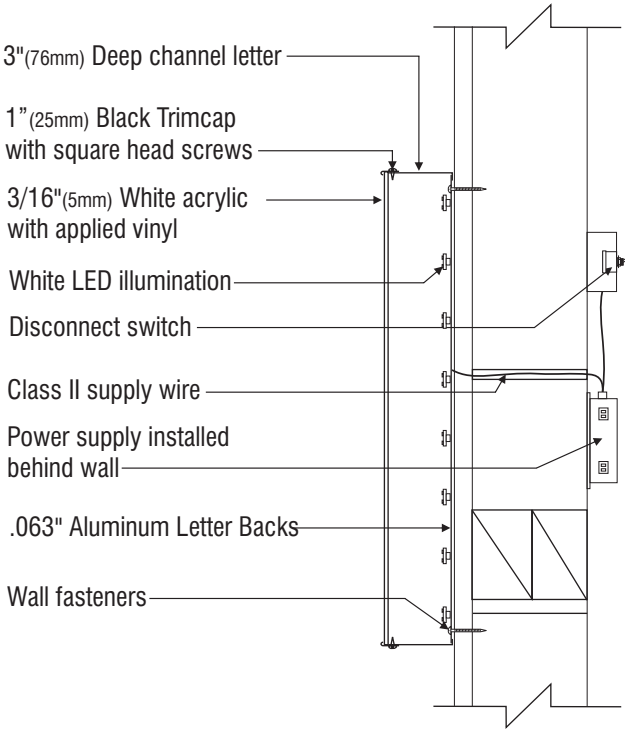
ILLUMINATED CHANNEL LETTERS - Qty 3

A



SPECIFICATIONS

- A** Internally illuminated channel letters to be fabricated from .040/3003 aluminum with pre-painted White interiors and painted satin finish Black polyurethane exteriors. Letter backs to be aluminum pop-riveted to sidewalls and sealed.
- B** Faces to be 3/16" (5mm) White acrylic with 1" (25mm) Black trimcap retainer edging. Center of faces to be first surface 3M Scotchcal #3630-76 Holly Green vinyl with White show-through scratch borders.
- C** Letters illuminated w/ "Lumificient LED's w/ remote power supply.
- D** Letters to be installed flush to wall.



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www.hiltondisplays.com

QID 14-23599

JOB NAME:

Starbucks

LOCATION:

1808 South Arlington Heights Rd.
Arlington Heights IL

CUSTOMER CONTACT:

Susan Arnold

SALESMAN / PM

Wayne Rhodes

DESIGNER:

Brian Sowder

DWG. DATE:

3-18-14

REV. DATES:

X-XX-XX

SCALE:

Not To Scale

FILE:

2014/Starbucks/
Arlington Heights IL/14-23599/
SB Arlington Heights IL 1808

DESIGN SPECIFICATIONS ACCEPTED BY:

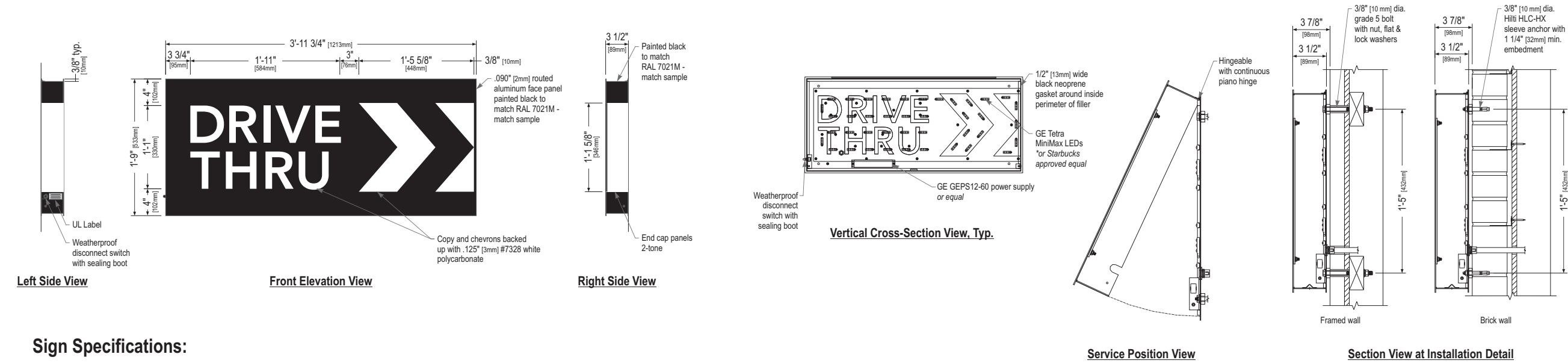
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SLS/PM:	LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.



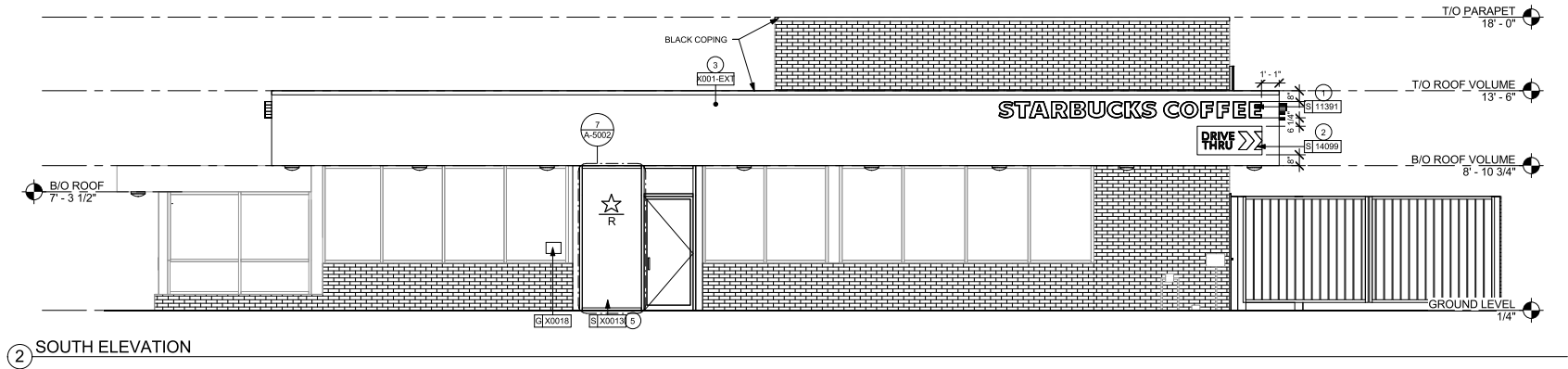
S/F ILLUMINATED DRIVE THRU WALL SIGN - Qty. 1

B



Sign Specifications:

- Cabinet:
- Fabricated .090" [2mm] aluminum housing painted black to match RAL 7021M with white end caps as shown.
 - Directional copy and chevrons backed up with .125" [3mm] #7328 white polycarbonate. All polycarbonate face elements to be attached to aluminum face panel with weld studs.
 - Interior aluminum surfaces of sign cabinet to be painted white with Lacryl Starbrite.
 - Welded aluminum construction with no visible fasteners. Fasteners retaining the hinged face will be located on the bottom such that they are not visible. All fasteners used in the assembly of internal components shall be coated to prevent corrosion.
 - Internal structure of cabinet shall be per approved shop drawings.
 - Graphic elements are internally illuminated using GE Tetra MiniMax LED system or Starbucks approved equal. LED's to be mounted on back panel with self-contained power supply. All electrical components are removable for service.



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SALESMAN / PM

Wayne Rhodes

DESIGNER:

Brian Sowder

DWG. DATE:

3-18-14

REV. DATES:

X-XX-XX

SCALE:

Not To Scale

FILE:

2014/Starbucks/
Arlington Heights IL/14-23599/
SB Arlington Heights IL 1808

DESIGN SPECIFICATIONS ACCEPTED BY:

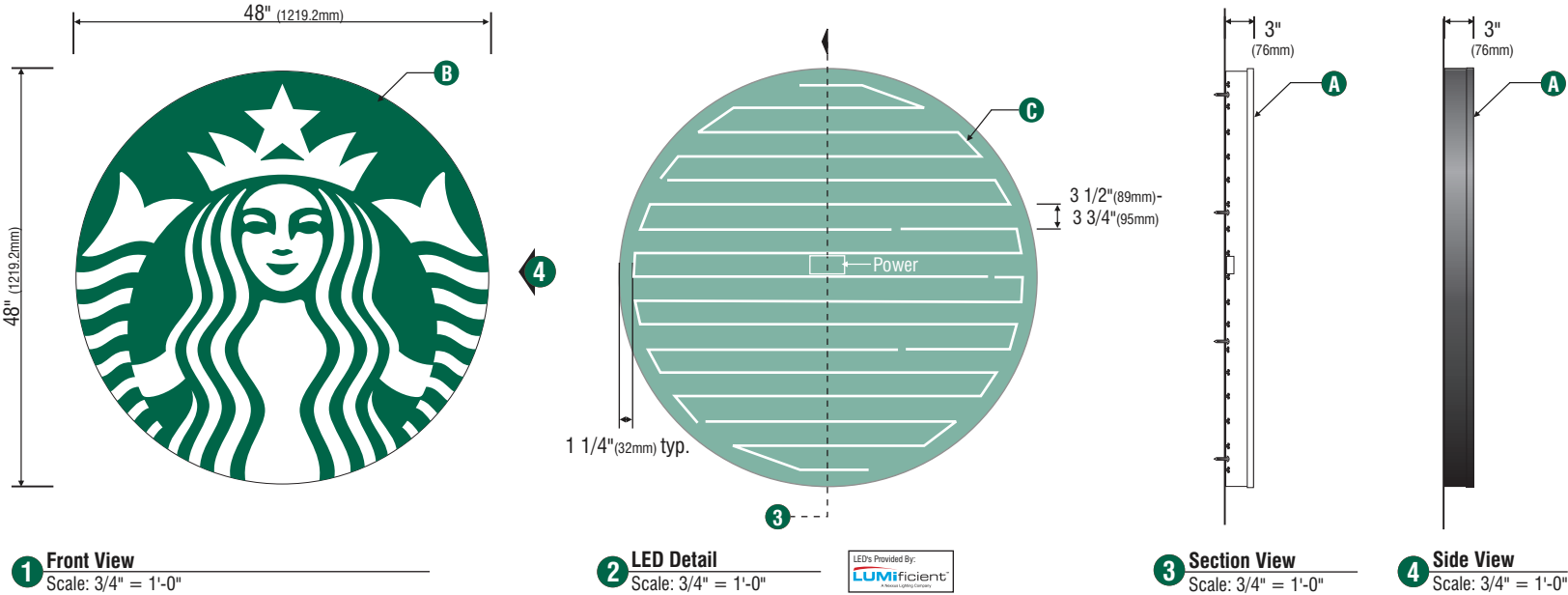
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SLS/PM:	LANDLORD:

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48” WALL SIGN - Qty. 1

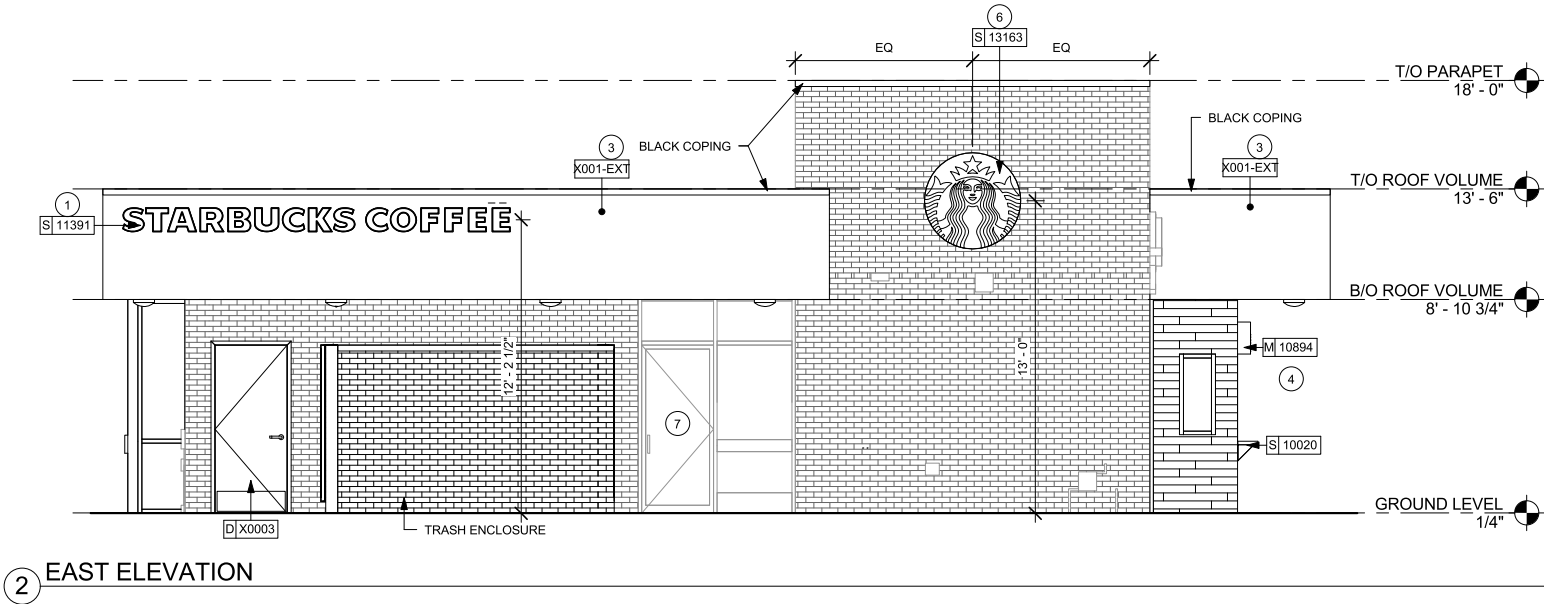
C



SPECIFICATIONS:

- A Single faced internally illuminated wall mount logo disk. Cabinet to be 3" (76mm) deep, fabricated aluminum sidewalls and back. Paint cabinet black polyurethane. Faces to be 3/16" (5mm) White acrylic. 1" black trimcap with square head screws retainer edging.
- B Graphics of logo to be 1st surface 3M Translucent Scotchcal vinyl- Holly Green #3630-76. Siren to show thru White.
- C Internally illuminate logo disk with Lumificient™ white LED's installed to back of disk. Power with self-contained Lumificient™ power supply covered in white vinyl film. Fasten to wall with required fasteners.

wall mount EVOLVED		
Size	Sq.Ft.	Volts
48" (1219.2mm)	12.56	120



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QID 14-23599

JOB NAME:

Starbucks

LOCATION:

1808 South Arlington Heights Rd.
Arlington Heights IL

CUSTOMER CONTACT:

Susan Arnold

SALESMAN / PM

Wayne Rhodes

DESIGNER:

Brian Sowder

DWG. DATE:

3-18-14

REV. DATES:

X-XX-XX

SCALE:

Not To Scale

FILE:

2014/Starbucks/
Arlington Heights IL/14-23599/
SB Arlington Heights IL 1808

DESIGN SPECIFICATIONS ACCEPTED BY:

EST:	CLIENT:
SLS/PM:	LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.



D/F ILLUMINATED PYLON FACE REPLACEMENT - Qty 2 (1 EA.)

J



.125" Aluminum panel painted Black
2" x 2" Aluminum angle epoxied to Aluminum panel.
DO NOT WELD.

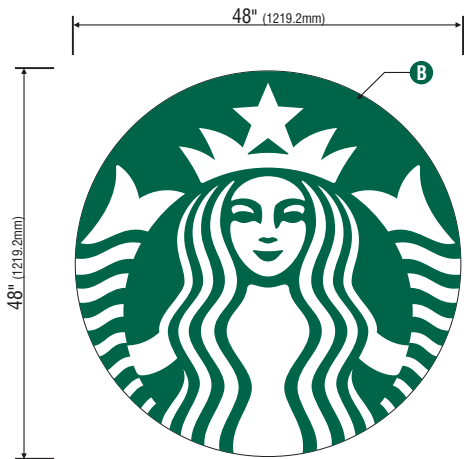


Paint pylon Black

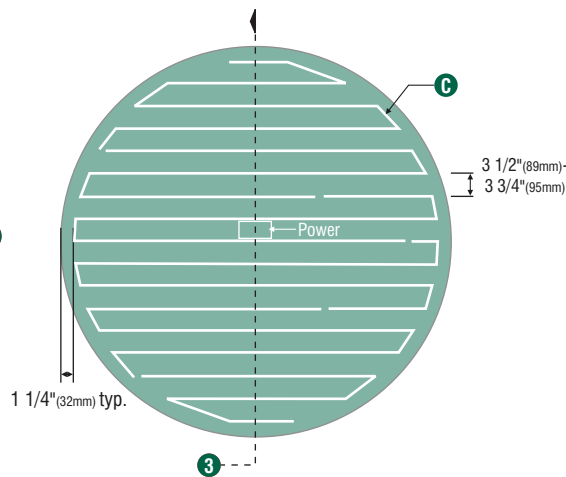
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- C** Internally illuminate logo disk with Lumificient™ white LED's installed to back of disk. Power with self-contained Lumificient™ power supply covered in white vinyl film. Fasten to wall with required fasteners.

wall mount EVOLVED		
Size	Sq.Ft.	Volts
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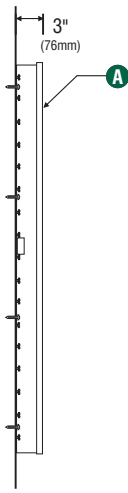


1 Front View

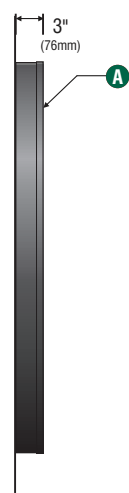


2 LED Detail

LEDs Provided By:
Lumificient



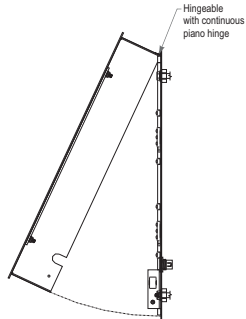
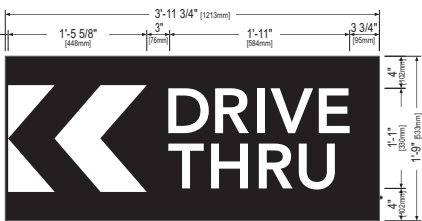
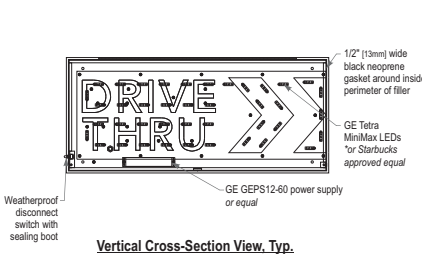
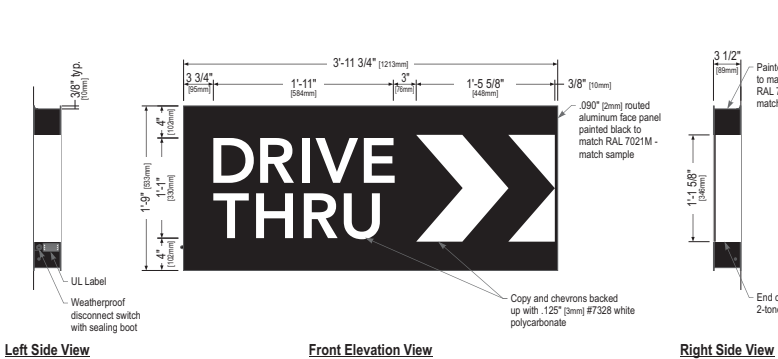
3 Section View



4 Side View

Sign Specifications:

- Cabinet:
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 - Graphic elements are internally illuminated using GE Tetra MiniMax LED system or Starbucks approved equal. LED's to be mounted on back panel with self-contained power supply. All electrical components are removable for service.



Service Position View

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QID 14-23599

JOB NAME:

Starbucks

LOCATION:

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Arlington Heights IL

CUSTOMER CONTACT:

Susan Arnold

SALESMAN / PM

Wayne Rhodes

DESIGNER:

Brian Sowder

DWG. DATE:

3-18-14

REV. DATES:

3-24-14 CW

SCALE:

Not To Scale

FILE:

2014/Starbucks/
Arlington Heights IL/14-23599/
SB Arlington Heights IL 1808

DESIGN SPECIFICATIONS ACCEPTED BY:

EST:	CLIENT:
SLS/PM:	LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.





Photo 1

View looking north towards
subject site



Photo 2

View looking west towards
subject site





Photo 3

View looking west towards in-line shop space north of Jewel



Photo 4

View looking west towards Jewel Food Store



Photo 5

View looking west towards Mobil gas station south of subject site





Photo 3

View looking southeast
towards Walgreens located at
the SEC of Golf and Arlington
Heights Road



Photo 4

View looking east towards
vacant parcels at NEC of Golf
and Arlington Heights Road



Photo 5

View looking west towards in-
line shop space located north
of subject site





Photo 3

View looking west towards
Park Place condominiums
located north of subject site.



Photo 4

View looking east towards
CardioMed medical office
building across Arlington
Heights Road, east of the
subject site.



DESIGN COMMISSION PROJECT TIMELINE

Project Name: Starbucks
DC Number: DC14-012
Location: 1808 S. Arlington Heights Road
Requested Action: Sign Variation

	Date	# of Business Days
Preliminary Review	2/18/14	
Awaiting Petitioner DC Submittal	2/24/14	4
DC Application Submittal Date	2/24/14	
DC Meeting	3/11/14	11
Awaiting Plan Commission Approval	4/9/14	21
Village Board Meeting	4/21/14	8

Notification Requirements:

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



Item: Ordinance - Amending PUD Ordinance - Arlington Market

Department: Planning/Legal

An Ordinance Approving an Amendment to a Planned Unit Development, Granting a Preliminary Plat of Resubdivision and Certain Variations from Chapters 28 and 29 of the Arlington Heights Municipal Code
(Arlington Market, NW corner of Dryden Avenue and Kensington Road)

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Amount of Bidder Recommended:

ATTACHMENTS:

Description	Type
Arlington Market PUD Amendment	Ordinance

**AN ORDINANCE APPROVING AN AMENDMENT TO
A PLANNED UNIT DEVELOPMENT, GRANTING
A PRELIMINARY PLAT OF RESUBDIVISION AND
CERTAIN VARIATIONS FROM CHAPTERS 28 AND 29 OF
THE ARLINGTON HEIGHTS MUNICIPAL CODE**

WHEREAS, the President and Board of Trustees of the Village of Arlington Heights have heretofore passed and approved Ordinance Numbers 06-043, 07-007, 07-077, approving and amending a planned unit development, for the property located at the northwest corner of Dryden Avenue and Kensington Road, Arlington Heights, Illinois; and

WHEREAS, the Plan Commission of the Village of Arlington Heights, in Petition Number 14-001, pursuant to notice, has on February 26, 2014, conducted a public hearing on a request for approval of an amendment to a planned unit development to allow certain modifications to a previously approved plan including modifications to previously approved variations from Chapters 28 and 29 of the Arlington Heights Municipal Code and a preliminary plat of resubdivision, to allow four single-family lots where six townhouse units were approved; and

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

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

SECTION ONE: That the Planned Unit Development for Arlington Market approved and amended in Ordinance Numbers 06-043, 07-007 and 07-077, is hereby amended to allow certain modifications to a previously approved plan including modifications to previously approved variations from Chapters 28 and 29 of the Arlington Heights Municipal Code and to allow four single-family lots where six townhouse units were approved, and such amendment is hereby approved for the property legally described as:

North Parcel:

That part of the Southwest quarter of the Southeast quarter of Section 29, Township 43 North, Range 11 East of the Third Principal Meridian, also part of

Document #16909135 more particularly described as follows: Commencing at the Southeast corner of the Southwest quarter of the Southeast quarter of said Section 29 and also being the intersection of Kensington Avenue and Dryden Road; thence a measured bearing of North 00 degrees 01 minutes 36 seconds West a measured distance of 33.00 feet along the East line of the Southwest quarter of the Southeast quarter of said Section 29; thence a measured bearing of North 89 degrees 47 minutes 17 seconds West a measured distance of 40 feet to a point on the North right-of-way line of Kensington Avenue and West right-of-way line of Dryden Road; thence along said West right-of-way line a measured bearing of North 00 degrees 01 minutes 36 seconds West a measured distance of 688.00 feet to a point of beginning; Thence parallel with the North right-of-way line of Kensington Avenue a measured bearing of North 89 degrees 47 minutes 17 seconds West a measured distance of 777.24 feet to the East line of Dunton & Bigsby's Addition to Arlington Heights (Document #43293); thence along said Dunton and Bigsby's Addition a measured bearing of North 00 degrees 08 minutes 13 seconds West a measured distance of 246.71 feet to the South line of Eastwood Condominiums; thence along the South line of said Eastwood Condominiums a measured bearing of South 89 degrees 47 minutes 17 seconds East a measured distance of 465.00 feet to an intermediate East line of said Eastwood Condominiums; thence a measured bearing of North 00 degrees 01 minutes 36 seconds West a measured distance of 13.10 feet; thence along the South line of said Eastwood Condominiums a measured bearing of South 89 degrees 47 minutes 17 seconds East a measured distance of 312.72 feet to the West right-of-way line of Dryden Road; thence along said West right-of-way line a measured bearing of South 00 degrees 01 minutes 36 seconds East a measured distance of 259.80 feet to the point of beginning, containing 4.497 acres more or less and all situated in Arlington Heights Township, Cook County, Illinois.

Middle Parcel

That part of the Southwest quarter of the Southeast quarter of Section 29, Township 43 North, Range 11 East of the Third Principal Meridian, also part of Document #16909135 more particularly described as follows:

Commencing at the Southeast corner of the Southwest quarter of the Southeast quarter of said Section 29 and also being the intersection of Kensington and Dryden Road; thence a measured bearing of North 00 degrees 01 minutes 36 seconds West a measured distance of 33.00 feet along the East line of the Southwest quarter of the Southeast quarter of said Section 29; thence a measured bearing of North 89 degrees 47 minutes 17 seconds West a measured distance of 40.00 feet to a point on the North right-of-way line of Kensington Avenue and West right-of-way line of Dryden Road; thence along said West right-of-way line a measured bearing of North 00 degrees 01 minutes 36 seconds West a measured distance of 270.00 feet to the point of beginning; thence parallel with the North right-of-way line of Kensington Avenue a measured bearing of North 89 degrees 47 minutes 17 seconds West a measured distance of 581.48 feet to the East right-of-way line of Beverly Lane; thence along said East right-of-way a measured bearing of North 00 degrees 08 minutes 13 seconds West a measured distance of

57.02 feet to the North right-of-way line of Campbell Street; thence along said North right-of-way line a measured bearing of North 89 degrees 47 minutes 17 seconds West a measured distance of 64.97 feet; to the Southeast corner of a Parcel A recorded in Document #16909135; thence along the East line of said Parcel C a measured bearing of North 00 degrees 08 minutes 13 seconds West a measured distance of 200.00 feet to the Northeast corner of said Parcel C; thence along the North line of said Parcel C a measured bearing of North 89 degrees 47 minutes 17 seconds West a measured distance of 130.00 feet to the East line of Dunton and Bigsby's Addition to Arlington Heights (Document #43293); thence along said East line a measured bearing of North 00 degrees 08 minutes 13 seconds West a measured distance of 152.99 feet; thence parallel with the North right-of-way line a measured bearing of South 89 degrees 47 minutes 17 seconds East a measured distance of 777.24 feet to the West right-of-way line of Dryden Road; thence along said right-of-way a measured bearing of South 00 degrees 01 minutes 36 seconds East a measured distance of 410.00 feet to the point of beginning, containing 6.460 acres more or less and all situated in Arlington Heights Township, Cook County, Illinois.

South Parcel

That part of the Southwest quarter of the Southeast quarter of Section 29, Township 43 North, Range 11 East of the Third Principal Meridian, also part of Document #16909135 more particular described as follows:

Commencing at the Southeast corner of the Southwest quarter of the Southeast quarter of said Section 29 and also being the intersection of Kensington Avenue and Dryden Road; thence a measured bearing of North 00 degrees 01 minutes 36 seconds East a measured distance of 33.00 feet along the East line of the Southwest quarter of the Southeast quarter of said Section 29; thence a measured bearing of North 89 degrees 47 minutes 17 seconds West a measured distance of 40.00 feet to a point on the North right-of-way line of Kensington Avenue and West right-of-way line of Dryden Road and also the point of beginning; thence continuing the previously described course along said North right-of-way line a measured distance of 310.92 feet to a job in the right-of-way; thence along said North right-of-way line a measured bearing of South 01 degrees 12 minutes 43 seconds a measured distance of 8.00 feet; thence along said North right-of-way line a measured bearing of North 89 degrees 47 minutes 17 seconds West a measured distance of 269.99 feet to the East right-of-way line of Beverly Lane; thence along said East right-of-way line a measured bearing of North 00 degrees 08 minutes 13 seconds West a measured distance of 278.00 feet; thence parallel with the North right-of-way line of Kensington Avenue a measured bearing of South 89 degrees 47 minutes 17 seconds East a measured distance of 581.48 feet to the West right-of-way line of Dryden Road; thence along said West right-of-way a measured bearing of South 00 degrees 01 minutes 36 seconds East a measured distance of 270.00 feet to the point of beginning, containing 3.652 acres more or less and all situated in Arlington Heights Township, Cook County, Illinois.

P.I.N. 03-29-411-008, -012, -013, -015

and commonly described as the northwest corner of Dryden Avenue and Kensington Road, Arlington Heights, Illinois.

SECTION TWO: That the preliminary plat of resubdivision prepared by Spaceco, Inc., dated January 21, 2014 for the property legally described in SECTION ONE, is hereby approved.

SECTION THREE: That the property shall be developed in accordance with the following plans:

The following plans have been prepared by M/I Homes of Chicago:

Site Plan, consisting of one sheet;

Ardmore – Elevations A, B, C and D, dated November 8, 2013, consisting of five sheets;

Ardmore Floor Plan, dated November 8, 2013, consisting of two sheets;

Burton – Elevations A, B, C and D, dated November 8, 2013, consisting of five sheets;

Burton Floor Plan, dated November 8, 2013, consisting of two sheets;

Chelsea – Elevations A, B, C and D, dated November 8, 2013, consisting of five sheets;

Chelsea Floor Plan, dated November 8, 2013, consisting of two sheets;

Standard Garage Plan/Elevations, dated November 8, 2013, consisting of one sheet;

Optional Garage Plan/Elevations, dated November 8, 2013, consisting of one sheet;

Proposed Elevations – Typical Elevation Streetscape, dated November 8, 2013, consisting of one sheet;

Construction Phasing Plan, consisting of one sheet,

The following plans have been prepared by Laflin Design Group, Ltd.:

Title Sheet, dated November 15, 2013 with revisions through February 27, 2014, consisting of one sheet;

Landscape Plan (East), dated November 15, 2013 with revisions through February 27, 2014, consisting of one sheet;

Landscape Plan (West), dated November 15, 2013 with revisions through February 27, 2014, consisting of one sheet;

Landscape Plan Foundation Planting, dated November 15, 2013 with revisions through November 26, 2013, consisting of one sheet;

Landscape Details, dated November 15, 2013 with revisions through January 15, 2014, consisting of one sheet,

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

SECTION FOUR: That the following variations from Chapters 28 and 29 of the Arlington Heights Municipal Code are hereby granted:

1. A variation from Chapter 28, Section 5.1-6.5, Maximum Building Coverage, and Section 5.3-2, Floor Area Ratio, Building Coverage, Height, to allow an increase to the maximum building coverage from the previously approved 45% to 50% for Lots 4-14, 17-26, 29-38 and 41-51 and from 35% to 38% for Lots 15, 16, 27, 28, 39 and 40.

2. A variation from Chapter 28, Section 5.1-6.5, Maximum Building Coverage, and Section 5.3-2 Floor Area Ratio, Building Coverage, Height, to allow an increase to the maximum allowable impervious surface coverage from 55% to 56% for Lots 10-14, 17-26, 29-38 and 41-51.

3. A variation from Chapter 28, Section 6.5-5, Percentage of Required Rear Yard Occupied, to allow an increase to the allowable required rear yard coverage from 40% to 53% for Lots 4-14, 17-26, 29-38, and 41-51 (all interior lots).

4. A variation from Chapter 28, Section 6.6-5.1, Table of Permitted Obstructions, to allow a 12 inch eave overhang into a required side yard where a seven and one-half inch eave is allowed.

5. A variation from Chapter 28, Section 6.6-5.1 Table of Permitted Obstructions, to allow uncovered stairs to be located within three feet of a side lot line.

6. A variation from Chapter 28, Sections 5.1-3.4 and 5.3-1.1 and Chapter 29, Section 29-307, to allow a reduction to the minimum allowed lot size from 8,750 square feet to 3,080 square feet for Lots 54 and 55, from 9,900 square feet to 3,850 square feet for Lot 53 and from 9,900 square feet to 4,264 square feet for Lot 56.

7. A variation from Chapter 28, Sections 5.1-3.5 and 5.3-1.1 and from Chapter 29, Section 29-307, to allow a reduction to the minimum allowed lot width from 70 feet to 28 feet for Lots 54 and 55, from 90 feet to 35 feet for Lot 53 and from 90 feet to 37 feet Lot 56.

8. A variation from Chapter 28, Section 5.1-3.6, Required Minimum Yards, to allow a reduction to the required front yard setback from 25 feet to 16.5 feet for proposed Lots 53 through 56.

9. A variation from Chapter 28, Section 5.1-3.6, Required Minimum Yards, to allow a reduction to the minimum side yard setback from seven feet to three feet along one side and from seven feet to five feet, along the other interior side for interior lots 54 and 55.

10. A variation from Chapter 28, Section 5.1-3.6, Required Minimum Yards, to allow a reduction to the minimum side yard setback from seven feet to three feet along the interior side yard of corner lots 53 and 56.

11. A variation from Chapter 28, Section 5.1-6.5, Maximum Building Coverage and Section 5.3-2, Floor Area Ratio, Building Coverage, Height, to allow an increase to the maximum building coverage from the already approved 45% to 50% for lots 4-14, 17-26, 29-38, 41-51 and 54-55; from 35% to 38% for lots 15, 16, 27, 28, 39 and 40; from 35% to 40% for lot 53 and from 35% to 36% for lot 56.

12. A variation from Chapter 28, Sections 5.1-6.5 and 5.3-2, Maximum Floor Area Ratio, Building Coverage, Height to allow an increase to the allowable Impervious Coverage from 55% to 56% for lots 10-14, 17-26, 29-38, 41-51, 54 and 55.

13. A variation from Chapter 28, Section 6.5-5, Percentage of Required Rear Yard Occupied, to allow an increase to the allowable Required Rear Yard Coverage from 40% to 53% for lots 4-14, 17-26, 29-38, 41-51, and 54-55 (all interior lots) and from 40% to 42% for lot 53.

14. A variation from Chapter 28, Section 5.1-3.7, Maximum Floor to Area Ratio, Section 5.3-2, Maximum Floor Area Ratio calculation for R-3, and Section 5.3-2, Floor Area Ratio, Building Coverage, Height, to allow an increase in the maximum Floor Area Ratio from the already approved 49% to 52% for lot 53.

15. A variation from Chapter 28, Section 6.6-5.1, Table of Permitted Obstructions, to allow a 12 inch eave overhang into a required side yard where 7.5 inch is allowed.

16. A variation from Chapter 28, Section 6.5-7, Maximum Size of Accessory Structures, to allow a detached garage closer to the principal structure than the required 10 feet for Lot 56.

17. A variation from Chapter 28, Table 6.6-5.1, Table of Permitted Obstructions, to allow uncovered stairs to be located within three feet of a side lot line.

SECTION FIVE: That approval of the amendment to the Planned Unit Development and variations from Chapter 28 of the Arlington Heights Municipal Code, are subject to the following conditions:

1. The Petitioner shall comply with the conditions outlined in Ordinance Numbers 06-043, 07-007 and 07-077.

2. Development shall be construed sequentially as set forth in the letter dated March 10, 2014, from M/I Homes, which is attached hereto and made a part hereof.

3. The Petitioner shall comply with all Federal, State and Village codes, regulations and policies to which the Petitioner has agreed.

SECTION SIX: Except as amended by this Ordinance, the remaining provisions of Ordinance Numbers 06-043, 07-007 and 07-077, shall remain in full force and effect.

SECTION SEVEN: That the approval of the amendment to the Planned Unit Development granted in SECTION ONE of this Ordinance shall be effective for a period of no

longer than 24 months from the date of this Ordinance, unless construction has begun or such approval has been extended by the President and Board of Trustees during that period.

SECTION EIGHT: That the approval of the preliminary plat of resubdivision granted in SECTION TWO of this Ordinance authorizes the submission of a final plat for the proposed resubdivision and detailed plans and specifications for the public improvements therein. The preliminary approval shall be effective for a period no longer than 12 months, unless extended by the President and Board of Trustees during that period.

SECTION NINE: The Director of Building is hereby authorized to issue a permit upon proper application, in accordance with the provisions of this Ordinance and all applicable ordinances of the Village of Arlington Heights.

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

AYES:

NAYS:

PASSED AND APPROVED this 21st day of April, 2014.

Village President

ATTEST:

Village Clerk

PUD. Arlington Market Amendment 2



CHICAGO DIVISION
400 East Diehl Road, Suite 230
Naperville, IL 60563
630-577-5200 OFFICE
630-577-5220 FAX

March 10, 2014

Mr. Bill Enright
Village of Arlington Heights
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005

**RE: Arlington Market Construction Phasing
Application 14-0001**

Mr. Enright:

As a condition for approval, I have enclosed for your consideration a revised phasing schedule for Arlington Market which will allow more flexibility on both the construction and selling process as we deliver on the expectations we set with our buyers.

Project Start – Dryden Lots:

Start on Model Lot 14 and build homes sequentially down the block. (Lot 15 is being held out for now as this might be a second model). Once a building permit is issued for Lot 7, permits can be issued for Lots 16-27.

Lincoln Lane- Lots 16-27:

Must start at Lot 16 and build homes sequentially down the block. Once a building permit is issued for Lot 27 or Lot 3 (the later to occur), permits can be issued for Lots 28-39.

Lincoln Lane- Lots 28-39:

Must start at Lot 28 and build homes sequentially down the block. Once a building permit is issued for Lot 35, permits can be issued for Lots 40-52.

Beverly Lane- Lots 40-52:

Must start at Lot 40 and build homes sequentially down the block. Once a building permit is issued for Lot 48, permits can be issued for Lots 53-56.

Beverly Lane- Lots 53-56:

Must start at Lot 53 and build homes sequentially down the block.

If there is additional information that you will need or you have any questions, feel free to reach out via phone or email. 630-577-5209/gcollins@mihomes.com.

Regards,

Greg Collins
M/I Homes
Land Acquisition Manager



Item: Resolution - Final Plat of Resubdivision - Arlington Market

Department: Planning/Legal

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Amount of Bidder Recommended:

ATTACHMENTS:

Description

[Arlington Crossings Resubdivision No. 2](#)

Type

Resolution

**RESOLUTION APPROVING A
FINAL PLAT OF RESUBDIVISION**

WHEREAS, the Plan Commission of the Village of Arlington Heights has heretofore conducted a public hearing on a request by M/I Homes of Chicago, in Petition Number 14-001, to resubdivide a portion of the property located at the northwest corner of Dryden Avenue and Kensington Road, Arlington Heights, Illinois (the "Subject Property"); and

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

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

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

SECTION ONE: That the final plat of resubdivision for Arlington Crossings Resubdivision No. 2, prepared by Spaceco, Inc., Illinois registered land surveyors, dated January 21, 2014 with revisions through February 27, 2014, is hereby approved for the property legally described as follows:

Lot E and Lot 53 in the final plat of subdivision of Arlington Crossings, being a resubdivision of part of the Southwest quarter of the Southeast quarter of Section 29, Township 42 North, Range 11 East of the Third Principal Meridian according to the plat thereof recorded July 1, 2010, as Document Number 1018229011.
and

Lots 10-1, 10-2, 10-3, 10-4, 10-5 10-6 and Lot 54 in the final plat of subdivision of Arlington Crossings Resubdivision No. 1 being a resubdivision of part of the Southwest quarter of the Southeast quarter of Section 29, Township 42 North, Range 11 East of the Third Principal Meridian, according to the plat thereof

recorded June 28, 2011, as Document Number 11174318008, in Cook County, Illinois.

P.I.N. 03-29-411-161, 175, -204, -205, -206, -207 -208, -209

and commonly described as a portion of the northwest corner of Dryden Avenue and Kennicott Road, Arlington Heights, Illinois.

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

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

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

AYES:

NAYS:

PASSED AND APPROVED this 21st day of April, 2014.

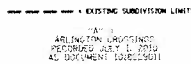
Village President

ATTEST:

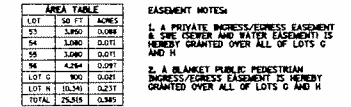
Village Clerk

FINAL PLAT: Arlington Market – Arlington Crossings Resubdivision No. 2

BEING A RESUBDIVISION OF PARTS OF ARLINGTON CROSSINGS AND ARLINGTON CROSSINGS RESUBDIVISION NO. 1, BEING RESUBDIVISIONS IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



PREPARED FOR:
MI HOMES
400 EAST DIEHL ROAD, SUITE 230
MAPERVILLE, IL 60563

[illegible]

REVISIONS:
02/13/2014
02/19/2014
02/27/2014



9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Tel: (847) 496-4040 Fax: (847) 496-4065

DATE: 01/21/2014
JOB NO: 6124
FILENAME:
6124SUB-RESUB2
SHEET
1 OF 2

