



AGENDA

President and Board of Trustees
Village of Arlington Heights
Board Room

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

April 15, 2024

7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

IV. APPROVAL OF MINUTES

- A. Village Board 04/01/2024
- B. Committee of the Whole 04/01/2024

V. APPROVAL OF ACCOUNTS PAYABLE

- A. Warrant Register 04/15/2024

VI. RECOGNITIONS AND PRESENTATIONS

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

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 8, 2024
 - A. Proposed 2023 General Fund Surplus Transfer

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

B. Revised Village Investment Policy

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

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

CONSENT LEGAL

- A. Ordinance - Rezoning - 1821 N. Verde Subdivision
- B. Ordinance - Granting Zoning Code Variation - 1821 N. Verde Subdivision
- C. Resolution - Preliminary Plat - 1821 N. Verde Subdivision
- D. Ordinance - Volume Cap Transfer - Assist Homeownership Program
- E. An Ordinance Amending the Annual Budget of the Village of Arlington Heights, County of Cook, State of Illinois, for the Fiscal Year Beginning January 1, 2023 and Ending December 31, 2023 -

General Fund Surplus

CONSENT APPOINTMENTS

- A. Board and Commissions Reappointments

CONSENT PETITIONS AND COMMUNICATIONS

- A. Bond Waiver - Chicago Adaptive Sports

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

- A. Arlington Gateway Development - 1, 15, 111 E. Algonquin Rd, 2355 S. Arlington Heights Rd. - Sign Variation - DC#24-005
- B. 44 S. Vail Ave. - Sign Variation - DC#24-008
- C. Arlington 425 - Sigwalt/Chestnut/Highland - PC#21-002
Zoning Entitlement Extension Request

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

- A. Closed Session

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

-and-

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

-and-

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

XVII. ADJOURNMENT

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



**Village Board
4/15/2024**

Item: Village Board 04/01/2024

Department: Village Clerk

ATTACHMENTS:

Description	Type
Village Board 04/01/2024	Minutes



MINUTES

President and Board of Trustees
Village of Arlington Heights
Board Room

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

April 1, 2024

7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

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

Also present were: Randy Recklaus, Diana Mikula, Michael Lysicatos and Becky Hume.

IV. APPROVAL OF MINUTES

A. 02/20/2024 Closed Session Approved

Trustee Bertucci noted that there was a typo on the date of these minutes. The minutes being approved are for the Closed Session meeting of 2/20/2024, not 2/24/2024 as posted. The date was corrected.

Trustee Nicolle Grasse moved to approve. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Shirley, Tinaglia

Absent: Schwingbeck

B. 03/11/2024 Committee of the Whole Approved

Trustee Nicolle Grasse moved to approve. Trustee Robin LaBedz Seconded

the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Shirley, Tinaglia

Absent: Schwingbeck

C. 03/16/2024 Joint Meeting - Arlington Heights Approved
Memorial Library and Village Board

Trustee Richard Baldino moved to approve. Trustee Wendy Dunnington
Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Shirley

Abstain: Tinaglia

Absent: Schwingbeck

D. 03/18/2024 Committee of the Whole Approved

Trustee Nicolle Grasse moved to approve. Trustee Robin LaBedz Seconded
the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Shirley,
Tinaglia

Absent: Schwingbeck

E. 03/18/2024 Village Board Approved

Trustee Robin LaBedz moved to approve. Trustee Wendy Dunnington
Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Shirley,
Tinaglia

Absent: Schwingbeck

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 03/30/2024 Approved

Trustee James Bertucci moved to approve in the amount of \$1,423,901.02.
Trustee Richard Baldino Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Shirley,
Tinaglia

Absent: Schwingbeck

VI. RECOGNITIONS AND PRESENTATIONS

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

Seth Goldberg announced the upcoming fundraiser for Chicago Adaptive Sports on Saturday, April 13th which will be held at Camelot Park. They are working toward getting an adaptive sports building. Tickets are \$40 and they come with a t-shirt and poster. There will be an afterparty at Gatsby's.

Melissa Cayer complained that the lights at the Arlington Ridge Center are on all the time. The Park District is wasting electricity and reducing the life of the bulbs. She asked the Village to advise them on how to turn off their lights. She has contacted the Park District officials already and they have not satisfied her request.

President Hayes and Mr. Recklaus responded that the Park District is a separate entity and not subject to Village authority. The issue is for the Park District officials to decide.

IX. OLD BUSINESS

- A. Report of the Committee of the Whole Meeting Approved
of April 1, 2024

Consideration of recommending to the Liquor
Commissioner the issuance of a Class A liquor
license to Marbling, Inc. dba Marbling located at
63 W. Golf Road

Trustee Robin LaBedz moved to recommend to the Liquor Commissioner
issuance of the license. Trustee Nicolle Grasse Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Shirley,
Tinaglia

Absent: Schwingbeck

X. CONSENT AGENDA

CONSENT APPROVAL OF BIDS

Trustee Richard Baldino moved to approve. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Shirley, Tinaglia

Absent: Schwingbeck

- A. Dump Truck Vehicle Purchase for Public Works - Approved
Change Order #1
- B. Well #13 - Emergency Repairs Approved
- C. Budget Software Procurement Approved

CONSENT LEGAL

- A. Ordinance Rezoning - Arlington Gateway/Phase 1 - 1, 15, 111 E. Algonquin Rd, 2355 S. Arlington Heights Rd. Approved

Trustee Richard Baldino moved to approve 2024-15. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Shirley, Tinaglia

Absent: Schwingbeck

- B. Ordinance PUD - Arlington Gateway/Phase 1 - 1, 15, 111 E. Algonquin Rd, 2355 S. Arlington Heights Rd. Approved

Trustee Richard Baldino moved to approve 2024-16. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Shirley, Tinaglia

Absent: Schwingbeck

- C. Ordinance Preliminary Plat - Arlington Gateway/Phase 1 - 1, 15, 111 E. Algonquin Rd, 2355 S. Arlington Heights Rd. Approved

Trustee Richard Baldino moved to approve R2024-10. Trustee Robin

LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Shirley, Tinaglia

Absent: Schwingbeck

- D. Resolution - Adoption of the Board of Fire and Police Commissioners Rules Approved

Trustee Richard Baldino moved to approve R2024-06. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Shirley, Tinaglia

Absent: Schwingbeck

- E. ID-CMS Resolution for 2024 Certificate of Authority – Salt Purchase Approved

Trustee Richard Baldino moved to approve R2024-07. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Shirley, Tinaglia

Absent: Schwingbeck

- F. Ordinance - Code Amendment - Chapter 13 Liquor Dealers Approved

Trustee Richard Baldino moved to approve 2024-17. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Shirley, Tinaglia

Absent: Schwingbeck

- G. Resolution - Approving a Second Amendment to the ERP Project Implementation Advisory Services Agreement with Plante & Moran, PLLC Approved

Trustee Richard Baldino moved to approve R2024-08. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Shirley, Tinaglia

Absent: Schwingbeck

CONSENT REPORT OF THE VILLAGE MANAGER

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

- A. 1821 N. Verde Subdivision - PC#21-007 Approved
Preliminary Plat of Subdivision, Rezoning from
R-1 to R-3, Lot Width Variation

John Van Kooten said the property has two lots; the corner lot was reduced in size when Palatine Road was widened. They would like to rezone it to R-3. There are two variances required. They would like to move the property line to make both lots buildable.

Mr. Lysicatos said the request is to rezone the lots to R-3 from R-1. The proposed Plat of Subdivision would make the southern lot 68.5 feet wide. The southern lot would be slightly less wide than what is required. The northern lot would be 90 feet wide. The preliminary site plan was presented. This action would be consistent with the Comprehensive Plan. Staff recommends approval, and the Plan Commission concurred. There are 9 conditions.

Mr. Van Kooten said he agreed to the conditions.

Trustee Bertucci asked if Mr. Van Kooten will be the General Contractor. Mr. Van Kooten said he didn't know yet. Trustee Bertucci asked if there would be a contractor hired. Mr. Van Kooten explained he is a contractor, but he hasn't decided whether or not he will be doing it himself or not. Most of the work he has done has been in the City of Chicago. Trustee Bertucci said to make sure to work with staff since he has not worked within the Village previously. Mr. Van Kooten said that is why he is considering hiring someone else. He may live in the house himself down the road.

Trustee Grasse asked when the lot was reduced in size. Mr. Van Kooten said it was believed that action occurred in the 1950's. The lots were identical at one point.

Trustee Nicolle Grasse moved to approve the rezoning from R-1 to R-3 and approve the Preliminary Plat of Subdivision to re-subdivide the property into two lots with the recommended variations and conditions. Trustee

Richard Baldino Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Shirley, Tinaglia

Absent: Schwingbeck

XIII. LEGAL

- | | | |
|----|---|----------|
| A. | A Resolution Approving a Memorandum of Understanding with the Federal Bureau of Investigation for Participation in the North Suburban Safe Streets Task Force | Approved |
|----|---|----------|

Resident Keith Moens asked for this item to be removed from the Consent Agenda.

Mr. Recklaus explained the Village engages in regional partnerships when it makes sense. One of the areas where we engage in cooperation is looking at narcotics enforcement. For the past few years, we have participated in a Narcotics Task Force. That contract expires this April. In reviewing programs to continue this work, staff found the Safe Streets Task Force (SSRF). Police officers participating this assignment are deputized as TFOs, which grants them the authority to investigate crimes under federal jurisdiction, while maintaining their police authority to arrest and charge an individual under Illinois laws. Together, under the FBI's leadership, FBI agents and TFOs pursue violent and menacing individuals within the region suspected of crimes such as, midlevel drug dealing, kidnapping, bank robbery, human trafficking, sex offending/child pornography, and continuing criminal enterprises that have direct impact on the Arlington Heights community or region.

The FBI provides reimbursement for overtime, a vehicle (and associated operating expenses), communications and the necessary indemnification while engaged in a task force assignment. The program pays for itself as these cases have larger seizures. The cash/property of these seizures is subsequently rewarded through the courts to local jurisdictions.

Trustee LaBedz asked if the officer is assigned as needed, or is it an ongoing assignment. Mr. Recklaus said it would be the officer's permanent assignment.

Trustee Robin LaBedz moved to approve R2024-09. Trustee James Bertucci Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Shirley, Tinaglia

Absent: Schwingbeck

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

XVII. ADJOURNMENT

Trustee Richard Baldino moved to adjourn at 8:00 p.m. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed

Absent: Schwingbeck



Village Board
4/15/2024

Item: Committee of the Whole 04/01/24

Department: Village Manager's Office

Committee of the Whole 04/01/2024

ATTACHMENTS:

Description

Committee of the Whole Meeting
04/01/2024

Type

Agreement

**MINUTES OF THE COMMITTEE-OF-THE-WHOLE MEETING OF THE
PRESIDENT AND BOARD OF TRUSTEES OF THE
VILLAGE OF ARLINGTON HEIGHTS
April 1, 2024**

President Hayes called the meeting to order at 7:15 PM.

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

BOARD MEMBERS ABSENT: None

STAFF MEMBERS PRESENT: Village Manager Randy Recklaus; Assistant Village Manager Diana Mikula

OTHERS PRESENT: Kyong Lim, KiSub Han and YoYo Kim

A. Consideration of recommending to the Liquor Commissioner the issuance of a Class A liquor license to Marbling, Inc. dba Marbling located at 63 W. Golf Road.

The Mayor called the meeting to order and introduced Kyong Lim, KiSub Han and Yoyo Kim who is a Cook County interpreter. Ms. Mikula asked the interpreter to please spell his name and for a copy of his business card. Mr. Kim said he did not have a business card.

The Mayor swore in Kyong Lim, owner and KiSub Han, onsite manager.

Ms. Mikula stated that in the past, an interpreter has not been allowed as the Village would also need to have an interpreter. In the past, an attorney has spoken on behalf of clients. Ms. Mikula stated that this was discussed with KiSub (Jake) and that she felt that they would be able to answer the questions as they understand a good deal of English. Jake agreed and said he would not bring an interpreter and present himself. KiSub stated that he was sorry and just wanted it to be perfect. Being the testimony was under oath, it was decided that it would be okay to proceed. It was decided to continue on in English as upon speaking with both, the Mayor and Ms. Mikula felt Kyong and KiSub both understood English well and if needed, the interpreter could assist.

Ms. Mikula gave the staff report. Police completed a background check on Kyon A Lim and KiSub Han in May 2023. No issues were noted and there were no liquor violations and no violations at the address. In June 2023, the applicant put the application on hold as the building was under the public hearing process. In November 2023, a walk through was conducted however the build out process was not completed.

A second walk through was conducted on March 26, 2024 and minor adjustments were made to the submitted floor plan.

Upon a satisfactory interview tonight, Ms. Mikula stated, it would be appropriate to issue a Class A liquor license to Marbling, Inc. dba Marbling located at 63 W. Golf Road.

Mayor Hayes asked Kyong about Bassett certification. Both Ms. Lim and Mr. Han are certified and they understand that those that are serving liquor must be certified as well.

Discussion ensued regarding the serving to those under age and Mr. Lim stated that they will be checking identification for all those ordering liquor.

Trustee LaBedz thanked Ms. Lim for choosing Arlington Heights and asked how the name Marbling was chosen. Mr. Han stated that meat that is very good has a lot of marbling, thus the name.

Trustee LaBedz moved, seconded by Trustee Grasse to recommend that the Village Board of Trustees recommend to the Liquor Commissioner the issuance of a Class A liquor license to Marbling, Inc, dba Marbling located at 63 W. Golf Road.

The following voice vote was recorded:

9 Ayes

0 Nays

The motion passed.

B. Other Business - none

C. Public Comments - none

D. ADJOURNMENT – Trustee Baldino moved, seconded by Trustee LaBedz to adjourn.
The meeting adjourned at 7:31 pm.



Village Board
4/15/2024

Item: Warrant Register 04/15/2024

Department: Village Clerk

ATTACHMENTS:

Description

Warrant Register

Type

Warrant Register



**VILLAGE OF ARLINGTON
HEIGHTS
WARRANT REGISTER FOR
CHECK DATE: 4/15/2024**

Fund	Fund Description	Total Transaction Amount
101	GENERAL FUND	\$757,270.71
215	CDBG FUND	\$6,325.00
227	FOREIGN FIRE INS TAX FUND	\$2,112.00
231	CRIMINAL INVESTIGATION FD	\$94,754.75
235	MUNICIPAL PARKG OPR FUND	\$59,268.56
267	SOUTH ARL HTS RD TIF	\$1,812.50
401	CAPITAL PROJECTS FUND	\$110,076.33
426	STORM WATER CONTROL FUND	\$22,568.35
505	WATER AND SEWER FUND	\$1,472,441.78
506	LEAD SERVICE LINE REPL FUND	\$834,878.10
515	ARTS ENTERT & EVENTS FUND	\$13,564.70
605	HEALTH INSURANCE FUND	\$838,795.04
615	WORKERS COMPENSATION INS	\$1,000.00
621	FLEET OPERATIONS FUND	\$51,336.88
625	TECHNOLOGY FUND	\$270,106.36
TOTAL ALL FUNDS		\$4,536,311.06

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 4/15/2024

Department 0000

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
NON DEPARTMENTAL					
306293	101-0000-421200-	CHITSUPA KIM CHO	LIQUOR LICENSE REFUND	\$236.80	\$236.80
306308	231-0000-350531-	CORE-VENS INSURANCE	INSURANCE PREMIUMS	\$4,139.00	\$84,017.00
306308	231-0000-350531-	CORE-VENS INSURANCE	INSURANCE PREMIUMS	\$35,195.00	
306308	231-0000-350531-	CORE-VENS INSURANCE	INSURANCE PREMIUMS	\$44,683.00	
306393	505-0000-120250-	AJH0764 LLC	WATER REFUND	\$35.13	\$35.13
902273	101-0000-210940-	EMPLOYEE BENEFITS CORP	HEALTH/DEPENDENT CARE FSA	\$121.91	\$8,616.71
902273	101-0000-210940-	EMPLOYEE BENEFITS CORP	HEALTH/DEPENDENT CARE FSA	\$576.90	
902273	101-0000-210940-	EMPLOYEE BENEFITS CORP	HEALTH/DEPENDENT CARE FSA	\$7,917.90	
902277	101-0000-210940-	EMPLOYEE BENEFITS CORP	HEALTH/DEPENDENT CARE FSA	\$140.29	\$9,468.94
902277	101-0000-210940-	EMPLOYEE BENEFITS CORP	HEALTH/DEPENDENT CARE FSA	\$9,328.65	
DEPARTMENT 0000 TOTAL:				\$102,374.58	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 4/15/2024

Department 0101

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
BOARD OF TRUSTEES ADMIN					
306365	101-0101-521650-	LORELLE COMMUNICATIONS INC	PROFESSIONAL SERVICES	\$4,500.00	\$4,500.00
DEPARTMENT 0101 TOTAL:				\$4,500.00	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 4/15/2024

Department 0201

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
INTEGRATED SERVICES ADMIN					
306276	101-0201-522700-	AT & T MOBILITY	ACCT 232106787838	\$100.00	\$100.00
306291	101-0201-530010-	CHICAGO TRIBUNE	SUBSCRIPTION	\$152.99	\$152.99
306452	101-0201-522700-	VERIZON WIRELESS	ACCT 88534852600001	\$164.20	\$164.20
DEPARTMENT 0201 TOTAL:				\$417.19	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 4/15/2024

Department 0301

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
HUMAN RESOURCES ADMIN					
					\$65.59
306263	101-0301-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$65.59	
					\$1,000.00
306349	615-0301-520500-	IL STATE POLICE	REPLENISHMENT TO ESCROW	\$1,000.00	
					\$47.31
306444	101-0301-522700-	VERIZON WIRELESS	ACCT 28544404900001	\$47.31	
					\$116,746.06
902272	605-0301-520550-	BLUE CROSS BLUE SHIELD OF ILLINOIS	ADMIN FEES	\$116,746.06	
					\$283,447.79
902274	605-0301-520600-	HMO ILLINOIS	APRIL 2024 HMO PREMIUM	\$283,447.79	
					\$438,601.19
902280	605-0301-542750-	BLUE CROSS BLUE SHIELD OF ILLINOIS	MEDICAL/DENTAL 3/16-3/31	\$411,749.92	
902280	605-0301-542770-	BLUE CROSS BLUE SHIELD OF ILLINOIS	MEDICAL/DENTAL 3/16-3/31	\$26,851.27	
DEPARTMENT 0301 TOTAL:				\$839,907.94	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 4/15/2024

Department 0501

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
FINANCE ADMIN					
					\$31.73
306263	101-0501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$31.73	
					\$21.64
306286	101-0501-522150-	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	\$21.64	
					\$503.96
306391	101-0501-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$225.54	
306391	101-0501-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$278.42	
					\$1,031.16
306411	505-0501-522100-	SEBIS DIRECT INC	PRINTING SERVICES	\$1,031.16	
					\$23,855.00
306414	101-0501-520050-	SIKICH LLP	PROFESSIONAL SERVICES	\$23,855.00	
					\$47.31
306440	101-0501-522700-	VERIZON WIRELESS	ACCT 38508581800001	\$47.31	
					\$6,521.00
902276	505-0501-522050-	SEBIS DIRECT INC	POSTAGE	\$6,521.00	
					\$5,200.98
902278	101-0501-522050-	CITIBANK	POSTAGE	\$5,200.98	
			DEPARTMENT 0501 TOTAL:	\$37,212.78	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 4/15/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
INFORMATION TECHNOLOGY ADMIN					
					\$221.93
306263	625-0601-530050-	AMAZON COM CAPITAL SERVICES	OFFICE EQUIPMENT	\$143.99	
306263	625-0601-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$77.94	
					\$457.91
306288	625-0601-550100-	CDW GOVERNMENT INC	OFFICE EQUIPMENT	\$192.53	
306288	625-0601-550100-	CDW GOVERNMENT INC	OFFICE EQUIPMENT	\$265.38	
					\$24,015.00
306295	625-0601-521655-	CIVICPLUS LLC	OFFICE EQUIPMENT	\$24,015.00	
					\$4,668.18
306302	625-0601-521650-	COMCAST PROCESSING CENTER	ACCT 907065060	\$4,668.18	
					\$134,716.81
306311	625-0601-520390-	DELL MARKETING LP	OFFICE EQUIPMENT	\$109,172.84	
306311	625-0601-550100-	DELL MARKETING LP	OFFICE EQUIPMENT	\$25,543.97	
					\$23,000.00
306399	625-0601-550100-	PLANTE & MORAN PLLC	PROFESSIONAL SERVICES	\$23,000.00	
					\$64.99
306403	625-0601-521650-	RCN	ACCT 0201411183401	\$64.99	
					\$64.99
306404	625-0601-521650-	RCN	ACCT 0201444077001	\$64.99	
					\$60,531.10
306426	625-0601-520390-	TYLER TECHNOLOGIES INC	PROFESSIONAL SERVICES	\$17,444.26	
306426	625-0601-550100-	TYLER TECHNOLOGIES INC	COMPUTERSDP & WORD PROC.	\$8,411.50	
306426	625-0601-550100-	TYLER TECHNOLOGIES INC	COMPUTERSDP & WORD PROC.	\$9,918.33	
306426	625-0601-550100-	TYLER TECHNOLOGIES INC	COMPUTERSDP & WORD PROC.	\$10,000.00	
306426	625-0601-550100-	TYLER TECHNOLOGIES INC	COMPUTERSDP & WORD PROC.	\$14,757.01	

Department 0601

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 4/15/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
306441	625-0601-521650-	VERIZON WIRELESS	ACCT 78036610800001	\$259.13	\$259.13
306443	625-0601-521650-	VERIZON WIRELESS	ACCT 98726153700001	\$846.59	\$846.59
306449	625-0601-521650-	VERIZON WIRELESS	ACCT 68500580500001	\$2,089.37	\$2,089.37
902279	625-0601-520050-	MUNICIPAL GIS PARTNERS INC	GIS SERVICES	\$19,170.36	\$19,170.36
DEPARTMENT 0601 TOTAL:				\$270,106.36	

VILLAGE OF ARLINGTON HEIGHTS
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Department 1008

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
BOARDS & COMM FIRE & POL COMM					
306307	101-1008-520750-	CONRAD POLYGRAPH INC	PROFESSIONAL SERVICES	\$360.00	\$360.00
DEPARTMENT 1008 TOTAL:				\$360.00	

VILLAGE OF ARLINGTON HEIGHTS
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Department 1018

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
BOARDS & COMM SPECIAL EVENTS					
306364	101-1018-540550-	XAVIER LIPANI	SERVICES FOR HEARTS OF GOLD	\$600.00	\$600.00
DEPARTMENT 1018 TOTAL:				\$600.00	

VILLAGE OF ARLINGTON HEIGHTS
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Department 2005

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
SPECIAL EVENTS METROPOLIS THTR					
					\$1,148.89
306263	515-2005-550550-	AMAZON COM CAPITAL SERVICES	METROPOLIS EQUIPMENT	\$498.90	
306263	515-2005-550550-	AMAZON COM CAPITAL SERVICES	METROPOLIS EQUIPMENT	\$649.99	
DEPARTMENT 2005 TOTAL:				\$1,148.89	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
POLICE DEPT ADMIN					
					\$328.03
306256	101-3001-521650-	ACCURATE DOCUMENT DESTRUCTION	SHREDDING SERVICES	\$328.03	
					\$22,529.87
306270	101-3001-518030-	ARLINGTON HTS SCHOOL DIST 25	CROSSING GUARD REIMBURSEMENT	\$22,529.87	
					\$31.30
306278	101-3001-530350-	AXON ENTERPRISE INC	POLICE EQUIPMENT & SUPPLY	\$31.30	
					\$1,280.00
306306	101-3001-521650-	COMPASSION FUNERAL SERVICES INC	PROFESSIONAL SERVICES	\$320.00	
306306	101-3001-521650-	COMPASSION FUNERAL SERVICES INC	PROFESSIONAL SERVICES	\$320.00	
306306	101-3001-521650-	COMPASSION FUNERAL SERVICES INC	PROFESSIONAL SERVICES	\$320.00	
306306	101-3001-521650-	COMPASSION FUNERAL SERVICES INC	PROFESSIONAL SERVICES	\$320.00	
					\$4,170.00
306322	101-3001-520150-	ERNEST R BLOMQUIST PC	PROFESSIONAL SERVICES	\$4,170.00	
					\$1,230.51
306328	101-3001-522030-	FILIPEK, DOUGLAS	TRAVEL AND TRAINING	\$1,230.51	
					\$2,000.00
306349	101-3001-521650-	IL STATE POLICE	REPLENISHMENT TO ESCROW	\$2,000.00	
					\$558.15
306354	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	\$200.15	
306354	101-3001-530350-	JG UNIFORMS	CLOTHING & APPAREL	\$358.00	
					\$298.97
306358	101-3001-530350-	KIM JINHONG	REIMBURSEMENT	\$298.97	
					\$400.00

Department 3001

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
306370	101-3001-522020-	MAJOR CASE ASSISTANCE TEAM	MISCELLANEOUS SERVICES	\$400.00	
					\$541.94
306378	101-3001-522030-	MILUTINOVIC, PETAR	TRAVEL AND TRAINING	\$541.94	
					\$844.00
306387	101-3001-521650-	NORTHSHORE OMEGA	PROFESSIONAL SERVICES	\$844.00	
					\$503.86
306389	101-3001-522030-	O'LEARY, JOHN	TRAVEL AND TRAINING	\$503.86	
					\$1,819.91
306398	101-3001-521650-	PETTY CASH/POLICE	CLOTHING & APPAREL	\$25.00	
306398	101-3001-521650-	PETTY CASH/POLICE	MISCELLANEOUS SUPPLIES	\$24.19	
306398	101-3001-522030-	PETTY CASH/POLICE	VEHICLE RENTAL	\$1,757.73	
306398	101-3001-533050-	PETTY CASH/POLICE	MEETING SUPPLIES	\$12.99	
					\$0.46
306413	101-3001-533250-	SHERWIN ACE HARDWARE	POLICE EQUIPMENT & SUPPLY	\$0.46	
					\$480.00
306419	101-3001-530350-	STREICHER'S	CLOTHING & APPAREL	\$240.00	
306419	101-3001-530350-	STREICHER'S	CLOTHING & APPAREL	\$240.00	
					\$36.01
306435	235-3001-533050-	VERIZON WIRELESS	ACCT 9959920052	\$36.01	
					\$1,378.46
306437	101-3001-521650-	VERIZON WIRELESS	ACCT 68682493000001	\$1,378.46	
					\$11.99
306453	101-3001-521650-	WALGREEN COMPANY	MISCELLANEOUS SERVICES	\$11.99	
			DEPARTMENT 3001 TOTAL:	\$38,443.46	

VILLAGE OF ARLINGTON HEIGHTS
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Department 3003

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
POLICE DEPT CRIMINAL INVEST					
306362	231-3003-540110-	LEADSONLINE LLC	OFFICE EQUIPMENT	\$10,240.00	\$10,240.00
306394	231-3003-540010-	PARTNERS & PAWS VETERINARY SERVICES	K9 SERVICES	\$232.34	\$232.34
306397	231-3003-540010-	PET PROS	K9 SUPPLIES	\$101.68	\$265.41
306397	231-3003-540010-	PET PROS	K9 SUPPLIES	\$163.73	
DEPARTMENT 3003 TOTAL:				\$10,737.75	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
FIRE ADMIN					
					\$572.00
306259	101-3501-531650-	AIR ONE EQUIPMENT	EQUIPMENT MAINTENANCE	\$572.00	
					\$38.92
306263	101-3501-530050-	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$38.92	
					\$8.34
306286	101-3501-522150-	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	\$8.34	
					\$66,300.00
306321	401-3501-550150-	EQUIPMENT MANAGEMENT CO	FIRE EQUIPMENT & SUPPLY	\$66,300.00	
					\$322.18
306357	101-3501-522030-	JONES AND BARTLETT LEARNING LLC	TRAVEL AND TRAINING	\$322.18	
					\$4,549.00
306359	401-3501-550150-	KNOX COMPANY	VEH MAINTENANCE SUPPLY	\$4,549.00	
					\$12.33
306366	101-3501-533450-	LOWES COMMERCIAL SERVICES	PROGRAM SUPPLIES	\$12.33	
					\$522.49
306383	101-3501-521020-	MUNICIPAL EMERGENCY SERVICES	EQUIPMENT MAINTENANCE	\$522.49	
					\$43.10
306391	101-3501-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$43.10	
					\$111.25
306407	101-3501-531650-	ROUTE 12 RENTAL CO INC	EVENT RENTAL SUPPLIES	\$111.25	
					\$612.65
306425	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$15.00	
306425	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$52.95	
306425	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$60.00	

Department 3501

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
306425	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$76.95	
306425	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$78.95	
306425	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$78.95	
306425	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$103.90	
306425	101-3501-530350-	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$145.95	
					\$90.00
306427	101-3501-521650-	UKG KRONOS SYSTEMS LLC	OFFICE EQUIPMENT	\$90.00	\$611.01
306434	101-3501-530050-	VASICEK, SCOTT	REIMBURSEMENT	\$611.01	
					\$915.22
306438	101-3501-522700-	VERIZON WIRELESS	ACCT 44205897800001	\$915.22	\$3,794.69
306459	101-3501-531850-	WS DARLEY & CO	FIRE EQUIPMENT & SUPPLY	\$147.83	
306459	401-3501-550150-	WS DARLEY & CO	FIRE EQUIPMENT & SUPPLY	\$3,646.86	
					\$104.00
306460	101-3501-522150-	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$26.00	
306460	101-3501-522150-	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$26.00	
306460	101-3501-522150-	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$26.00	
306460	101-3501-522150-	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$26.00	
DEPARTMENT 3501 TOTAL:				\$78,607.18	

VILLAGE OF ARLINGTON HEIGHTS
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Department 3701

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
FOREIGN FIRE INSURANCE ADMIN					
					\$2,112.00
306396	227-3701-550150-	PELOTON INTERACTIVE, INC.	EQUIPMENT MAINTENANCE	\$528.00	
306396	227-3701-550150-	PELOTON INTERACTIVE, INC.	EQUIPMENT MAINTENANCE	\$528.00	
306396	227-3701-550150-	PELOTON INTERACTIVE, INC.	EQUIPMENT MAINTENANCE	\$528.00	
306396	227-3701-550150-	PELOTON INTERACTIVE, INC.	EQUIPMENT MAINTENANCE	\$528.00	
DEPARTMENT 3701 TOTAL:				\$2,112.00	

VILLAGE OF ARLINGTON HEIGHTS
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Department 4001

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
PLANNING PLANNING					
306282	101-4001-540400-	BISNOW LLC	ADVERTISING	\$2,250.00	\$2,250.00
306310	101-4001-522010-	DAILY HERALD	ADVERTISING	\$91.80	\$737.10
306310	101-4001-522010-	DAILY HERALD	ADVERTISING	\$645.30	
306315	101-4001-540400-	DUE NORTH CONSULTING INC	ADVERTISING	\$3,500.00	\$3,500.00
306325	101-4001-540410-	FASTSIGNS	OFFICE SUPPLIES	\$300.00	\$1,126.00
306325	101-4001-540410-	FASTSIGNS	PRINTING SERVICES	\$826.00	
306326	101-4001-522050-	FEDEX OFFICE	SHIPPING	\$37.02	\$37.02
306332	101-4001-540400-	FRANCE MEDIA INC	ADVERTISING	\$1,750.00	\$1,750.00
306363	101-4001-521650-	LEGRAND REPORTING & VIDEO SERVICES	TRANSCRIBING SERVICES	\$251.50	\$912.00
306363	101-4001-521650-	LEGRAND REPORTING & VIDEO SERVICES	TRANSCRIBING SERVICES	\$660.50	
306371	101-4001-540400-	MANUFACTURERS NEWS INC	ADVERTISING	\$595.00	\$595.00
306391	101-4001-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$42.01	\$42.01
306409	267-4001-520050-	RYAN LLC	CONSULTING SERVICES	\$1,812.50	\$1,812.50
					\$47.35

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
306448	101-4001-521650-	VERIZON WIRELESS	ACCT 38042002700001	\$47.35	
DEPARTMENT 4001 TOTAL:				\$12,808.98	

VILLAGE OF ARLINGTON HEIGHTS
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Department 4101

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
COMMUNITY DEVL BLK GRNTADMIN					
					\$200.00
306290	215-4101-541010-	CHICAGO TITLE COMPANY LLC	PROFESSIONAL SERVICES	\$50.00	
306290	215-4101-541010-	CHICAGO TITLE COMPANY LLC	PROFESSIONAL SERVICES	\$150.00	
					\$750.00
306324	215-4101-541700-	FAMILYFORWARD	CDBG GRANT	\$750.00	
					\$5,375.00
306360	215-4101-541010-	KWX CORP	CDBG GRANT	\$5,375.00	
			DEPARTMENT 4101 TOTAL:	\$6,325.00	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
BUILDING ADMIN					
					\$300.00
306339	101-4501-520350-	GRIVAS KRAUSE ASSOCIATES LTD	PROFESSIONAL SERVICES	\$150.00	
306339	101-4501-520350-	GRIVAS KRAUSE ASSOCIATES LTD	PROFESSIONAL SERVICES	\$150.00	
					\$1,839.95
306345	401-4501-550100-	HENRICKSEN & COMPANY INC	OFFICE EQUIPMENT	\$1,839.95	
					\$7,025.00
306380	101-4501-520350-	MOSHE CALAMARO & ASSOCIATES, INC	PROFESSIONAL SERVICES	\$7,025.00	
					\$251.09
306391	101-4501-530050-	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	\$251.09	
					\$85.00
306420	101-4501-522100-	SUMMIT PRINT SOLUTIONS	PRINTING SERVICES	\$85.00	
					\$140.00
306424	101-4501-520050-	THOMPSON ELEVATOR INSPECTION	PROFESSIONAL SERVICES	\$35.00	
306424	101-4501-520050-	THOMPSON ELEVATOR INSPECTION	PROFESSIONAL SERVICES	\$35.00	
306424	101-4501-520050-	THOMPSON ELEVATOR INSPECTION	PROFESSIONAL SERVICES	\$35.00	
306424	101-4501-521650-	THOMPSON ELEVATOR INSPECTION	PROFESSIONAL SERVICES	\$35.00	
					\$396.11
306445	101-4501-522700-	VERIZON WIRELESS	ACCT 54209747800002	\$396.11	
					\$416.67
306446	101-4501-522700-	VERIZON WIRELESS	ACCT 54209747800001	\$416.67	
DEPARTMENT 4501 TOTAL:				\$10,453.82	

Department 4501

VILLAGE OF ARLINGTON HEIGHTS
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Department 7001

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
HEALTH ADMIN					
					\$379.50
306264	101-7001-522400-	AMERICAN TAXI	TAXI SUBSIDY	\$379.50	
					\$520.00
306268	101-7001-520250-	ARLINGTON CENTER	COUNSELING SUBSIDY	\$260.00	
306268	101-7001-520250-	ARLINGTON CENTER	COUNSELING SUBSIDY	\$260.00	
					\$2,400.00
306283	101-7001-520250-	BRIGHTER LIFE BEHAVIORAL SERVICES	COUNSELING SUBSIDY	\$300.00	
306283	101-7001-520250-	BRIGHTER LIFE BEHAVIORAL SERVICES	COUNSELING SUBSIDY	\$2,100.00	
					\$15.15
306286	101-7001-522150-	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	\$15.15	
					\$1,555.00
306314	101-7001-520250-	IRENA DUBIEL LCPC	COUNSELING SUBSIDY	\$1,555.00	
					\$142.50
306412	101-7001-533100-	SENSO SCIENTIFIC	OFFICE EQUIPMENT	\$142.50	
					\$342.45
306447	101-7001-522700-	VERIZON WIRELESS	ACCT 88556712200001	\$342.45	
			DEPARTMENT 7001 TOTAL:	\$5,354.60	

VILLAGE OF ARLINGTON HEIGHTS
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Department 7007

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
HEALTH SENIOR SERVICES					
306289	101-7007-540160-	CHICAGO MOVIE TOURS & TALKS LLC	PROGRAM INSTRUCTIONAL FEE	\$400.00	\$400.00
306292	101-7007-540160-	CHINESE INTERCULTURAL, LLC	PROGRAM INSTRUCTIONAL FEE	\$250.00	\$250.00
306312	101-7007-540160-	DES PLAINES HARMONAIRES	PROGRAM INSTRUCTIONAL FEE	\$175.00	\$175.00
306333	101-7007-540160-	GARY E MIDKIFF & COMPANY	PROGRAM INSTRUCTIONAL FEE	\$220.00	\$220.00
306337	101-7007-540160-	GODDARD, LESLIE	PROGRAM INSTRUCTIONAL FEE	\$400.00	\$400.00
306367	101-7007-540160-	LUCCHESI, EMILIE	PROGRAM INSTRUCTIONAL FEE	\$325.00	\$325.00
DEPARTMENT 7007 TOTAL:				\$1,770.00	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
PUBLIC WORKS ADMIN					
306257	101-7101-531550-	ACTIVE ELECTRICAL SUPPLY CO	BUILDING MAINTENANCE SUPPLY	\$335.50	\$5,350.03
306257	101-7101-531550-	ACTIVE ELECTRICAL SUPPLY CO	BUILDING MAINTENANCE SUPPLY	\$4,444.20	
306257	101-7101-531700-	ACTIVE ELECTRICAL SUPPLY CO	TRAFFIC SUPPLY	\$149.02	
306257	101-7101-531700-	ACTIVE ELECTRICAL SUPPLY CO	TRAFFIC SUPPLY	\$421.31	
306265	101-7101-521110-	ANDERSON LOCK	BUILDING MAINTENANCE SUPPLY	\$4,397.96	\$5,674.19
306265	101-7101-521110-	ANDERSON LOCK	SERVICE BUILDING MAINTENANCE	\$263.40	
306265	101-7101-531550-	ANDERSON LOCK	BUILDING MAINTENANCE SUPPLY	\$17.73	
306265	101-7101-531550-	ANDERSON LOCK	BUILDING MAINTENANCE SUPPLY	\$145.50	
306265	101-7101-531550-	ANDERSON LOCK	BUILDING MAINTENANCE SUPPLY	\$849.60	
306266	101-7101-521550-	APEX LANDSCAPING INC	LANDSCAPING SERVICES	\$6,288.89	\$6,288.89
306267	101-7101-521020-	AQUALAB WATER TREATMENT INC	SERVICE BUILDING MAINTENANCE	\$285.00	\$285.00
306271	101-7101-522700-	AT & T	ACCT 84759060006156	\$1,143.11	\$1,143.11
306272	101-7101-522700-	AT & T	ACCT 8310010134261	\$1,198.50	\$1,198.50
306273	101-7101-522700-	AT & T	ACCT 8310010146347	\$777.27	\$777.27
306274	101-7101-522700-	AT & T	ACCT 84725331203952	\$1,948.42	\$1,948.42
306275	101-7101-522700-	AT & T LONG DISTANCE	ACCT 2147713	\$2.16	\$2.16

Department 7101

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
306279	101-7101-521655-	AZTECA SYSTEMS LLC	OFFICE EQUIPMENT	\$48,086.25	\$48,086.25
306280	401-7101-550300-	BAXTER & WOODMAN	PROFESSIONAL SERVICES	\$9,067.50	\$9,067.50
306281	101-7101-531550-	BERKHEIMER CO INC	BUILDING MAINTENANCE SUPPLY	\$16.37	\$16.37
306296	101-7101-522700-	COMCAST CABLE	ACCT 8771100720048998	\$31.50	\$31.50
306297	101-7101-522700-	COMCAST CABLE	ACCT 8771100721360921	\$127.90	\$127.90
306298	101-7101-522700-	COMCAST CABLE	ACCT 8771100720049004	\$42.00	\$42.00
306309	101-7101-521110-	CRYSTAL MAINTENANCE & MGMT SRVS	JANITORIAL SERVICES	\$16,400.00	\$18,380.00
306309	101-7101-521110-	CRYSTAL MAINTENANCE & MGMT SRVS	SERVICE BUILDING MAINTENANCE	\$1,980.00	
306313	401-7101-550300-	DOLAND ENGINEERING, LLC	PROFESSIONAL SERVICES	\$1,800.00	\$17,468.75
306313	401-7101-550300-	DOLAND ENGINEERING, LLC	PROFESSIONAL SERVICES	\$15,668.75	
306316	401-7101-550300-	DURABILT FENCE	CONSTRUCTION SERVICES	\$3,225.00	\$3,225.00
306317	101-7101-521110-	EFRAIM CARLSON & SON, INC	SERVICE BUILDING MAINTENANCE	\$1,547.90	\$1,547.90
306320	101-7101-520050-	ENGINEERING RESOURCE ASSOCIATES	PROFESSIONAL SERVICES	\$200.00	\$30,990.85
306320	101-7101-520050-	ENGINEERING RESOURCE	PROFESSIONAL SERVICES	\$8,500.00	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
		ASSOCIATES			
306320	101-7101-520050-	ENGINEERING RESOURCE ASSOCIATES	PROFESSIONAL SERVICES	\$10,972.50	
306320	426-7101-550250-	ENGINEERING RESOURCE ASSOCIATES	PROFESSIONAL SERVICES	\$5,364.10	
306320	426-7101-550250-	ENGINEERING RESOURCE ASSOCIATES	PROFESSIONAL SERVICES	\$5,954.25	
					\$3,231.48
306327	101-7101-531450-	FERGUSON FACILITIES SUPPLY HP# 3400	JANITORIAL SUPPLIES	\$3,231.48	
					\$493.30
306331	101-7101-521020-	FRAMERS EDGE INC	SERVICE BUILDING MAINTENANCE	\$493.30	
					\$2,673.46
306336	101-7101-521020-	GLOBAL INDUSTRIAL EQUIPMENT CO	SERVICE BUILDING MAINTENANCE	\$2,673.46	
					\$52,861.50
306340	235-7101-550250-	HAMMER CONSTRUCTION, LLC	CONSTRUCTION SERVICES	\$52,861.50	
					\$734.90
306341	101-7101-521020-	HASTINGS AIR ENERGY CONTROL	SERVICE BUILDING MAINTENANCE	\$734.90	
					\$1,404.66
306342	101-7101-521020-	HAYES MECHANICAL	BUILDING MAINTENANCE SUPPLY	\$655.75	
306342	101-7101-521020-	HAYES MECHANICAL	SERVICE BUILDING MAINTENANCE	\$748.91	
					\$35,526.67
306344	101-7101-521550-	HENDRICKSEN ROBERT W COMPANY	LANDSCAPING SERVICES	\$17,337.61	
306344	101-7101-521550-	HENDRICKSEN ROBERT W COMPANY	LANDSCAPING SERVICES	\$18,189.06	
					\$1,320.00
306346	101-7101-531800-	HIGH STAR TRAFFIC	TRAFFIC SUPPLY	\$1,320.00	
					\$1,680.80
306350	101-7101-522150-	IMPACT NETWORKING LLC	EQUIPMENT MAINTENANCE	\$1,680.80	

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					\$60.00
306352	101-7101-521110-	INTL EXTERMINATORS INC	SERVICE BUILDING MAINTENANCE	\$60.00	
					\$1,663.19
306355	101-7101-521020-	JOHNSON CONTROLS	SERVICE BUILDING MAINTENANCE	\$114.41	
306355	101-7101-521020-	JOHNSON CONTROLS	SERVICE BUILDING MAINTENANCE	\$114.41	
306355	101-7101-521020-	JOHNSON CONTROLS	SERVICE BUILDING MAINTENANCE	\$114.41	
306355	101-7101-521020-	JOHNSON CONTROLS	SERVICE BUILDING MAINTENANCE	\$114.41	
306355	101-7101-521020-	JOHNSON CONTROLS	SERVICE BUILDING MAINTENANCE	\$114.41	
306355	101-7101-521020-	JOHNSON CONTROLS	SERVICE BUILDING MAINTENANCE	\$114.41	
306355	101-7101-521020-	JOHNSON CONTROLS	SERVICE BUILDING MAINTENANCE	\$114.41	
306355	101-7101-521020-	JOHNSON CONTROLS	SERVICE BUILDING MAINTENANCE	\$114.41	
306355	101-7101-521020-	JOHNSON CONTROLS	SERVICE BUILDING MAINTENANCE	\$125.85	
306355	101-7101-521020-	JOHNSON CONTROLS	SERVICE BUILDING MAINTENANCE	\$219.00	
306355	101-7101-521020-	JOHNSON CONTROLS	SERVICE BUILDING MAINTENANCE	\$403.06	
					\$1,007.90
306356	101-7101-531550-	JOHNSTONE SUPPLY	BUILDING MAINTENANCE SUPPLY	\$1,007.90	
					\$630.03
306366	101-7101-521360-	LOWES COMMERCIAL SERVICES	BUILDING MAINTENANCE SUPPLY	\$50.42	
306366	101-7101-531550-	LOWES COMMERCIAL SERVICES	BUILDING MAINTENANCE SUPPLY	\$35.63	
306366	101-7101-531550-	LOWES COMMERCIAL SERVICES	BUILDING MAINTENANCE SUPPLY	\$38.40	
306366	101-7101-531550-	LOWES COMMERCIAL SERVICES	BUILDING MAINTENANCE SUPPLY	\$55.08	
306366	101-7101-531550-	LOWES COMMERCIAL SERVICES	BUILDING MAINTENANCE SUPPLY	\$76.94	
306366	101-7101-531550-	LOWES COMMERCIAL SERVICES	BUILDING MAINTENANCE SUPPLY	\$100.36	
306366	101-7101-531550-	LOWES COMMERCIAL SERVICES	BUILDING MAINTENANCE SUPPLY	\$129.65	
306366	101-7101-531550-	LOWES COMMERCIAL SERVICES	BUILDING MAINTENANCE SUPPLY	\$143.55	
					\$590.62

VILLAGE OF ARLINGTON HEIGHTS

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
306373	101-7101-531550-	MENARDS-LONG GROVE	BUILDING MAINTENANCE SUPPLY	\$100.65	
306373	101-7101-531550-	MENARDS-LONG GROVE	BUILDING MAINTENANCE SUPPLY	\$489.97	
					\$897.84
306374	101-7101-521020-	METRO DOOR AND DOCK	SERVICE BUILDING MAINTENANCE	\$897.84	\$411,887.62
306379	101-7101-531900-	MORTON SALT, INC	STREET SUPPLY	\$54,456.52	
306379	101-7101-531900-	MORTON SALT, INC	STREET SUPPLY	\$1,730.94	
306379	101-7101-531900-	MORTON SALT, INC	STREET SUPPLY	\$12,121.67	
306379	101-7101-531900-	MORTON SALT, INC	STREET SUPPLY	\$13,364.14	
306379	101-7101-531900-	MORTON SALT, INC	STREET SUPPLY	\$42,999.24	
306379	101-7101-531900-	MORTON SALT, INC	STREET SUPPLY	\$44,132.92	
306379	101-7101-531900-	MORTON SALT, INC	STREET SUPPLY	\$66,126.77	
306379	101-7101-531900-	MORTON SALT, INC	STREET SUPPLY	\$76,368.43	
306379	101-7101-531900-	MORTON SALT, INC	STREET SUPPLY	\$100,586.99	
					\$750.00
306385	101-7101-522030-	NORTHEASTERN IL PUBLIC SAFETY	TRAVEL & TRAINING	\$750.00	\$891.51
306388	101-7101-531550-	NORTHWEST ELECTRICAL SUPPLY CO	BUILDING MAINTENANCE SUPPLY	\$436.64	
306388	101-7101-531750-	NORTHWEST ELECTRICAL SUPPLY CO	TRAFFIC SUPPLY	\$454.87	
					\$11,250.00
306392	426-7101-550250-	MATTHEW MILFORD	ENHANCED SEWER REBATE	\$11,250.00	\$522.50
306400	101-7101-522700-	PRECISE MRM LLC	PHONE SERVICES	\$522.50	
					\$918.00
306401	101-7101-531650-	PRO SAFETY INC	MISCELLANEOUS SUPPLIES	\$918.00	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					\$1,575.00
306405	101-7101-520050-	RITTER GIS	PROFESSIONAL SERVICES	\$1,575.00	
					(\$112.01)
306413	101-7101-531850-	SHERWIN ACE HARDWARE	FORESTRY SUPPLY	\$6.99	
306413	101-7101-531850-	SHERWIN ACE HARDWARE	SMALL TOOLS AND EQUIPMENT	(\$119.00)	
					\$2,874.51
306415	101-7101-531550-	SOUTH SIDE CONTROL SUPPLY CO.	SERVICE BUILDING MAINTENANCE	\$25.38	
306415	101-7101-531550-	SOUTH SIDE CONTROL SUPPLY CO.	SERVICE BUILDING MAINTENANCE	\$112.97	
306415	101-7101-531550-	SOUTH SIDE CONTROL SUPPLY CO.	SERVICE BUILDING MAINTENANCE	\$208.09	
306415	101-7101-531550-	SOUTH SIDE CONTROL SUPPLY CO.	SERVICE BUILDING MAINTENANCE	\$278.13	
306415	101-7101-531550-	SOUTH SIDE CONTROL SUPPLY CO.	SERVICE BUILDING MAINTENANCE	\$2,249.94	
					\$3,050.04
306417	101-7101-531550-	STANDARD PIPE & SUPPLY INC	BUILDING MAINTENANCE SUPPLY	\$9.95	
306417	101-7101-531550-	STANDARD PIPE & SUPPLY INC	BUILDING MAINTENANCE SUPPLY	\$16.85	
306417	101-7101-531550-	STANDARD PIPE & SUPPLY INC	BUILDING MAINTENANCE SUPPLY	\$48.03	
306417	101-7101-531550-	STANDARD PIPE & SUPPLY INC	BUILDING MAINTENANCE SUPPLY	\$61.26	
306417	101-7101-531550-	STANDARD PIPE & SUPPLY INC	BUILDING MAINTENANCE SUPPLY	\$80.08	
306417	101-7101-531550-	STANDARD PIPE & SUPPLY INC	BUILDING MAINTENANCE SUPPLY	\$132.13	
306417	101-7101-531550-	STANDARD PIPE & SUPPLY INC	BUILDING MAINTENANCE SUPPLY	\$142.06	
306417	101-7101-531550-	STANDARD PIPE & SUPPLY INC	BUILDING MAINTENANCE SUPPLY	\$190.69	
306417	101-7101-531550-	STANDARD PIPE & SUPPLY INC	BUILDING MAINTENANCE SUPPLY	\$366.61	
306417	101-7101-531550-	STANDARD PIPE & SUPPLY INC	BUILDING MAINTENANCE SUPPLY	\$384.61	
306417	101-7101-531550-	STANDARD PIPE & SUPPLY INC	BUILDING MAINTENANCE SUPPLY	\$489.14	
306417	101-7101-531550-	STANDARD PIPE & SUPPLY INC	BUILDING MAINTENANCE SUPPLY	\$1,128.63	
					\$92.00
306420	101-7101-522100-	SUMMIT PRINT SOLUTIONS	PRINTING SERVICES	\$92.00	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					\$4,204.24
306428	101-7101-530050-	ULINE INC	OFFICE SUPPLY	\$224.97	
306428	401-7101-550200-	ULINE INC	BUILDING MAINTENANCE SUPPLY	\$224.92	
306428	401-7101-550200-	ULINE INC	OFFICE EQUIPMENT	\$3,754.35	
					\$587.26
306430	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	\$28.07	
306430	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	\$28.07	
306430	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	\$28.07	
306430	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	\$28.73	
306430	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	\$28.73	
306430	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	\$28.73	
306430	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	\$34.90	
306430	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	\$48.96	
306430	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	\$48.96	
306430	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	\$97.10	
306430	101-7101-521110-	UNIFIRST CORPORATION	SERVICE BUILDING MAINTENANCE	\$124.28	
306430	101-7101-530350-	UNIFIRST CORPORATION	CLOTHING & APPAREL	\$62.66	
					\$126.44
306442	101-7101-522700-	VERIZON WIRELESS	ACCT 64202486400001	\$126.44	
					\$1,758.47
306450	101-7101-522700-	VERIZON WIRELESS	ACCT 58675303500001	\$1,758.47	
					\$2,747.91
306451	101-7101-522700-	VERIZON WIRELESS	ACCT 58675303500001	\$2,747.91	
					\$84.89
306457	101-7101-530390-	WEX BANK	FUEL	\$84.89	
					\$375.00

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
306458	101-7101-520050-	WILSON CONSULTING	PROFESSIONAL SERVICES	\$375.00	
					\$1,630.99
306463	101-7101-530350-	ZORO TOOLS INC	CLOTHING & APPAREL	\$274.50	
306463	101-7101-531450-	ZORO TOOLS INC	JANITORIAL SUPPLIES	\$265.68	
306463	101-7101-531450-	ZORO TOOLS INC	JANITORIAL SUPPLIES	\$380.67	
306463	101-7101-531650-	ZORO TOOLS INC	SMALL TOOLS AND EQUIPMENT	\$387.22	
306463	101-7101-531850-	ZORO TOOLS INC	HARDWARE SUPPLY	\$322.92	
					\$336.64
802373	101-7101-522700-	AT & T	ACCT 84779713213488	\$55.65	
802373	101-7101-522700-	AT & T	ACCT 84734215365273	\$55.65	
802373	101-7101-522700-	AT & T	ACCT 84739420624707	\$55.65	
802373	101-7101-522700-	AT & T	ACCT 84739443682112	\$55.65	
802373	101-7101-522700-	AT & T	ACCT 84739271083278	\$56.06	
802373	101-7101-522700-	AT & T	ACCT 84739208661733	\$57.98	
					\$504.73
802374	101-7101-521500-	COMMONWEALTH EDISON COMPANY	ACCT 6437571222	\$504.73	
					\$23,393.96
802375	101-7101-521500-	CONSTELLATION NEW ENERGY INC	ACCT 8063218	\$1,253.83	
802375	101-7101-521500-	CONSTELLATION NEW ENERGY INC	ACCT 8063214	\$22,140.13	
					\$17,336.56
802376	101-7101-521500-	NICOR	ACCT 06802945268	\$41.90	
802376	101-7101-521500-	NICOR	ACCT 194264000008	\$146.31	
802376	101-7101-521500-	NICOR	ACCT 401786000009	\$295.08	
802376	101-7101-521500-	NICOR	ACCT 72489260108	\$296.91	
802376	101-7101-521500-	NICOR	ACCT 381786000003	\$588.46	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
802376	101-7101-521500-	NICOR	ACCT 15839647334	\$594.64	
802376	101-7101-521500-	NICOR	ACCT 28178600004	\$629.25	
802376	101-7101-521500-	NICOR	ACCT 58401600000	\$725.37	
802376	101-7101-521500-	NICOR	ACCT 94830700004	\$770.36	
802376	101-7101-521500-	NICOR	ACCT 38096400007	\$1,410.54	
802376	101-7101-521500-	NICOR	ACCT 53278600001	\$2,870.54	
802376	101-7101-521500-	NICOR	ACCT 97034457784	\$3,064.78	
802376	101-7101-521500-	NICOR	ACCT 25422686599	\$5,902.42	
DEPARTMENT 7101 TOTAL:				\$743,214.20	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
WATER AND SEWER ADMIN					
					\$24.82
306258	505-7201-531650-	ADDISON BUILDING MATERIAL CO	WATER SUPPLY	\$24.82	
					\$7,050.00
306261	505-7201-521350-	ALPINE SAP, INC.	SERVICE BUILDING MAINTENANCE	\$7,050.00	
					\$120.00
306277	505-7201-522030-	AWWA ILLINOIS SECTION	TRAVEL & TRAINING	\$120.00	
					\$38,469.00
306279	505-7201-521655-	AZTECA SYSTEMS LLC	OFFICE EQUIPMENT	\$38,469.00	
					\$40.38
306281	505-7201-531650-	BERKHEIMER CO INC	WATER SUPPLY	\$13.46	
306281	505-7201-531650-	BERKHEIMER CO INC	WATER SUPPLY	\$26.92	
					\$3,476.05
306284	505-7201-531900-	BUILDERS ASPHALT LLC	STREET SUPPLY	\$3,476.05	
					\$2.10
306299	505-7201-522700-	COMCAST CABLE	ACCT 8771100720048980	\$2.10	
					\$194.85
306300	505-7201-522700-	COMCAST CABLE	ACCT 8771100720175502	\$194.85	
					\$25.93
306303	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 3582102111	\$25.93	
					\$26.33
306304	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 0248116083	\$26.33	
					\$254.11
306305	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 4554927000	\$254.11	
					\$547.09

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
306318	505-7201-531650-	EJ EQUIPMENT INCORPORATED	SEWER SUPPLY	\$547.09	
					\$72.00
306330	505-7201-531650-	FOREMAN JOSEPH D AND CO	WATER SUPPLY	\$72.00	
					\$5,352.25
306334	505-7201-531650-	GASVODA & ASSOC	WATER SUPPLY	\$903.15	
306334	505-7201-531650-	GASVODA & ASSOC	WATER SUPPLY	\$1,330.00	
306334	505-7201-531650-	GASVODA & ASSOC	WATER SUPPLY	\$3,119.10	
					\$1,825.00
306335	505-7201-550150-	GENCOMM	WATER SERVICE	\$1,825.00	
					\$572.88
306338	505-7201-531550-	GRAINGER W W INC	WATER SUPPLY	\$51.59	
306338	505-7201-531550-	GRAINGER W W INC	WATER SUPPLY	\$128.69	
306338	505-7201-531650-	GRAINGER W W INC	WATER SUPPLY	\$392.60	
					\$17,435.21
306343	505-7201-521350-	HBK WATER METER SERVICE INC	METER SERVICES	\$17,435.21	
					\$2,778.00
306347	505-7201-550150-	HOF EQUIPMENT COMPANY	EQUIPMENT	\$2,778.00	
					\$2,000.00
306351	505-7201-531600-	INFOSENSE, INC	SEWER SUPPLY	\$2,000.00	
					\$300.00
306365	505-7201-520050-	LORELLE COMMUNICATIONS INC	PROFESSIONAL SERVICES	\$300.00	
					\$219.17
306366	505-7201-521350-	LOWES COMMERCIAL SERVICES	METER SUPPLY	\$142.81	
306366	505-7201-531650-	LOWES COMMERCIAL SERVICES	WATER SUPPLY	\$76.36	
					\$13,004.00
306376	506-7201-550150-	MID AMERICAN WATER	WATER SUPPLY	\$13,004.00	

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
					\$5,881.98
306377	505-7201-531020-	MIDWEST METER INC	METER SUPPLY	\$5,881.98	
					\$50.00
306382	505-7201-522020-	MULLANY STEVE	REIMBURSEMENT	\$50.00	
					\$309.96
306386	505-7201-531850-	NORTHERN TOOL & EQUIPMENT	METER SUPPLY	\$309.96	
					\$522.50
306400	505-7201-522700-	PRECISE MRM LLC	PHONE SERVICES	\$522.50	
					\$1,575.00
306405	505-7201-520050-	RITTER GIS	PROFESSIONAL SERVICES	\$1,575.00	
					\$6,270.00
306406	505-7201-520050-	RJN GROUP INC	PROFESSIONAL SERVICES	\$6,270.00	
					\$157.97
306413	505-7201-531650-	SHERWIN ACE HARDWARE	METER SUPPLY	\$8.59	
306413	505-7201-531650-	SHERWIN ACE HARDWARE	METER SUPPLY	\$118.46	
306413	505-7201-531650-	SHERWIN ACE HARDWARE	WATER SUPPLY	\$7.58	
306413	505-7201-531650-	SHERWIN ACE HARDWARE	WATER SUPPLY	\$9.98	
306413	505-7201-531850-	SHERWIN ACE HARDWARE	WATER SUPPLY	\$13.36	
					\$1,105.52
306417	505-7201-531010-	STANDARD PIPE & SUPPLY INC	WATER SUPPLY	\$50.34	
306417	505-7201-531020-	STANDARD PIPE & SUPPLY INC	WATER SUPPLY	\$96.73	
306417	505-7201-531020-	STANDARD PIPE & SUPPLY INC	WATER SUPPLY	\$958.45	
					\$1,877.20
306422	505-7201-531020-	TEST GAUGE INC	WATER SUPPLY	\$1,469.60	
306422	505-7201-531020-	TEST GAUGE INC	WATER SUPPLY	\$407.60	
					\$1,892.37

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
306423	505-7201-531650-	THE SEWER BOSS	SEWER SUPPLY	\$1,892.37	
					\$155.25
306433	505-7201-531600-	USA BLUEBOOK	WATER SUPPLY	\$155.25	
					\$697.38
306436	505-7201-522700-	VERIZON WIRELESS	ACCT 78635116200001	\$697.38	
					\$757.36
306439	505-7201-522700-	VERIZON WIRELESS	ACCT 78635116200001	\$757.36	
					\$1,172.32
306450	505-7201-522700-	VERIZON WIRELESS	ACCT 58675303500001	\$1,172.32	
					\$1,818.60
306454	505-7201-531070-	WATER PRODUCTS CO	SEWER SUPPLY	\$1,818.60	
					\$17,886.11
306462	505-7201-531010-	ZIEBELL WATER SERVICE PRODUCTS	WATER SUPPLY	\$2,317.00	
306462	505-7201-531010-	ZIEBELL WATER SERVICE PRODUCTS	WATER SUPPLY	\$617.00	
306462	505-7201-531010-	ZIEBELL WATER SERVICE PRODUCTS	WATER SUPPLY	\$770.00	
306462	505-7201-531010-	ZIEBELL WATER SERVICE PRODUCTS	WATER SUPPLY	\$1,374.00	
306462	505-7201-531010-	ZIEBELL WATER SERVICE PRODUCTS	WATER SUPPLY	\$1,400.66	
306462	505-7201-531010-	ZIEBELL WATER SERVICE PRODUCTS	WATER SUPPLY	\$1,450.00	
306462	505-7201-531010-	ZIEBELL WATER SERVICE PRODUCTS	WATER SUPPLY	\$1,772.60	
306462	505-7201-531010-	ZIEBELL WATER SERVICE PRODUCTS	WATER SUPPLY	\$1,830.00	
306462	505-7201-531010-	ZIEBELL WATER SERVICE PRODUCTS	WATER SUPPLY	\$2,644.85	
306462	505-7201-531010-	ZIEBELL WATER SERVICE PRODUCTS	WATER SUPPLY	\$3,710.00	
					\$1,054.03

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CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
802373	505-7201-522700-	AT & T	ACCT 84759080850047	\$114.31	
802373	505-7201-522700-	AT & T	ACCT 84759021056118	\$939.72	
					\$542.95
802374	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 6949217000	\$182.53	
802374	505-7201-521500-	COMMONWEALTH EDISON COMPANY	ACCT 9425223333	\$360.42	
					\$3,660.40
802375	505-7201-521500-	CONSTELLATION NEW ENERGY INC	ACCT 1050218	\$3,660.40	\$1,262.27
802376	505-7201-521500-	NICOR	ACCT 42567835683	\$44.10	
802376	505-7201-521500-	NICOR	ACCT 58544400003	\$82.85	
802376	505-7201-521500-	NICOR	ACCT 05850400002	\$92.22	
802376	505-7201-521500-	NICOR	ACCT 90920700003	\$136.75	
802376	505-7201-521500-	NICOR	ACCT 16797600000	\$142.44	
802376	505-7201-521500-	NICOR	ACCT 04055600003	\$164.53	
802376	505-7201-521500-	NICOR	ACCT 19278600002	\$273.88	
802376	505-7201-521500-	NICOR	ACCT 76830700001	\$325.50	
					\$1,333,803.90
902275	505-7201-521530-	NORTHWEST WATER COMMISSION	MAY 2024 QTR PMNT	\$1,333,803.90	
DEPARTMENT 7201 TOTAL:				\$1,476,242.24	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 4/15/2024

Department 7301

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
PARKING ADMIN					
306388	235-7301-531650-	NORTHWEST ELECTRICAL SUPPLY CO	SERVICE BUILDING MAINTENANCE	\$13.11	\$13.11
306418	235-7301-531650-	STEINER ELECTRIC	SERVICE BUILDING MAINTENANCE	\$142.72	\$142.72
802374	235-7301-521500-	COMMONWEALTH EDISON COMPANY	ACCT 9730174000	\$22.21	\$169.65
802374	235-7301-521500-	COMMONWEALTH EDISON COMPANY	ACCT 8899825000	\$50.13	
802374	235-7301-521500-	COMMONWEALTH EDISON COMPANY	ACCT 9934124000	\$97.31	
DEPARTMENT 7301 TOTAL:				\$325.48	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 4/15/2024

Department 7302

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
PARKING VAIL ST. GARAGE OPER					
306257	235-7302-531650-	ACTIVE ELECTRICAL SUPPLY CO	SERVICE BUILDING MAINTENANCE	\$71.88	\$71.88
306301	235-7302-521500-	COMCAST CABLE	ACCT 8771100721377909	\$137.90	\$137.90
306353	235-7302-521020-	JENKINS AND HUNTINGTON INC	SERVICE BUILDING MAINTENANCE	\$1,500.00	\$1,500.00
306366	235-7302-531650-	LOWES COMMERCIAL SERVICES	TRAFFIC SUPPLY	\$34.14	\$34.14
DEPARTMENT 7302 TOTAL:				\$1,743.92	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 4/15/2024

Department 7303

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
PARKING NORTH GARAGE OPER					
306353	235-7303-521020-	JENKINS AND HUNTINGTON INC	SERVICE BUILDING MAINTENANCE	\$1,625.00	\$1,625.00
802375	235-7303-521500-	CONSTELLATION NEW ENERGY INC	ACCT 1060231	\$2,482.14	\$2,482.14
802376	235-7303-521500-	NICOR	ACCT 12690400002	\$44.53	\$44.53
DEPARTMENT 7303 TOTAL:				\$4,151.67	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 4/15/2024

Department 7304

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
PARKING EVERGREEN ST GAR OPER					
802376	235-7304-521500-	NICOR	ACCT 92296400002	\$149.98	\$149.98
DEPARTMENT 7304 TOTAL:				\$149.98	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 4/15/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
MUNICIPAL FLEET SVCS ADMIN					
					\$1,720.01
306260	621-7501-531510-	ALEXANDER EQUIPMENT CO INC	VEH MAINTENANCE SUPPLY	\$201.15	
306260	621-7501-531510-	ALEXANDER EQUIPMENT CO INC	VEH MAINTENANCE SUPPLY	\$1,518.86	
					\$41.24
306262	621-7501-531510-	ALTORFER INDUSTRIES	VEH MAINTENANCE SUPPLY	\$41.24	
					\$1,642.31
306269	621-7501-531510-	ARLINGTON HTS FORD	VEH MAINTENANCE SUPPLY	\$24.79	
306269	621-7501-531510-	ARLINGTON HTS FORD	VEH MAINTENANCE SUPPLY	\$27.11	
306269	621-7501-531510-	ARLINGTON HTS FORD	VEH MAINTENANCE SUPPLY	\$49.58	
306269	621-7501-531510-	ARLINGTON HTS FORD	VEH MAINTENANCE SUPPLY	\$82.29	
306269	621-7501-531510-	ARLINGTON HTS FORD	VEH MAINTENANCE SUPPLY	\$118.36	
306269	621-7501-531510-	ARLINGTON HTS FORD	VEH MAINTENANCE SUPPLY	\$135.01	
306269	621-7501-531510-	ARLINGTON HTS FORD	VEH MAINTENANCE SUPPLY	\$147.42	
306269	621-7501-531510-	ARLINGTON HTS FORD	VEH MAINTENANCE SUPPLY	\$510.50	
306269	621-7501-531510-	ARLINGTON HTS FORD	VEH MAINTENANCE SUPPLY	\$547.25	
					\$9,617.25
306279	621-7501-521650-	AZTECA SYSTEMS LLC	OFFICE EQUIPMENT	\$9,617.25	
					\$153.46
306285	621-7501-531510-	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	\$12.40	
306285	621-7501-531510-	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	\$32.50	
306285	621-7501-531510-	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	\$108.56	
					\$80.00
306287	621-7501-521080-	CASSIDY TIRE & SERVICE	EQUIPMENT MAINTENANCE	\$80.00	
					\$370.50
306294	621-7501-531510-	CITY WELDING SALES & SERVICE	VEH MAINTENANCE SUPPLY	\$122.49	

Department 7501

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 4/15/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
306294	621-7501-531510-	CITY WELDING SALES & SERVICE	VEH MAINTENANCE SUPPLY	\$248.01	
					\$19.50
306323	621-7501-531510-	FACTORY MOTOR PARTS	VEH MAINTENANCE SUPPLY	\$19.50	
					\$2,842.60
306338	621-7501-531510-	GRAINGER W W INC	VEH MAINTENANCE SUPPLY	(\$1,115.86)	
306338	621-7501-531510-	GRAINGER W W INC	VEH MAINTENANCE SUPPLY	\$100.00	
306338	621-7501-531510-	GRAINGER W W INC	VEH MAINTENANCE SUPPLY	\$1,140.86	
306338	621-7501-531510-	GRAINGER W W INC	VEH MAINTENANCE SUPPLY	\$2,717.60	
					\$100.00
306348	621-7501-522020-	IL FIRE APPARATUS MECHANICS ASSOC	DUES	\$100.00	
					\$1,967.82
306361	621-7501-531510-	LEACH ENTERPRISES INC	VEH MAINTENANCE SUPPLY	\$7.20	
306361	621-7501-531510-	LEACH ENTERPRISES INC	VEH MAINTENANCE SUPPLY	\$312.26	
306361	621-7501-531510-	LEACH ENTERPRISES INC	VEH MAINTENANCE SUPPLY	\$1,648.36	
					\$6,797.45
306368	621-7501-521080-	MAACO COLLISION REPAIR & PAINTING	EQUIPMENT MAINTENANCE	\$6,797.45	
					\$3,629.72
306369	621-7501-531510-	MACQUEEN EMERGENCY GROUP	VEH MAINTENANCE SUPPLY	\$232.21	
306369	621-7501-531510-	MACQUEEN EMERGENCY GROUP	VEH MAINTENANCE SUPPLY	\$823.98	
306369	621-7501-531510-	MACQUEEN EMERGENCY GROUP	VEH MAINTENANCE SUPPLY	\$2,573.53	
					\$299.24
306372	621-7501-531510-	MC MASTER CARR SUPPLY CO	VEH MAINTENANCE SUPPLY	\$58.82	
306372	621-7501-531510-	MC MASTER CARR SUPPLY CO	VEH MAINTENANCE SUPPLY	\$81.23	
306372	621-7501-531510-	MC MASTER CARR SUPPLY CO	VEH MAINTENANCE SUPPLY	\$159.19	
					\$161.35

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 4/15/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
306381	621-7501-531510-	MPC COMMUNICATIONS & LIGHTING INC	VEH MAINTENANCE SUPPLY	\$161.35	
					\$247.16
306384	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$2.60	
306384	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$2.60	
306384	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$15.90	
306384	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$28.74	
306384	621-7501-531510-	NAPA AUTO PARTS	VEH MAINTENANCE SUPPLY	\$197.32	
					\$76.30
306390	621-7501-531510-	O'REILLY AUTO PARTS	VEH MAINTENANCE SUPPLY	\$76.30	
					\$409.76
306395	621-7501-531510-	PATLIN INC	VEH MAINTENANCE SUPPLY	\$204.28	
306395	621-7501-531510-	PATLIN INC	VEH MAINTENANCE SUPPLY	\$205.48	
					\$537.00
306402	621-7501-521070-	RACEWAY CARWASH	EQUIPMENT MAINTENANCE	\$537.00	
					\$169.36
306408	621-7501-531510-	RUSH TRUCK CENTER-CAROL STREAM	VEH MAINTENANCE SUPPLY	\$169.36	
					\$255.19
306410	621-7501-522030-	SALISBURY, RAYMOND	TRAVEL AND TRAINING	\$255.19	
					\$2.99
306413	621-7501-531510-	SHERWIN ACE HARDWARE	VEH MAINTENANCE SUPPLY	\$2.99	
					\$65.10
306416	621-7501-531510-	STANDARD EQUIPMENT CO	VEH MAINTENANCE SUPPLY	\$65.10	
					\$94.62
306421	621-7501-531510-	TERMINAL SUPPLY CO	VEH MAINTENANCE SUPPLY	\$94.62	
					\$1,516.38

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 4/15/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
306429	621-7501-531510-	ULTRA STROBE COMMUNICATIONS INC	VEH MAINTENANCE SUPPLY	\$76.68	
306429	621-7501-531510-	ULTRA STROBE COMMUNICATIONS INC	VEH MAINTENANCE SUPPLY	\$1,439.70	
					\$62.66
306430	621-7501-530350-	UNIFIRST CORPORATION	CLOTHING & APPAREL	\$62.66	
					\$228.62
306431	621-7501-531510-	UNITY SCHOOL BUS PARTS	VEH MAINTENANCE SUPPLY	\$228.62	
					\$786.94
306432	621-7501-531510-	US AUTOFORCE	VEH MAINTENANCE SUPPLY	\$305.08	
306432	621-7501-531510-	US AUTOFORCE	VEH MAINTENANCE SUPPLY	\$481.86	
					\$3,327.80
306455	621-7501-531510-	WENTWORTH TIRE SERVICE	VEH MAINTENANCE SUPPLY	\$675.98	
306455	621-7501-531510-	WENTWORTH TIRE SERVICE	VEH MAINTENANCE SUPPLY	\$836.28	
306455	621-7501-531510-	WENTWORTH TIRE SERVICE	VEH MAINTENANCE SUPPLY	\$1,815.54	
					\$12,612.26
306456	621-7501-531510-	WEST SIDE TRACTOR SALES CO	VEH MAINTENANCE SUPPLY	\$2,722.88	
306456	621-7501-531510-	WEST SIDE TRACTOR SALES CO	VEH MAINTENANCE SUPPLY	\$2,757.88	
306456	621-7501-531510-	WEST SIDE TRACTOR SALES CO	VEH MAINTENANCE SUPPLY	\$3,565.75	
306456	621-7501-531510-	WEST SIDE TRACTOR SALES CO	VEH MAINTENANCE SUPPLY	\$3,565.75	
					\$1,215.33
306461	621-7501-521080-	ZEIGLER OF SCHAUMBURG	EQUIPMENT MAINTENANCE	\$3.48	
306461	621-7501-521080-	ZEIGLER OF SCHAUMBURG	EQUIPMENT MAINTENANCE	\$111.94	
306461	621-7501-521080-	ZEIGLER OF SCHAUMBURG	EQUIPMENT MAINTENANCE	\$316.35	
306461	621-7501-521080-	ZEIGLER OF SCHAUMBURG	EQUIPMENT MAINTENANCE	\$446.33	
306461	621-7501-531510-	ZEIGLER OF SCHAUMBURG	VEH MAINTENANCE SUPPLY	\$7.01	
306461	621-7501-531510-	ZEIGLER OF SCHAUMBURG	VEH MAINTENANCE SUPPLY	\$95.59	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 4/15/2024

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
306461	621-7501-531510-	ZEIGLER OF SCHAUMBURG	VEH MAINTENANCE SUPPLY	\$234.63	
					\$286.96
306463	621-7501-531510-	ZORO TOOLS INC	VEH MAINTENANCE SUPPLY	\$286.96	
			DEPARTMENT 7501 TOTAL:	\$51,336.88	

VILLAGE OF ARLINGTON HEIGHTS
WARRANT REGISTER
CHECK DATE: 4/15/2024

Department 9001

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
CAPITAL ADMIN					
					\$116.25
306280	505-9001-550250-	BAXTER & WOODMAN	PROFESSIONAL SERVICES	\$116.25	
					\$46,461.10
306319	506-9001-550250-	ENGINEERING ENTERPRISES INC	PROFESSIONAL SERVICES	\$1,347.35	
306319	506-9001-550250-	ENGINEERING ENTERPRISES INC	PROFESSIONAL SERVICES	\$3,068.75	
306319	506-9001-550250-	ENGINEERING ENTERPRISES INC	PROFESSIONAL SERVICES	\$6,778.50	
306319	506-9001-550250-	ENGINEERING ENTERPRISES INC	PROFESSIONAL SERVICES	\$35,266.50	
					\$775,413.00
306329	506-9001-550250-	FIVE STAR ENERGY SERVICES, LLC	CONSTRUCTION SERVICES	\$775,413.00	
					\$1,500.00
306405	505-9001-550250-	RITTER GIS	PROFESSIONAL SERVICES	\$1,500.00	
			DEPARTMENT 9001 TOTAL:	\$823,490.35	

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER

CHECK DATE: 4/15/2024

Department 9901

CHECK #	ACCOUNT #	VENDOR NAME/#	DESCRIPTION	AMOUNT	TOTAL AMOUNT
NON-OPERATING					
					\$12,415.81
306375	515-9901-540830-	METROPOLIS COMMERCIAL CONDO ASSN	CAM CHARGE	\$8,186.62	
306375	515-9901-540920-	METROPOLIS COMMERCIAL CONDO ASSN	BUILDING RESERVE CHARGE	\$4,229.19	
DEPARTMENT 9901 TOTAL:				\$12,415.81	
WARRANT TOTAL:				\$4,536,311.06	



Village Board
4/15/2024

Item: Recognition of John Hersey High School Girls Gymnastic Team
State Championship

Department: Village Manager's Office

Recognition of John Hersey High School Girls Gymnastic Team State
Championship



Village Board
4/15/2024

Item: Report of the Committee of the Whole Meeting of April 8, 2024

Department: Village Manager's Office

A. Proposed 2023 General Fund Surplus Transfer

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

B. Revised Village Investment Policy

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



**Village Board
4/15/2024**

Item: 2024 Resurfacing & Sidewalk Program - Approval of Change Order #2 for Additional Parking Lots

Department: Public Works

The 2024 Resurfacing Program includes resurfacing 8.20 miles asphalt streets, along with the resurfacing of the Wing Street Parking Lot at the northwest corner of Northwest Highway and Arlington Heights Road.

Following the bid opening of the 2024 Resurfacing Program, Staff identified two additional parking lots that needed maintenance. These parking lots were funded for maintenance in a different account. Staff proposes adding these two parking lots and the funding to the 2024 Resurfacing project by means of this Change Order #2. Change Order #1 was a minimal change authorized administratively for a minor traffic signal revision at White Oak Street.

The two lots identified in the plan are the front parking lot at the Public Works facility, located at 222 N Ridge Ave and the rear parking lot at the Senior Center, located at 1801 W Central Road (accessed from New Wilke Road). Since the 2024 Resurfacing & Sidewalk Program has been awarded, the work would be paid at the unit prices in the associated contract for each line item of work. Leveraging the unit prices from the resurfacing contract allows the Village to replace the entirety of these lots compared to the planned maintenance only. The prime contractor is Builders Paving, LLC and the engineer's estimate for the associated improvements is \$74,191.65.

Funding is available in the current Parking Lot Fund Account No. 235-7101-550250 (BL2102) Road Projects (\$80,000).

Staff recommends approval of the additional parking lots to be incorporated into the 2024 Resurfacing and Sidewalk Program. The work could begin in mid-April to early May.

RECOMMENDATION

It is recommended that the Village Board approve Change Order No. 2 for incorporating the additional parking lots in the 2024 Resurfacing and Sidewalk

Program, in the amount of \$74,191.65 and authorize Village Manager to execute the necessary documents.



Village Board
4/15/2024

Item: Ordinance - Rezoning - 1821 N. Verde Subdivision

Department: Planning & Community Development Department

At the April 1, 2024 Village Board meeting, a rezoning from R-1 to R-3, and a Preliminary Plat of Subdivision to subdivide the property into two lots was discussed and approved. The Village Board also discussed and acknowledged a request for variations. The Rezoning ordinance setting forth the provisions and conditions of approval is attached.

ATTACHMENTS:

Description

Ordinance - 1821 N Verde Subdivision -
Rezoning

Type

Ordinance

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

VILLAGE OF ARLINGTON HEIGHTS
ORDINANCE NO. 2024-_____

AN ORDINANCE REZONING A PROPERTY
TO THE R-3 ONE FAMILY DWELLING DISTRICT
(1821 N. Verde Ave.)

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

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

Village Clerk

ORDINANCE NO. 2024-_____

AN ORDINANCE REZONING A PROPERTY
TO THE R-3 ONE FAMILY DWELLING DISTRICT
(1821 N. Verde Ave.)

WHEREAS, John Van Kooten and Annie Van Kooten (together, the “Owners”) are the owners of record of that certain parcel of real property, commonly known as 1821 N. Verde Avenue, Arlington Heights, Illinois (“Property”); and

WHEREAS, the Owners submitted an application to the Village to rezone the Property from the R-1 One Family Dwelling District (“R-1 District”) to the R-3 One Family Dwelling District (“R-3 District”); and

WHEREAS, Section 14 of “The 2002 Comprehensive Amendment of the Zoning Ordinance of the Village of Arlington Heights,” as amended (“Zoning Code”), regulates amendments to the Village of Arlington Heights Official Zoning Map (“Zoning Map”); and

WHEREAS, pursuant to notice duly published in the *Daily Herald* on January 30, 2024, the Plan Commission of the Village of Arlington Heights (“Plan Commission”) conducted a public hearing on February 14, 2024, concerning amendments to the Zoning Map to rezone the Property from the R-1 District into the R-3 District (“Requested Rezoning”); and

WHEREAS, at the conclusion of the public hearing, the Plan Commission made findings and recommended that the President and Board of Trustees approve the Requested Rezoning of the Property, as set forth in this Ordinance; and

WHEREAS, having considered the findings and recommendations of the Plan Commission, the President and Board of Trustees have found and determined that it will serve and be in the best interest of the Village and its residents to rezone the Property into the R-3 District;

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

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

SECTION 2. ZONING MAP AMENDMENT. The Zoning Map of the Village is hereby amended to rezone the Property into the R-3 District, in accordance with, and pursuant to, Section 14 of the Zoning Code and the home rule powers of the Village.

SECTION 3. SEVERABILITY. If any provisions of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance are to remain in full force and effect, and are to be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

SECTION 4. EFFECTIVE DATE. This Ordinance will be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

AYES:

NAYS:

PASSED AND APPROVED THIS ____ day of _____, 2024

Village President

ATTEST:

Village Clerk

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

PARCEL 1: THAT PART OF LOT 11 IN TRENDEL-LOWE SUBDIVISION, A SUBDIVISION OF THE NORTH 659.62 FEET OF THE WEST HALF OF THE EAST HALF (EXCEPT THE WEST 221.5 FEET THEREOF) OF THE NORTHWEST

QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF A LINE CONNECTING A POINT ON THE WEST LINE OF SAID LOT THAT IS 81.43 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT WITH A POINT ON THE EAST LINE OF SAID LOT THAT IS 80.41 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 10 IN TRENDEL-LOWE SUBDIVISION, A SUBDIVISION OF THE NORTH 659.62 FEET OF THE WEST HALF OF THE EAST HALF (EXCEPT THE WEST 221.5 FEET THEREOF) OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly referred to as 1821 N. Verde Avenue, Arlington Heights, Illinois

PINs: 08-16-202-009 and 08-16-202-010



Village Board
4/15/2024

Item: Ordinance - Granting Zoning Code Variation - 1821 N. Verde Subdivision

Department: Planning & Community Development Department

At the April 1, 2024 Village Board meeting, a rezoning from R-1 to R-3, and a Preliminary Plat of Subdivision to subdivide the property into two lots was discussed and approved. The ordinance setting forth the zoning code variations is attached.

ATTACHMENTS:

Description	Type
Ordinance - Granting Zoning Code Variation - 1821 N. Verde Subdivision	Ordinance

VILLAGE OF ARLINGTON HEIGHTS

ORDINANCE NO. 2024-_____

AN ORDINANCE GRANTING A LOT WIDTH VARIATION
(1821 N. Verde Avenue)

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

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

Village Clerk

VILLAGE OF ARLINGTON HEIGHTS

ORDINANCE NO. _____

AN ORDINANCE GRANTING A LOT WIDTH VARIATION
(1821 N. Verde Avenue)

WHEREAS, John Van Kooten and Annie Van Kooten (together, the “Owners”) are the owners of record of that certain parcel of real property located in the R-3 One Family Dwelling District (“R-3 District”), commonly known as 1821 N. Verde Avenue, Arlington Heights, Illinois (“Property”), and legally described in Exhibit A attached to and, by this reference, made a part of this Ordinance; and

WHEREAS, the Owners desire to subdivide the Property into two lots, to be known as “Lot 1” and “Lot 2,” and

WHEREAS, pursuant to Section 5.1-3.2 of “The 2002 Comprehensive Amendment of the Zoning Ordinance of the Village of Arlington Heights,” as amended (“Zoning Code”), the minimum lot width measured at the building setback line is 75 feet; and

WHEREAS, the Owners propose that Lot 2 have a width of 68.5 feet, in violation of Section 5.1-3.2 of the Zoning Code; and

WHEREAS, pursuant to Section 12 of the Zoning Code, the Owners have applied for approval of a variation from Section 5.1-3.2 of the Zoning Code to reduce the required width of Lot 2 from 75 feet to 68.5 feet (“Requested Relief”); and

WHEREAS, pursuant to notice duly published in the *Daily Herald* on January 30, 2024, the Plan Commission of the Village of Arlington Heights (“Plan Commission”) conducted a public hearing on February 14, 2024, concerning approval of the Requested Relief; and

WHEREAS, at the conclusion of the public hearing, the Plan Commission made findings and recommended that the President and Board of Trustees grant the Requested Relief, with certain specified conditions; and

WHEREAS, the President and Board of Trustees have determined that the Requested Relief meets the required standards for a lot width variation as set forth in Section 12 of the Zoning Code; and

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

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

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

SECTION 2. GRANT OF VARIATION. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 3 of this Ordinance, and in accordance with, and pursuant to, Section 12 of the Zoning Code and the home rule powers of the Village, the Village hereby grants the

Owners a variation from Section 5.1-3.2 of the Zoning Code to reduce the required width of Lot 2 from 75 feet to 68.5 feet.

SECTION 3. CONDITIONS. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Zoning Code, the approvals granted pursuant to Section 2 of this Ordinance are hereby expressly subject to, and contingent upon, the development, use, and maintenance of the Property in compliance with the following condition:

- A. Compliance with Regulations. Except to the extent specifically provided otherwise in this Ordinance, the use, operation, and maintenance of the Property must comply at all times with all applicable Federal, State, and Village statutes, codes, ordinances, and regulations, as the same have been or may be amended from time to time.
- B. Final Plat. No development of Lot 1 or of Lot 2 may occur until and unless a final plat of subdivision for the Property creating Lot 1 and Lot 2 has been approved by the Village and recorded in accordance with all requirements of “Municipal Code of Arlington Heights, Illinois, 1995,” as amended.

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

SECTION 5. FAILURE TO COMPLY WITH CONDITIONS. Upon the failure or refusal of the Owners to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, as applicable, the approvals granted in Section 2 of this Ordinance may, at the sole discretion of the Village President and Board of Trustees, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Village President and Board of Trustees may not so revoke the approval granted in Section 2 of this Ordinance unless they first provide the Owners with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Village President and Board of Trustees. In the event of revocation, the use of the Property will be governed solely by the regulations of the R-3 District and the applicable provisions of the Village Code, as the same may, from time to time, be amended. Further, in the event of such revocation, the Village Manager and Village Attorney are hereby authorized and directed to bring such enforcement action as may be appropriate under the circumstances.

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

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

SECTION 8. EFFECTIVE DATE.

- A. This Ordinance will be effective only upon the occurrence of all of the following events:
 - 1. Passage by the Village President and Board of Trustees in the manner required by law; and

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

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

AYES:

NAYS:

PASSED AND APPROVED THIS ____ day of _____, 2024

Village President

ATTEST:

Village Clerk

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

PARCEL 1: THAT PART OF LOT 11 IN TRENDEL-LOWE SUBDIVISION, A SUBDIVISION OF THE NORTH 659.62 FEET OF THE WEST HALF OF THE EAST HALF (EXCEPT THE WEST 221.5 FEET THEREOF) OF THE NORTHWEST

QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF A LINE CONNECTING A POINT ON THE WEST LINE OF SAID LOT THAT IS 81.43 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT WITH A POINT ON THE EAST LINE OF SAID LOT THAT IS 80.41 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 10 IN TRENDEL-LOWE SUBDIVISION, A SUBDIVISION OF THE NORTH 659.62 FEET OF THE WEST HALF OF THE EAST HALF (EXCEPT THE WEST 221.5 FEET THEREOF) OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1821 N. Verde Avenue, Arlington Heights, Illinois.

PIN's: 08-16-202-009 and 08-16-202-010

EXHIBIT B

UNCONDITIONAL AGREEMENT AND CONSENT

TO: The Village of Arlington Heights, Illinois (“Village”):

WHEREAS, WHEREAS, John Van Kooten and Annie Van Kooten (together, the “Owners”) are the owners of record of that certain parcel of real property located in the R-3 One Family Dwelling District (“R-3 District”), commonly known as 1821 N. Verde Avenue, Arlington Heights, Illinois (“Property”); and

WHEREAS, the Owners desire to subdivide the Property into two lots, to be known as “Lot 1” and “Lot 2,” and

WHEREAS, pursuant to Section 5.1-3.2 of “The 2002 Comprehensive Amendment of the Zoning Ordinance of the Village of Arlington Heights,” as amended (“Zoning Code”), the minimum lot width measured at the building setback line is 75 feet; and

WHEREAS, the Owners propose that Lot 2 have a width of 68.5 feet, in violation of Section 5.1-3.2 of the Zoning Code; and

WHEREAS, Ordinance No. 2024-_____, adopted by the Village President and Board of Trustees on _____, 2024 (“Ordinance”), grants a variation to the Owners to reduce the minimum lot width on the Property; and

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

NOW, THEREFORE, the Owners hereby agree and covenant as follows:

1. The Owners hereby unconditionally agree to, accept, consent to, and will abide by, each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.
2. The Owners acknowledge that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.
3. The Owners acknowledge and agree that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village’s granting of the variation for the Property or its adoption of the Ordinance, and that the Village’s approvals do not, and will not, in any way, be deemed to insure the Owners against damage or injury of any kind and at any time.
4. The Owners hereby agree to hold harmless and indemnify the Village, the Village’s corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the Village’s adoption of the Ordinance granting the variation for the Property.

Dated: _____, 2024

ATTEST:

JOHN VAN KOOTEN

By: _____

By: _____

Its: _____

Its: _____

ATTEST:

ANNIE VAN KOOTEN

By: _____

By: _____

Its: _____

Its: _____



Village Board
4/15/2024

Item: Resolution - Preliminary Plat - 1821 N. Verde Subdivision

Department: Planning & Community Development Department

At the April 1, 2024 Village Board meeting, a rezoning from R-1 to R-3, and a Preliminary Plat of Subdivision to subdivide the property into two lots, and two variations, was discussed and approved. The Preliminary Plat resolution setting forth the provisions and conditions of approval is attached.

ATTACHMENTS:

Description

Resolution - Preliminary Plat - 1821 N.
Verde Subdivision

Type

Resolution

VILLAGE OF ARLINGTON HEIGHTS

RESOLUTION NO. _____

A RESOLUTION APPROVING A PRELIMINARY PLAT OF SUBDIVISION
AND GRANTING A LOT WIDTH VARIATION
(1821 N. Verde Avenue)

WHEREAS, John Van Kooten and Annie Van Kooten (together, the “Owners”) are the owners of record of that certain parcel of real property, commonly known as 1821 N. Verde Avenue, Arlington Heights, Illinois (“Property”); and

WHEREAS, the Owners desire to subdivide the Property into two lots, to be known as “Lot 1” and “Lot 2,” and

WHEREAS, pursuant to Section 29-307.b.2 of the “Municipal Code of Arlington Heights, Illinois, 1995,” as amended (“Village Code”), the minimum lot width measured at the building setback line is 75 feet; and

WHEREAS, the Owners propose that Lot 2 have a width of 68.5 feet, in violation Section 29-307.b.2 of the Village Code; and

WHEREAS, the Owners submitted an application to the Village to subdivide the Property into Lot 1 and Lot 2, as depicted on that certain plat entitled Van Kooten’s Resubdivision, prepared by Morris Engineering, Inc., consisting of one sheet and dated November 2, 2023, a copy of which is attached to and, by this reference, made a part of this Resolution as Exhibit A (“Preliminary Plat of Subdivision”); and

WHEREAS, pursuant to Section 29-201 of the Village Code, the Owners have applied for approval of: (i) a variation from Section 29-307.b.2 of the Village Code to reduce the required width of Lot 2 from 75 feet to 68.5 feet, and (ii) the Preliminary Plat of Subdivision (collectively, the “Requested Relief”); and

WHEREAS, pursuant to notice duly published in the *Daily Herald* on January 30, 2024, the Plan Commission of the Village of Arlington Heights (“Plan Commission”) conducted a public hearing on February 14, 2024, concerning approval of the Requested Relief; and

WHEREAS, at the conclusion of the public hearing, the Plan Commission made findings and recommended that the President and Board of Trustees grant the Requested Relief, with certain specified development conditions; and

WHEREAS, having considered the findings and recommendations of the Plan Commission, the President and Board of Trustees have found and determined that it will serve and be in the best interest of the Village and its residents to approve the Requested Relief;

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

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

SECTION 2. APPROVAL OF PRELIMINARY PLAT OF SUBDIVISION. The Preliminary Plat of Subdivision for the Property is hereby approved pursuant to Section 29-203 of the Village Code and

the home rule powers of the Village. The Owners may not commence construction on the Property until all the requirements set forth in Section 5 of this Ordinance are satisfied.

SECTION 3. SUBMISSION OF FINAL PLAT OF SUBDIVISION. Pursuant to and in accordance with Section 29-204 of the Village Code, the adoption of this Resolution authorizes the Owners to submit a final plat of subdivision for the Property ("*Final Plat of Subdivision*") to the Board of Trustees. The Final Plat of Subdivision must comply with the requirements in Section 6 below and must be submitted by the Owners for review and approval by the Village no later than 12 months after the effective date of this Resolution, or such extended date as may be approved by the Board of Trustees, in accordance with and pursuant to Section 29-204.c of the Village Code.

SECTION 4. GRANT OF VARIATION. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in this Ordinance, and as may be set forth in the Final Plat of Subdivision, and in accordance with, and pursuant to, Chapter 29 of the Village Code and the home rule powers of the Village, the Village hereby grants the Owners a variation from Section 29-307.b.2 of the Village Code to reduce the minimum width of Lot 2 from 75 feet to 68.5 feet. No development of Lot 1 or of Lot 2 may occur until and unless the Final Plat of Subdivision has been approved and recorded in accordance with all requirements of Chapter 29 of the Village Code and all other Village requirements are met.

SECTION 5. EFFECT OF APPROVALS. Pursuant to Section 29-204 of the Village Code, the approval of the Preliminary Plat of Subdivision for the Property, as set forth in Section 2 of this Resolution, is not to be deemed or interpreted as authorizing or entitling the Owners to approval of a Final Plat of Subdivision or to any other approval, or to the issuance of any permit, until after all of the standards and procedures for such other approvals or permits have been satisfied. Further, the Board of Trustees will have no obligation to consider or approve a Final Plat of Subdivision unless and until the Owners comply with the applicable procedures for review and approval of a final plat of subdivision for the Property, as set forth in the Village Code.

SECTION 6. CONDITIONS OF APPROVAL. Approval of the Final Plat of Subdivision will be expressly conditioned upon the following provisions, conditions, and restrictions, along with those additional provisions, conditions, and restrictions deemed appropriate by the Board of Trustees in its sole discretion:

- A. Existing Home. The Owners must cause the existing home on the Property to be demolished within six months after the Final Plat of Subdivision is approved by the Village Board.
- B. New Home Design and Tree Preservation. Prior to submittal of a building permit for a new home on Lot 1 or Lot 2, the Owners must refine the design and footprint of each proposed new home in coordination with the Village. The Owners must use reasonable efforts in designing each new home to preserve as many of the existing mature trees on the Property that are in good health, as determined by the Village in its discretion.
- C. New Homes. Prior to submittal of building permit applications for homes on Lot 1 or Lot 2, the Owners must submit applications to the Design Commission for review and approval of each proposed new home.
- D. Impact Fees. Prior to issuance by the Village of a building permit for a new home on Lot 1, the Owners must pay the Village the impact fees required by Chapter 29 of the Village Code.

- E. Linkage Fees. Prior to issuance by the Village of a building permit for a new home on Lot 1 or Lot 2, the Owners must pay the Village the linkage fees required by Chapter 7 of the Village Code for each new home.
- F. Fee-In-Lieu. Prior to issuance by the Village of a site development permit for the required Property improvements, the Owners must pay to the Village a \$8,264.00 fee-in-lieu of onsite detention.
- G. Reimbursement Agreement. In lieu of the Owners installing curbs, gutters, sidewalks, and storm sewers within the portion of the Verde Avenue right-of-way (“*Verde Improvements*”) adjacent to the Property as part of the development of Lot 1 and Lot 2, as required by Section 20-107 of the Village Code, prior to issuance by the Village of a site development permit for the required Property improvements, the Owners must enter into an estoppel agreement to reimburse the Village for the Owners’ proportionate share of the costs of the Verde Improvements in a form provided by the Village. The estoppel agreement will: (1) waive Owners’ objections to the establishment of a special assessment to recoup the costs of the Verde Improvements, (2) require the Owners to deposit their share of the costs of the Verde Improvements in an escrow in lieu of a special assessment when directed by the Village, and (3) be recorded on, and run with, title to the Property.
- H. Regulations. The development, use, operation, and maintenance of the Property must comply at all times with all applicable federal, State, and Village statutes, codes, ordinances, and regulations, as the same have been or may be amended from time to time.

SECTION 7. EFFECTIVE DATE. This Resolution will be in full force and effect from and after its passage and approval as provided by law.

AYES:

NAYS:

PASSED AND APPROVED THIS ____ day of _____, 2024

Village President

ATTEST:

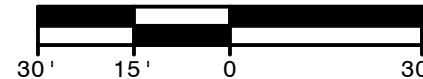
Village Clerk

EXHIBIT A

PRELIMINARY PLAT OF SUBDIVISION

PRELIMINARY PLAT OF
VAN KOOTEN'S RESUBDIVISION
OF

PIN NUMBERS
03-19-104-001
03-19-104-002



BASIS OF BEARING:
EAST LINE OF N. VERDE DRIVE AS FOUND
MONUMENTED AND OCCUPIED.
N 00°00'00" E (ASSUMED)

*THE ACTUAL REQUIRED EXTERIOR SIDEYARD BUILDING SETBACK LINE MAY BE LESS THAN OR GREATER THAN 31.4' AS PRESCRIBED IN THE ARLINGTON HEIGHTS MUNICIPAL CODE. SPECIFICALLY, SECTION 5.1-3.3(c) OF CHAPTER 27 ALLOWS THE EXTERIOR SIDE YARD SETBACK TO BE CALCULATED BASED ON THE AVERAGE OF THE EXISTING SETBACKS OF THE FRONTAGE WHEN 40% OR MORE OF THE FRONTAGE IS DEVELOPED WITH YARDS OF MORE THAN 10 FEET IN DEPTH. IF THIS CODE SECTION IS NO LONGER APPLICABLE, THE REQUIRED SETBACK SHALL BE BASED ON CURRENT CODE REQUIREMENTS.

**THE ACTUAL REQUIRED EXTERIOR FRONT YARD BUILDING SETBACK LINE MAY BE LESS THAN OR GREATER THAN 39.1' AS PRESCRIBED IN THE ARLINGTON HEIGHTS MUNICIPAL CODE. SPECIFICALLY, SECTION 5.1-3.3(a) OF CHAPTER 27 ALLOWS THE FRONT YARD SETBACK TO BE CALCULATED BASED ON THE AVERAGE OF THE EXISTING SETBACKS OF THE FRONTAGE WHEN 40% OR MORE OF THE FRONTAGE IS DEVELOPED WITH YARDS OF MORE THAN 15 FEET IN DEPTH. IF THIS CODE SECTION IS NO LONGER APPLICABLE, THE REQUIRED SETBACK SHALL BE BASED ON CURRENT CODE REQUIREMENTS.

ADDRESS OF LOT 1: _____

ADDRESS OF LOT 2: _____

NOTE: THE EXISTING 30 FOOT BUILDING LINE PER DOCUMENT 16513014 HAS BEEN INCREASED TO 39.1 FEET.

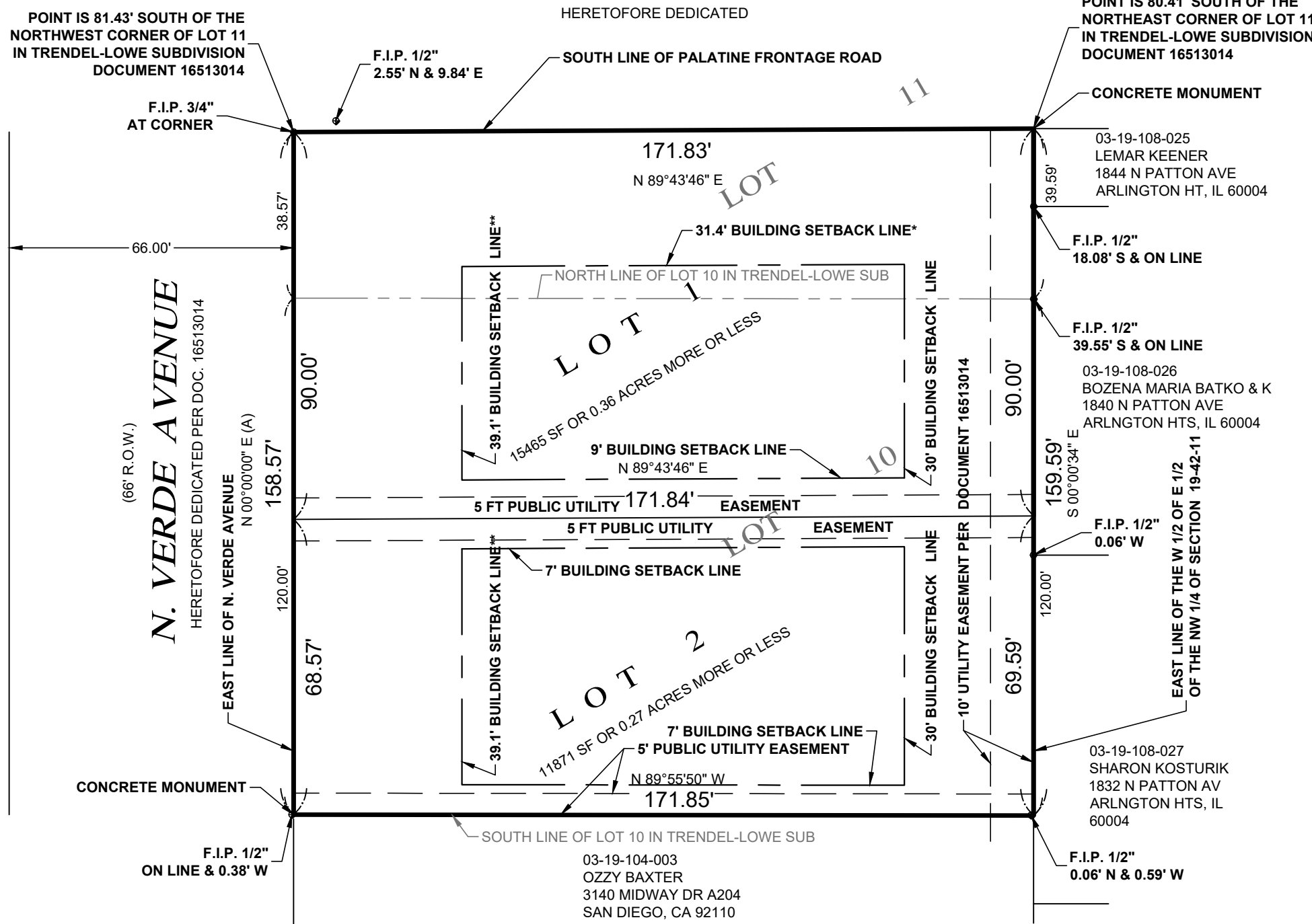
SEND TAX BILL TO:
JOHN AND ANNIE VAN KOOTEN
1821 2309 ROBINCREST LANE
GLENVIEW, IL 60025

SUBDIVIDED BY:
JOHN AND ANNIE VAN KOOTEN
1821 2309 ROBINCREST LANE
GLENVIEW, IL 60025

LOT 10 AND PART OF LOT 11 IN TRENDEL-LOWE SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 16513014 IN COOK COUNTY, ILLINOIS.

LAND AREA = 27,336 SF
OR 0.63 ACRES MORE OR LESS

PALATINE FRONTAGE ROAD



CERTIFICATE OF APPROVAL

STATE OF ILLINOIS)
COUNTY OF COOK) SS

UNDER THE AUTHORITY PROVIDED BY 65 ILCS 5/11-12 AS AMENDED BY THE STATE LEGISLATURE OF THE STATE OF ILLINOIS AND ORDINANCE ADOPTED BY THE VILLAGE BOARD OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF ARLINGTON HEIGHTS AND MUST BE RECORDED WITHIN SIX MONTHS OF THE DATE OF APPROVAL BY THE VILLAGE BOARD, OTHERWISE IT IS NULL AND VOID.

APPROVED BY THE PLAN COMMISSION AT A MEETING HELD _____

CHAIRMAN _____

SECRETARY _____

APPROVED BY THE VILLAGE BOARD OF TRUSTEES AT A MEETING HELD _____

PRESIDENT _____

VILLAGE CLERK _____

APPROVED BY THE VILLAGE COLLECTOR _____

APPROVED BY THE VILLAGE ENGINEER _____

UTILITY CERTIFICATE

COMMONWEALTH EDISON COMPANY
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20____

TITLE: _____

AMERITECH/SBC
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20____

TITLE: _____

NICOR GAS
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20____

TITLE: _____

COMCAST CABLE
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20____

TITLE: _____

WIDE OPEN WEST, LLC
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20____

TITLE: _____

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

THIS IS TO CERTIFY THAT JOHN AND ANNIE VAN KOOTEN, AS DEVELOPERS OF THE PROPERTY HEREIN DESCRIBED IN THE SURVEYORS CERTIFICATE WHICH WILL BE KNOWN AS VAN KOOTEN'S RESUBDIVISION, TO THE BEST OF OUR KNOWLEDGE, IS LOCATED WITHIN THE BOUNDARIES OF CONSOLIDATED COMMUNITY SCHOOL DISTRICT NO. 25, TOWNSHIP HIGH SCHOOL DISTRICT 214, AND HARPER COMMUNITY COLLEGE DISTRICT 512, IN COOK COUNTY, ILLINOIS.

DATED THIS _____ DAY OF _____, 20____

BY: _____

DEED OF DEDICATION

WE, THE UNDERSIGNED, JOHN AND ANNIE VAN KOOTEN, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS VAN KOOTEN'S RESUBDIVISION, AN ADDITION TO THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY. ALL STREETS AND ALLEYS AND PUBLIC OPEN SPACES SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC. FRONT AND SIDE YARD BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREETS, THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE. THERE ARE STRIPS OF GROUND, 5 FEET AND 10 FEET IN WIDTH, AS SHOWN ON THIS PLAT AND MARKED "EASEMENT" RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AN TO THE EASEMENT HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERRECTED OR MAINTAINED UPON SAID STRIP OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES, AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.

THE RIGHT TO ENFORCE THESE PROVISIONS BY INJUNCTION, TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL, BY DUE PROCESS OF LAW, OF ANY STRUCTURE OR PART THEREOF ERRECTED OR MAINTAINED IN VIOLATION THEREOF, IS HEREBY DEDICATED TO THE PUBLIC, AND RESERVED TO THE SEVERAL OWNERS OF THE SEVERAL LOTS IN THIS SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS.

WITNESS OUR HANDS AND SEALS THIS _____ DAY OF _____, 20____.

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED JOHN VAN KOOTEN AND ANNIE VAN KOOTEN AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS IS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN SET FORTH.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, _____, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OF ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT FO LAND INCLUDED IN THE PLAT.

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

BY: _____

COUNTY CLERK

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I DO NOT FIND ANY DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND ON THE ABOVE PLAT.

DATED THIS _____ DAY OF _____, 20____

BY: _____

COUNTY CLERK

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS.

I, THOMAS J. CESAL, AN ILLINOIS PROFESSIONAL LAND SURVEYOR HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:
THAT PART OF LOT 11 IN TRENDEL-LOWE SUBDIVISION, A SUBDIVISION OF THE NORTH 659.62 FEET OF THE WEST HALF OF THE EAST HALF (EXCEPT THE WEST 221.5 FEET THEREOF) OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF A LINE CONNECTING A POINT ON THE WEST LINE OF SAID LOT THAT IS 81.43 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT WITH A POINT ON THE EAST LINE OF SAID LOT THAT IS 80.41 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
LOT 10 IN TRENDEL-LOWE SUBDIVISION, A SUBDIVISION OF THE NORTH 659.62 FEET OF THE WEST HALF OF THE EAST HALF (EXCEPT THE WEST 221.5 FEET THEREOF) OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND THE HEREON DRAWN PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SAME. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS OF A FOOT AND ARE CORRECT AT A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

I FURTHER CERTIFY THAT THIS PROPERTY APPEARS, BY SCALED MEASUREMENT, TO FALL WITHIN ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 17031C0201J WITH AN EFFECTIVE DATE OF 8/19/2008.

FURTHERMORE, I DESIGNATE THE VILLAGE OF ARLINGTON HEIGHTS TO ACT AS MY AGENT, FOR THE PURPOSES OF RECORDING THIS DOCUMENT.

IRON RODS AND CONCRETE MONUMENTS WILL BE SET AT PROPERTY CORNERS UPON COMPLETION OF MASS GRADING.

DATED, THIS 12TH DAY OF MARCH, A.D., 2024, AT LISLE, ILLINOIS.

Thomas J. Cesal

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2205
MY LICENSE EXPIRES NOVEMBER 30, 2024.
ILLINOIS PROFESSIONAL DESIGN FIRM PROFESSIONAL
ENGINEERING CORPORATION NO. 184-001245

CLIENT: JOHN & ANNIE VAN KOOTEN



Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.ecivil.com



Village Board
4/15/2024

Item: Ordinance - Volume Cap Transfer - Assist Homeownership Program

Department: Planning & Community Development

By State Statute, the Village of Arlington Heights must utilize, reserve, or cede its 2024 Home Rule Volume Cap by May 1, 2024, or the authority to allocate this bonding cap will revert to the State of Illinois. The Village is allocated Volume Cap based on \$125 per resident of the Municipality for a 2024 total of \$9,399,375. At this time, the Village has no uses for the 2024 Volume Cap other than the opportunity described below and has received no other requests for purchase of our 2024 Volume Cap.

The Village has the opportunity to participate in collaboration with other Illinois municipalities in offering the Assist Homeownership Program. Through the Assist Homeownership Program, income-eligible, credit-worthy home buyers may receive assistance with their closing costs and down payments. They may also qualify for the Mortgage Credit Certificate (MCC) program through which program participants may receive an annual federal income tax credit for the life of the mortgage thereby reducing the annualized cost of debt service.

The Village has ceded its Volume Cap for this program many times when there were no other requests. In 2022, the number of Arlington Heights loan originations was 14 with an average mortgage amount of \$163,510 and a total in mortgage loans of \$2,289,145. In 2021, the number of loan originations in Arlington Heights was 16 with an average mortgage loan of \$158,659 and a total in mortgage loans of \$2,538,545.

A year ago, the Village ceded 2023 Home Rule Volume Cap for this program. Unfortunately, due to housing market conditions and the elevated mortgage interest rates, there were no loan originations in 2023. It is expected that loan originations will resume in 2024 as the mortgage interest rates level-out. Based on past success of this program, absence of other requests for the bond cap, and the reversion to the State is the bond cap is not used, staff recommends ceding the 2024 Home Rule Volume Cap for the Assist program.

Only the ceding of the 2024 Home Rule Volume Cap is required for Village residents to participate in the Assist Program. There are no costs to the Village, and the program is administered by private home mortgage lenders.

RECOMMENDATION

It is recommended that an Ordinance Approving the Transfer of Volume Cap in Connection with Private Activity Bond Issues, and Related Matters, be approved.

ATTACHMENTS:

Description	Type
Ordinance - Volume Cap Transfer - Assist Homeownership Program	Ordinance
Assist Homebuyer Program Flyer	Exhibits

AN ORDINANCE AUTHORIZING
REALLOCATION OF UNUSED PRIVATE ACTIVITY
BOND VOLUME CAP ALLOCATION

WHEREAS, the Village of Arlington Heights is a home rule municipal corporation in accordance with Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

WHEREAS, the Internal Revenue Code of 1986 provides that the amount of private activity bonds which may be issued by the Village as a constitutional home rule unit of local government is equal to its population multiplied by \$125.00; and

WHEREAS, the Illinois Private Activity Bond Allocation Act (30 ILCS 345/1 *et seq.*) provides, among other things, that the corporate authorities of any home rule unit may reallocate to a state agency or unit of local government any portion of its unused allocation of private activity bond volume cap; and

WHEREAS, the Village has available its Year 2024 private activity bond volume cap ("*Unused Volume Cap Allocation*") and desires to transfer its Unused Volume Cap Allocation to the Town of Normal, in McLean County, Illinois ("Town of Normal"), for the issuance by the Town of Normal of single-family mortgage revenue bonds; and

WHEREAS, the Village Board of Trustees has determined that it is in the best interest of the Village and its residents to transfer all of its 2024 volume cap to the Town of Normal, pursuant to this Ordinance;

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

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

SECTION 2. TRANSFER OF UNUSED VOLUME CAP ALLOCATION. The Village hereby transfers to the Town of Normal the Village's Unused Volume Cap Allocation, in the amount of \$9,399,375. The Unused Volume Cap Allocation being reallocated to the Town of Normal must be used for the issuance by the Town of Normal of single-family mortgage revenue bonds.

SECTION 3. MAINTAINING RECORDS. The Village Finance Director is hereby authorized and directed to maintain a proper record of the reallocation for the term of the bonds issued pursuant to the Unused Volume Cap Allocation.

SECTION 4. NOTICE. The Village President is hereby directed to provide notice of the reallocation authorized by this Ordinance to the Office of the Governor.

SECTION 5. SEVERABILITY. If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance are to remain in full force and effect, and are to be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

SECTION 6. EFFECTIVE DATE. This Ordinance will be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

[SIGNATURES ON FOLLOWING PAGE]

AYES:

NAYS:

PASSED AND APPROVED THIS ____ day of _____, 2024.

Village President

ATTEST:

Village Clerk



Utilizing a two-pronged approach to assist homebuyers, the program is sponsored by communities throughout the state to promote home ownership. The home buyer assistance feature of the Assist program provides families with funds to pay all or most of their closing costs and down payment, enabling families with good credit but little available capital to buy their home. The mortgage credit certificate (“MCC”) feature reduces the homebuyer’s ongoing cost of borrowing whenever market conditions result in uncompetitive interest rates for loans funded in the tax-exempt bond market.

Overview

- Communities join together through an Inter-governmental Cooperation Agreement
- Home rule communities may contribute private activity bond volume cap to support either a tax-exempt bond issuance or the MCC feature
- Non-home rule communities apply for volume cap from the State
- No financial contribution or commitment required from any participant
- Any Illinois municipality can participate

Loan Funding

- Loans are funded with proceeds of tax-exempt bonds or through the direct sale of taxable mortgage-backed securities based on the sale method providing the lowest interest rate
- The bonds and securities are sold at a premium, a price greater than their face amount, which provides funding for the home buyer assistance
- Proceeds are used to make the home loans and fund the assistance
- The bonds and securities are not a debt of the municipalities or paid from any participating community’s funds, and are secured only with loans on the homes purchased

Loan Description

- 30 year fixed rate loans
- FHA/VA/RDA (640 minimum credit score) and Conventional (660 minimum credit score) loans are available
- Assist pays 3% to 7% cash grant to qualifying home buyers to fund closing costs and down payment assistance.

Qualifying Homebuyers

- Will occupy the home as their residence
- Meet income and purchase price guidelines

Mortgage Credit Certificates

- MCC's are a federally authorized program created as an alternative to tax-exempt housing bonds to reduce effective interest costs for qualifying homebuyers
- MCC's allow the homebuyer to qualify for a federal income tax credit equal to a percentage of the interest paid on their home loan each year
- MCC holders still qualify for a regular deduction of the remaining interest paid on their home loan

	Without MCC	With MCC
Mortgage Amount	\$100,000	\$100,000
Mortgage Interest Rate	6.00%	6.00%
Monthly Mortgage Payment (first year interest = \$5,966.59)	\$599.55	\$599.55
MCC Rate	N/A	35%
Monthly Credit Amount (First Year Average) (35% of \$5,966.59 first year credit)	N/A	\$174.02
"Effective" Monthly Mortgage Payment	\$506.69	\$425.53

Assist Advantages

- Provides additional home ownership opportunities in each community
- Home ownership provides added stability in a community
- Serves the large segment of potential home buyers who qualify for loans but lack funds for a down payment and closing costs
- Strategic alliance with lenders throughout the state
- Customized marketing in each municipality
- No out-of-pocket expense to any community to participate





INCOME AND PURCHASE PRICE LIMITS

COUNTY NAME	INCOME LIMITS				PURCHASE PRICE LIMITS	
	Targeted 1 or 2 People	3 or More People	Non-Targeted 1 or 2 People	3 or More People	Targeted	Non-Targeted
BOONE	NA	NA	\$100,700	\$115,805	NA	\$588,104
COOK	\$132,360	\$154,420	\$110,300	\$126,845	\$481,176	\$588,104
CHAMPAIGN	\$120,840	\$140,980	\$100,700	\$115,805	\$481,176	\$588,104
DEKALB	\$120,840	\$140,980	\$100,700	\$115,805	\$481,176	\$588,104
DUPAGE	NA	NA	\$110,300	\$126,845	NA	\$588,104
KANE	\$132,360	\$154,420	\$110,300	\$126,845	\$481,176	\$588,104
KENDALL	NA	NA	\$111,900	\$128,685	NA	\$588,104
LAKE	\$132,360	\$154,420	\$110,300	\$126,845	\$481,176	\$588,104
LASALLE	\$120,840	\$140,980	\$100,700	\$115,805	\$481,176	\$588,104
McLEAN	\$132,360	\$154,420	\$110,300	\$126,845	\$481,176	\$588,104
ST. CLAIR	\$120,840	\$140,980	\$100,700	\$115,805	\$481,176	\$588,104
SANGAMON	\$120,840	\$140,980	\$100,700	\$115,805	\$481,176	\$588,104
WILL	\$132,360	\$154,420	\$110,300	\$126,845	\$481,176	\$588,104
WINNEBAGO	\$120,840	\$140,980	\$100,700	\$115,805	\$481,176	\$588,104
OTHER PROGRAM AREAS	\$120,840	\$140,980	\$100,700	\$115,805	\$481,176	\$588,104



PARTICIPATING COMMUNITIES

City of Aurora
 Village of Arlington Heights
 Village of Bartonville
 City of Belleville
 City of Belvidere
 Village of Bridgeview
 City of Champaign
 City of Charleston
 City of Collinsville
 City of Crest Hill
 Village of Creve Coeur
 City of Decatur
 City of East Moline
 City of East Peoria
 City of Edwardsville
 Village of Godfrey
 City of Joliet
 Village of Justice

City of LaSalle
 City of Lockport
 City of Loves Park
 Village of Machesney Park
 Village of Marquette Heights
 City of Mattoon
 Village of Mendota
 Village of Minooka
 Village of Montgomery
 City of Naperville
 Town of Normal
 Village of Orland Park
 City of Pekin
 City of Peoria
 Village of Peoria Heights
 City of Peru
 Village of Plainfield
 City of Princeton

City of Rochelle
 City of Rockford
 Village of Rockton
 Village of Romeoville
 Village of Schaumburg
 Village of Shorewood
 City of South Beloit
 City of Springfield
 City of Urbana
 City of Washington
 Village of Wheeling
 City of Wood River
 Village of Yorkville

 County of Boone
 County of Champaign
 County of Cook
 County of Coles

County of DeKalb
 County of DeWitt
 County of Fulton
 County of Grundy
 County of Kankakee
 County of Kendall
 County of Lake
 County of Logan
 County of Macon
 County of Madison
 County of McLean
 County of Ogle
 County of Peoria
 County of Rock Island
 County of Tazewell
 County of Will
 County of Winnebago



**Village Board
4/15/2024**

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

Department: Finance

Background

The Village has historically used conservative budget assumptions when budgeting the Village's key operating fund, the General Fund. During the upside of economic cycles, this has allowed the Village to buttress the financial position of our various capital funds through the transfer of surpluses in the General Fund to these funds. Conversely, during the downside of an economic cycle, General Fund reserves have allowed the Village to weather these uncertain times.

Since the end of the pandemic through the first part of 2023, American consumers purchased goods and services at comparatively high levels. This spending continued in the face of higher costs due to inflation and increasing credit card debt levels. Average wages also increased substantially during this time period. As a result, the Village's share of State income tax receipts and our sales tax receipts grew at a faster pace than our expenditures. For the years 2021 and 2022, the Village experienced sizable General Fund surpluses which allowed us to transfer needed funds to the Parking and Vehicle Replacement Funds, which were adversely affected by the pandemic and supply-chain issues. Transfers were also made to the Capital Projects Fund, the Lead Service Line Replacement Fund, and the Police and Fire Pension Funds. All of these transfers have put the Village in a better financial position overall. Last year, the Village was also in a position to approve a \$1.6 million property tax abatement.

The 2023 General Fund budget included a projected \$4.9 million surplus based on continued projected increases in our revenue base. However, during 2023, sales tax revenue slowed substantially and came in under budget by \$1.2 million, while income tax receipts came in \$188,000 under budget. On the expenditure side, 2023 total General Fund expenditures came in \$2.7 million or (3.1%) under budget. This is a fairly normal result for expenditures, as the Village conservatively budgets for full employment with no vacancies. The actual

General Fund surplus for 2023 came in higher than budgeted at \$7.36 million, due in part to \$1.7 million in additional revenue credited to the General Fund from the termination of the Lexus sales tax abatement agreement. The dealership was unable to produce the development expense documentation needed to receive this abatement payment, and after eight years of Village requests for the required documents, a termination notice was sent to the dealership in 2023. At this point, it appears that 2023 may be the last year for a General Fund surplus at this larger level, as the 2024 budgeted surplus is down to \$772,000 due to plateauing sales and income tax receipts and increasing costs.

As of the beginning of 2023, the unassigned General Fund balance equaled 43.7% of expenditures. The projected 2023 General Fund surplus allows the Village an opportunity to transfer 2023 surplus funds over the 40% maximum General Fund reserve level to other fund(s), as defined in the 2024 Budget under Reserve Performance Goals. It is proposed that the Village transfer \$5.75 million from the General Fund to the Lead Service Line Replacement Fund.

As per a January 30th Public Works memo on Lead Service Line Replacement Requirements previously shared with the Village Board, by State law, the Village is required to submit an inventory of all lead water service lines in the water distribution service to the IEPA no later than April 15, 2024. The legislation requires further that the Village remove and replace these service lines by 2044. Lead water service lines are located on nearly 4,200 or 23% of the residential services in the Village. This includes lines on just public property, on both public and private property, and just private property. Public Works/Water Staff developed the Village's inventory list with the help of a consultant. Over the last two years, Village Staff has worked to plan and implement an aggressive program to eradicate lead service lines in the Village, in compliance with State mandates. These plans have included transferring available surplus monies from the General Fund to the Lead Line Replacement Fund, and in-house completion of some of the required work. In addition, in 2024 the Village will have another bond opportunity as a portion of our existing debt will mature. Current plans call for a large portion of the 2024 bond issue to be used toward the lead service line replacement program. The Village had hoped to cover the public portion of the lead line replacement expenses, and to develop a cost sharing plan for the private portion of the project. The actions outlined above would have covered most of these costs with a completion date by 2044.

However, the Federal Environmental Protection Agency (EPA) has recently proposed that lead service lines be removed from service even earlier, by 2034. Even though the Village's water system is treated and deemed to be safe, this is a politically charged topic that could result in additional Village expenses mandated by federal or state agencies at a date considerably earlier than previously outlined.

The Village has applied for IEPA's 0% loan program to help cover a portion of this new capital program's costs. However, to date, these funds have been allocated to communities with more pressing financial needs. The Village will continue to apply for these and any other state or federal grant funds that become available for lead service line replacement.

RECOMMENDATION:

It is recommended that the Village Board approve the attached Ordinance amending the 2023 Budget transferring the 2023 General Fund surplus amount of \$5.75 million to the Lead Service Line Replacement Fund.

ATTACHMENTS:

Description	Type
Ordinance - 2023 General Fund Surplus Transfer	Ordinance

**AN ORDINANCE AMENDING THE ANNUAL BUDGET OF THE VILLAGE OF
ARLINGTON HEIGHTS, COUNTY OF COOK, STATE OF ILLINOIS, FOR THE
FISCAL YEAR BEGINNING JANUARY 1, 2023 AND ENDING DECEMBER 31, 2023**

WHEREAS, by Ordinance 2022-066, the President and Board of Trustees of the Village of Arlington Heights, Illinois adopted the Annual Budget of the Village of Arlington Heights for the fiscal year beginning January 1, 2023, and ending December 31, 2023; and

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

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

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

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

Account Being Amended	Original Budget	Amendment Incr. / (Decr.)	Revised Budget
101-9901-590050-	0	5,750,000	5,750,000
506-0000-491050-	0	5,750,000	5,750,000

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

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

AYES:

NAYS:

PASSED AND APPROVED THIS April 15th, 2024.

Village President

ATTEST:

Village Clerk



Village Board
4/15/2024

Item: Board and Commissions Reappointments

Department: Village Manager's Office

Board and Commissions Reappointments

ATTACHMENTS:

Description	Type
Board and Commission Reappointments	Exhibits

Boards and Commissions Appointments/Reappointments

April 15, 2024

Board/Commission	Member Reappointment	Term Ending
Plan Commission	Susan Dawson	4/30/27
Plan Commission	George Drost	4/30/27
Plan Commission	Terrence Ennes	4/30/27
Plan Commission	Mary Jo Warskow	4/30/27
Zoning Board of Appeals	Jeff Lanaghan	4/30/29
Board of Health	Kristin Brown MD	4/30/27
Board of Health	William Moran MD	4/30/27
Board of Local Improvements	John Kazanow	4/30/29
Board of Local Improvements	Nicholas Cortesi	4/30/29
Fire & Police Commission	Dean Walsh	4/30/27
Design Commission	John Fitzgerald	4/30/27
Building Code of Review Board	Richard Bondarowicz	4/30/27
Building Code of Review Board	Scott Smith	4/30/27
Building Code of Review Board	Jim Tinaglia	4/30/27
Environmental Commission	Luanne Eisenhardt	4/30/27
Environmental Commission	Philip Flores Jr	4/30/27
Environmental Commission	David Jaescke	4/30/27
Environmental Commission	Susan Skrudland	4/30/27
Environmental Commission, youth	Damian Gil-Lara	4/30/25
Housing Commission	William Delea	4/30/27
Housing Commission	Andres Arrington	4/30/27
Arlington Economic Alliance	Andrew Stengren	4/30/27
Arlington Economic Alliance	Tonia Etoh	4/30/27
Arlington Economic Alliance	Anthony Guido	4/30/27
Arlington Economic Alliance	Heather Larson	4/30/27
Arlington Economic Alliance	Marc Poulos	4/30/27
Senior Citizens Commission	Susan Viecegli	4/30/27
Youth Commission, adult	Jennifer Borrell	4/30/27
Youth Commission, adult	Afroz Hafeez	4/30/27
Youth Commission, youth	Gabe Cherwin	4/30/25
Youth Commission, youth	Lucy Jochaniewicz	4/30/25
Youth Commission, youth	Ava McQuaid	4/30/25
Youth Commission, youth	Christopher Hong	4/30/25
Commission for Citizens w/Disabilities	Brian Harrison	4/30/27
Commission for Citizens w/Disabilities	Sheryl Letwat	4/30/27
Commission for Citizens w/Disabilities	Jennifer Durkin	4/30/27
Commission for Citizens w/Disabilities	Eva Mullinax	4/30/27
Bicycle and Pedestrian Commission	Paul Danko	4/30/27

Special Events Commission	Laurie Mitchell	4/30/28
Arts Commission	Mary Seitz-Pagano	4/30/27
Arts Commission	Brian Wolf	4/30/27
Police Pension Fund	Harry Malone	5/12/26

Chair Appointments/Reappointments

Board and Commission	Chair appointment/reappointments	Term Ending
Zoning Board of Appeals	Peter Siavelis	4/30/25
Board of Health	Jerome Meservey, MD	4/30/25
Board of Local Improvements	John Kazanow	4/30/25
Building Code Review Board	Patrick O’Gorman	4/30/25
Design Commission	Jonathan Kubow	4/30/25
Environmental Commission	Theresa Jordan	4/30/25
Housing Commission	John Eggum	4/30/25
Arlington Economic Alliance	Andrew Stengren	4/30/25
Youth Commission	Alice Son	4/30/25
Bicycle and Pedestrian Commission	Richard Lenski	4/30/25
Special Events Commission	Diane Jamieson	4/30/25
Arts Commission	Mary Seitz-Pagano	4/30/25
Commission for Citizens w/Disabilities	Sheryl Letwat	4/30/25
Senior Citizens Commission	Susan Viecegli	4/30/25
Fire & Police Commission	Dean Walsh	4/30/25



**Village Board
4/15/2024**

Item: Bond Waiver - Chicago Adaptive Sports

Department: Building & Life Safety

Background

Chicago Adaptive Sports is requesting a waiver of all fees and bond requirements for their upcoming 50/50 raffle and silent auction taking place on April 13, 2024, at Camelot Park. Tickets will be sold the night of the event from 6:00pm to 8:30pm.

Value of raffle: Undetermined 50/50 raffle

Recommendation:

It is recommended that the Village Board waive the bond requirement as requested by Chicago Adaptive Sports.

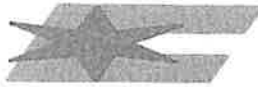
ATTACHMENTS:

Description

Ltr. Chicago Adaptive Sports

Type

Correspondence



CHICAGO ADAPTIVE SPORTS

Push. Play. Persist.

March 18, 2024

To: Susan Miller,

The purpose of this letter is to request that all fees and bond requirements be waived for the Raffle License which includes 50/50 raffle and silent auction.

On April 13th, 2024, Seth Goldberg, a resident of Arlington Heights and Ryan Bowers, a resident of Buffalo Grove will be Co-Chairs of an event to benefit Chicago Adaptive Sports NFP. The event will be a professional wrestling program by MWA Professional Wrestling. All proceeds will support Chicago Adaptive Sports.

Chicago Adaptive Sports is a registered Illinois Not for Profit which supports adaptive sports, the athletes, and their communities in the Chicagoland area. One hundred percent of all funds raised by Chicago Adaptive Sports funds the athletes. Chicago Adaptive Sports focus is on providing the necessary resources so athletes can participate in competitive sports such as wheelchair basketball wheelchair softball and goalball. Chicago Adaptive Sports provides registration and membership fees for national sports organizations, Chicago Park District registration fees, and supports travel expenses for athletes competing in national or international sport competitions.

Mr. Goldberg and Mr. Bowers, as co-chairs for this event, have worked to make this event a fun and successful evening for all. Waiving the Raffle License fees, and bond requirements would provide more resources to be directed to the athletes supported by Chicago Adaptive Sports. This would include a silent auction and 50/50 raffles.

If further information is required, please contact me at 630-330-0338.

Kenneth J. Carwell

Treasurer

Chicago Adaptive Sports

1132 South Maple Avenue Oak Park Illinois 60304

Chicagoadaptivesports.com



**Village Board
4/15/2024**

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

Department: Planning & Community Development Department

Requested Action

1. A variation from Chapter 30, Section 30-601a, to allow a total of **1,864 square** feet of temporary signage where 64 square feet is the maximum total allowed, and to allow individual temporary signs up to 72 square feet where 32 square feet is the maximum allowed size for an individual temporary sign.

Recommendation

A public hearing was held by the Design Commission on April 2, 2024 where Commissioner Fitzgerald moved and Commissioner Eckhardt seconded:

A motion to recommend to the Village Board of Trustees, approval of DC#24-005, the following sign variation request for the Arlington Gateway Development located at 1, 15, & 111 E. Algonquin Road and 2355 S. Arlington Heights Road:

1. A variation from Chapter 30, Section 30-601a, to allow a total of **1,288 square feet** of temporary signage where 64 square feet is the maximum total allowed, and to allow individual temporary signs up to 72 square feet where 32 square feet is the maximum allowed size for an individual temporary sign.

This recommendation is based on the plans dated 3/14/24 received on 3/19/24, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. The temporary signage shall be removed upon completion of construction.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission

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

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

ATTACHMENTS:

Description

Staff Report
DC Minutes - 4/2/24 - DRAFT
Supporting Documents

Type

Board or Commission Report
Minutes
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Arlington Gateway Development
Project Address: 1, 15, & 111 E. Algonquin Road,
2355 S. Arlington Heights Road
Prepared By: Steve Hautzinger

Date Prepared: March 18, 2024

PETITION INFORMATION:

DC Number: 24-005
Petitioner Name: Thomas Roszak
Petitioner Address: Thomas Roszak Architecture
145 S. Wells Street, Suite 700
Chicago, IL 60606
Meeting Date: April 2, 2024

Requested Action(s):

1. A variation from Chapter 30, Section 30-601a, to allow a total of 1,864 square feet of temporary signage where 64 square feet is the maximum total allowed, and to allow individual temporary signs up to 72 square feet where 32 square feet is the maximum allowed size for an individual temporary sign.

ANALYSIS:

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."

Summary:

The petitioner is requesting a sign variation to allow temporary signage (beyond code-compliant sizes and amount) to be mounted on the construction fence around the new Arlington Gateway Development construction site located at the intersection of Arlington Heights Road and Algonquin Road. The construction fence will include a total of approximately 141 chain link fence panels covered in blue netting. The fence will be supported by concrete jersey barriers located at every other fence panel. The proposed signage will be printed on reinforced vinyl and attached to the blue netting. The signage will be primarily located at the three main corners of the site, and will cover 31 of the 141 fence panels. Please refer to Table 2 below for a complete summary of the proposed temporary signage.

Zoning Map of Property:

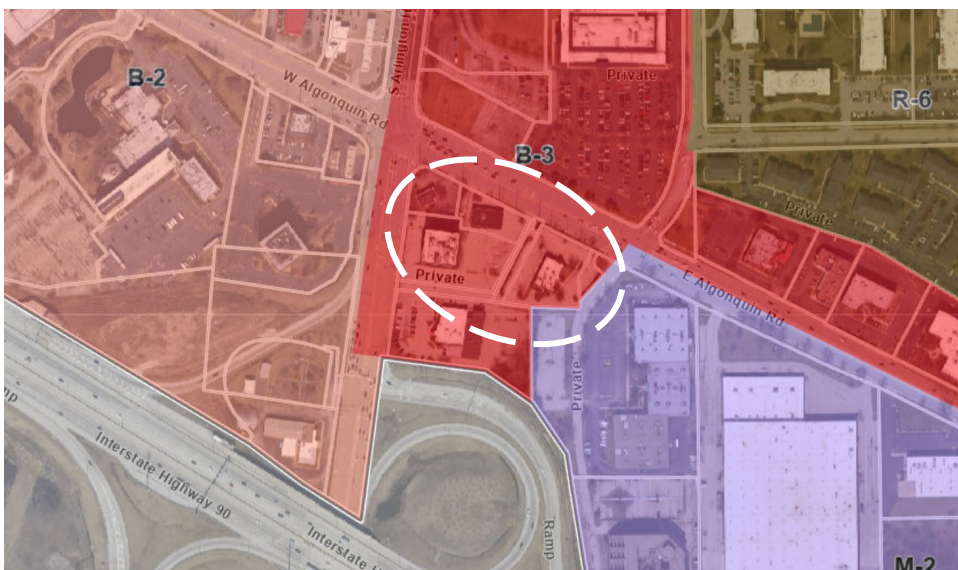


Table 1: Surrounding Land Uses:

Direction	Existing Zoning	Existing Use
Subject Property	B-3, General Service, Wholesale and Motor Vehicle District	Vacant Buildings
North	B-3, General Service, Wholesale and Motor Vehicle District	Mitsuwa Grocery
South	B-3, General Service, Wholesale and Motor Vehicle District	Guitar Shop Retail
East	M-2, Limited Heavy Manufacturing District	Office/Warehouse
West	B-2, General Business District	Offices and Automobile Gas Station

Table 2: Proposed Temporary Signs Summary:

SIGN TYPE	QUANTITY	SIGN SIZE	TOTAL	REMARKS
A. Development Information	4	6' x 12' = 72 sf	288 sf	
B. Development Renderings	3	6' x 12' = 72 sf	216 sf	
C. "Clark Construction"	14	6' x 12' = 72 sf	1008 sf	
D. Prairie Grasses	6	4' x 12' = 48 sf	288 sf	
E. "AHgateway.com"	4	2' x 8' = 16 sf	64 sf	
TOTAL			1,864 sf	64 sf maximum allowed

Sign Variation Criteria:

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

- That the particular difficulty or peculiar hardship is not self-created by the Petitioner.*
- 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;*
- 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;*
- That the variation will not alter the essential character of the locality;*
- That the Petitioner's business cannot reasonably function under the standards of this chapter.*

The petitioner has submitted a letter stating that the proposed signage is needed to advertise the development in an attractive and effective way. The petitioner states that community outreach and communication is vital to the success of the development, as is creating a sense of anticipation, and the proposed construction fence signage is part of an overall comprehensive marketing program. The petitioner feels that the signage helps to break up the monotony of the construction fence, while providing the public with information on the development under construction. The petitioner feels that the code allowance for temporary signage is inadequate considering the adjacent high traffic roads and the size and number of parcels that make up the site.

Staff Comments:

Staff acknowledges that the construction fence is required for safety, and that construction fences are typically not very attractive. Staff agrees that the proposed signage is professionally and tasteful designed, and it does improve the appearance of the construction fencing. Staff agrees that the signage serves a valid purpose to market the new development and show

what is planned for the site. 1,864 sf of signage sounds like an excessive amount of signage, but considering the overall size of the construction fence, the proposed signage only covers about 22% of the panels. Staff acknowledges that the signage needs to be large and clear for visibility across many lanes of traffic. Staff also acknowledges that the Prairie Grass signs are artistic in nature, but they are technically signs, and therefore contribute to the total signage square footage. Staff's only concern is that 14 "Clark Construction" signs seems excessive. Staff feels that a maximum of 6 "Clark Construction" should be adequate, which would reduce the total amount of signage from 1,864 sf to 1,288 sf. Please refer to Table 3 below for a modified summary of the proposed temporary signage.

Staff cautions about setting a precedent for excessive construction fence signage on other future developments, but those proposals will need to be evaluated on a case-by-case basis. For example, a similar development in Downtown Arlington Heights would not warrant as much or as large of signage, due to the pedestrian setting versus the high-traffic roads adjacent to the subject property.

Based on the size of the site, the size of the adjacent roadways, and given that the construction fence and signage are temporary, Staff does not object to the modified variation for 1,288 sf of signage. Staff recommends approval of the requested sign variation subject to a time limit being established for the removal of the signage. The petitioner anticipates completing construction in February 2026, so it is recommended that the requested temporary signage be removed in two years from the date of approval, or upon completion of construction, whichever is sooner.

Table 3: Staff Recommended Reduced Temporary Signs Summary:

SIGN TYPE	QUANTITY	SIGN SIZE	TOTAL	REMARKS
A. Development Information	4	6' x 12' = 72 sf	288 sf	
B. Development Renderings	3	6' x 12' = 72 sf	216 sf	
C. "Clark Construction"	6	6' x 12' = 72 sf	432 sf	Recommended reduced quantity from 14 signs to 6 signs
D. Prairie Grasses	6	4' x 12' = 48 sf	288 sf	
E. "AHgateway.com"	4	2' x 8' = 16 sf	64 sf	
TOTAL			1,288 sf	64 sf maximum allowed

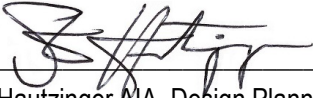
RECOMMENDATION

It is recommended that the Design Commission recommend **approval** to the Village Board for the following sign variation for the Arlington Gateway Development located at 1, 15, & 111 E. Algonquin Road and 2355 S. Arlington Heights Road:

1. A variation from Chapter 30, Section 30-601a, to allow a total of **1,288 square feet** of temporary signage where 64 square feet is the maximum total allowed, and to allow individual temporary signs up to 72 square feet where 32 square feet is the maximum allowed size for an individual temporary sign.

This recommendation is based on the plans dated 3/14/24 received on 3/19/24, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. The temporary signage shall be removed in two years from the date of approval, or upon completion of construction, whichever is sooner.
2. 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 21, 2024

Steve Hautzinger AIA, Design Planner

Department of Planning & Community Development

c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 24-005

DRAFT

MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
APRIL 2, 2024

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

Members Present: John Kubow, Chair
John Fitzgerald
Ted Eckhardt

Members Absent: Scott Seyer
Kirsten Kingsley

Also Present: Francesco Valenzano, Owner of 1114 N. Race Ave.
Thomas Roszak, Thomas Roszak Architecture for *Arlington Gateway Development*
Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR MARCH 12, 2024

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE MEETING MINUTES OF MARCH 12, 2024. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 2. SIGN VARIATION REVIEWDC#24-005 – Arlington Gateway Development – 2355 S. Arlington Heights Rd & 1. 15, 111 E. Algonquin Rd.

Thomas Roszak, representing *Thomas Roszak Architecture*, was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is requesting a sign variation to allow temporary signage (beyond code-compliant sizes and amount) to be mounted on the construction fence around the new Arlington Gateway Development construction site located at the intersection of Arlington Heights Road and Algonquin Road. The construction fence will include a total of approximately 141 chain link fence panels covered in blue netting. The fence will be supported by concrete jersey barriers located at every other fence panel. The proposed signage will be printed on reinforced vinyl and attached to the blue netting. The signage will be primarily located at the three main corners of the site, and will cover 31 of the 141 fence panels. Table 2 in the Staff report includes a complete summary of the proposed temporary signage. The following sign variation is being requested:

1. A variation from Chapter 30, Section 30-601a, to allow a total of 1,864 square feet of temporary signage where 64 square feet is the maximum total allowed, and to allow individual temporary signs up to 72 square feet where 32 square feet is the maximum allowed size for an individual temporary sign.

Commissioner Eckhardt asked for clarification that the total square footage being requested is the combined total of only the panels that have text or artwork on them. Mr. Hautzinger confirmed this and said the total of those sign panels is the 1,864 square feet being proposed; however, code only allows a total of 64 square feet, with an individual sign not to exceed 32 square feet. Chair Kubow said the sign code should be looked at with regards to the total square footage allowed for temporary signage being proportionate to the size of the lot. Commissioner Eckhardt asked how many of the graphic images shown will repeat on each elevation, and Mr. Hautzinger referred to the site plan submitted by the petitioner which has colored note tags denoting where each sign will be located, with a grouping of the sign panels located at the three main corners of the site. Image C (Clark Construction) is proposed incrementally on the stretches of the fence around each side of the site. The petitioner also provided a photo from one of their past projects that shows the concrete barrier with the chain link fence and the blue netting, a fabric sample of the sign panel, and perspective renderings showing the proposed construction fence and signage with the existing buildings, post demo, the new building with the fence, and then the completed new building with the fence removed.

Mr. Hautzinger further stated that the petitioner submitted a letter addressing the criteria for granting a sign variation, stating that the proposed signage is needed to advertise the development in an attractive and effective way. The petitioner also states that community outreach and communication is vital to the success of the development, as is creating a sense of anticipation, and the proposed construction fence signage is part of an overall comprehensive marketing program. The petitioner feels the signage helps to break up the monotony of the construction fence, while providing the public with information on the development under construction. The petitioner feels that the code allowance for temporary signage is inadequate considering the adjacent high traffic roads and the size and number of parcels that make up the site.

Mr. Hautzinger said that Staff acknowledges that the construction fence is required for safety, and that construction fences are typically not very attractive. Staff agrees that the proposed signage is professionally and tasteful designed, and it does improve the appearance of the construction fencing. Staff agrees that the signage serves a valid purpose to market the new development and show what is planned for the site. 1,864 sf of signage sounds like an excessive amount of signage, but considering the overall size of the construction fence, the proposed signage only covers about 22% of the panels. Staff also acknowledges that the signage needs to be large and clear for visibility across many lanes of traffic. Staff acknowledges that the Prairie Grass signs are artistic in nature, but they are technically signs, and therefore contribute to the total signage square footage.

Staff's only concern is that (14) "Clark Construction" signs seems excessive, and Staff feels that a maximum of (6) "Clark Construction" signs should be adequate, which would reduce the total amount of signage from 1,864 sf to 1,288 sf.

Based on the size of the site, the size of the adjacent roadways, and given that the construction fence and signage are temporary, Staff does not object to the modified variation for 1,288 sf of signage. Staff recommends approval of the requested sign variation subject to a time limit being established for the removal of the signage. The petitioner anticipates completing construction in February 2026, so it is recommended that the requested temporary signage be removed in two years from the date of approval, or upon completion of construction, whichever is sooner.

Mr. Roszak said that based on the almost 4-acre site, they feel it is a little difficult to be able to communicate everything they want, so they concentrated the key communication signs on the three main areas shown. He said the 'C' signs for Clark Construction are not so much for the public, but for deliveries and trucks visiting the site. Per code, they are allowed a total of 64 sf of temporary signage, which they would do by installing four, 16 sf temporary signs very soon, without approval. He reiterated that these signs are just providing basic information about the site, with a lot of calls already coming in about what is happening here, and they plan to have a website that contains basic information about the project where people can sign up for a VIP list and for affordable housing. It is a way to capture the names of those interested, and also provide some information about the site. Mr. Roszak said that demolition has already begun on the site, and the construction fence, the barriers, and the blue panels are already up. He welcomed any questions from the commissioners.

Chair Kubow asked if there was any public comment on the project and there was no response from the audience.

The commissioners summarized their comments. Commissioner Eckhardt supported Staff's recommendation to reduce the amount of 'C' (Clark Construction) signs for the construction company from 14 to 6. He preferred to see more signs about the development, such as QR codes, in lieu of some of the 'C' signs. He suggested adding a couple more locations for actual project development information, which to him is more meaningful than an advertisement for a construction company.

Commissioner Fitzgerald said that given the size of the project, bigger signs at all the corners of the site is really nice, and he agreed with Staff's recommendation to reduce the amount of 'C' signs; however, he was not in favor of switching those signs out to something else.

Chair Kubow said these signs are temporary, so he was fine with what is being proposed.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER ECKHARDT, TO RECOMMEND TO THE VILLAGE BOARD OF TRUSTEES, APPROVAL OF THE FOLLOWING SIGN VARIATION FOR THE *ARLINGTON GATEWAY DEVELOPMENT*, LOCATED AT 2355 S. ARLINGTON HEIGHTS RD, 1, 15 & 111 E. ALGONQUIN ROAD:

1. A VARIATION FROM CHAPTER 30, SECTION 30-601a, TO ALLOW A TOTAL OF 1,288 SQUARE FEET OF TEMPORARY SIGNAGE WHERE 64 SQUARE FEET IS THE MAXIMUM TOTAL ALLOWED, AND TO ALLOW INDIVIDUAL TEMPORARY SIGNS UP TO 72 SQUARE FEET WHERE 32 SQUARE FEET IS THE MAXIMUM ALLOWED SIZE FOR AN INDIVIDUAL TEMPORARY SIGN.

THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS DATED 3/14/24 AND RECEIVED ON 3/19/24, FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, AND THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING CONDITIONS:

1. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, 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.

Mr. Hautzinger clarified that in addition to the reduction in the total square footage, Staff is recommending that the temporary signs be removed from the fence in two years from the date of approval, or upon completion of construction, whichever is sooner. He added that this is based on the petitioner's anticipated construction schedule for completion in February of 2026. Commissioner Fitzgerald did not agree with the suggestion to remove the temporary signage in two years from the date of approval if that is sooner than completion of construction. This was not part of the motion he made, and he wanted to allow the temporary signs to remain until the project is built. Mr. Hautzinger asked if the commission wanted to include any timeframe for removal of the temporary signs, and Commissioner Fitzgerald reiterated his support for the temporary signs to remain until completion of construction, and the other commissioners agreed.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD TO AMEND THE MOTION TO ADD THE FOLLOWING CONDITION:

2. THAT THE TEMPORARY SIGNAGE SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.

COMMISSIONER ECKHARDT SECONDED THE AMENDED MOTION.

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

Mr. Hautzinger reminded the petitioner that sign variations require Village Board approval, and the approval tonight is a recommendation to the Village Board.

Variance Request – DC00005-2024

Date: 18 January 2024, Revised 19 March 2024

Re: Arlington Gateway Development – Temporary Sign on Construction Fence

Case #: SIGN2024-00012 (for temp signage application)
BLDC2023-04703 (for main building application)

To: Sam Hubbard, VAH
Steve Hautzinger, VAH

From: Thomas Roszak


Thank you for your careful review of our temporary construction fence and signage drawings. We hereby request that a variance be provided on this project and incorporated into the final Plan Development.

Zoning Code Sections:

Chapter 30, Sign Regulations, Section 30-601

The total square footage of the signs in aggregate shall not be more than 64 square feet with individual signs not exceeding 32 square feet.

Sign Variation Request, Section 30-902 Standards

The Design Commission and Village Board of Trustees will base their recommendation for a variation on the following facts. (With responses by TRA in bold)

- a. *The particular difficulty or peculiar hardship is not self-created by the petitioner*
 - a. **TRA Response: The code compliant temporary signage of 64 square feet does not adequately provide nearly enough signage for a construction project of this size. There are three prominent corners to the property where temporary signage would help break the monotony of the construction fence and provide the public with information on the development under construction. Our large investment into the community should allow us to adequately inform and advertise our offering to the public in a attractive and effective way.**
 - 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*

- a. **TRA Response:** The signage will not create a traffic hazard, depreciate nearby property values or otherwise be detrimental to the public health, safety, morals and welfare of the public. All signage will be secured to the construction fence and include wind slits so that they are not taken by the wind. The signage will be created by professionals and be of the same caliber of signage our team has used previously on other projects of this scale.
- 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.*
 - a. **TRA Response:** The code compliant temporary signage of 64 square feet does not adequately provide nearly enough signage for a construction fence of this size. The property under development was previously four parcels, to be combined into one under separate reviews by VAH. Theoretically, we should have at minimum 4 x the amount of signage normally allowed since we are combining 4 lots. It appears the signage code does not take into consideration the lot size or street frontage.
- d. *the variation will not alter the essential character of the locality*
 - a. **TRA Response:** The variance is for additional signage beyond the code allowed 64 square feet. The essential character of the fence and the signs will not change. The additional signage will include pictures of prairie grasses and additional detailed information about the development under construction, which will ultimately be an offering of rental apartments and retail spaces.
- e. *the applicant's business cannot reasonably function under the standards of this Chapter.*
 - a. **TRA Response:** The proportions of code-allowed temporary sign to the amount of construction fence do not serve the public or the petitioner very well. This additional sign is a benefit to all involved parties.

Justification

Please note that a temporary sign permit application has been submitted (Permit #SIGN2024-00012) that is within compliance of the Sign Regulations. This variance is a request to replace this temporary signage on the construction fence to temporary signage that exceeds the Sign Regulations. Also see permit #BLDC2023-04703 for main building permit application at this property.

The construction fence is extensive in scope, covering all sides of this 3.8 acre development.

Thomas Roszak Architecture, LLC

The signage being proposed in this variance would provide visual breaks in this fence, especially along high-traffic roads and the intersection at Arlington Heights and Algonquin Roads. The proposed signage is focused at the corners of the property with intermediate blue Clark (General Contractor) signs at intermittent locations matching the same blue as the fence.

The proposed signs vary in size:

A signs = 72 sf each x 4 = 288 sf
B signs = 72 sf each x 3 = 216 sf
C signs = 72 sf each x 13 = 1,008 sf
D signs = 48 sf each x 6 = 288 sf
E signs = 16 sf each x 4 = 64 sf
Total = 30 signs = 1,864 sf

There are 30 total signs for a grand total of 1,864 square feet of temporary signs. The signage will depict renderings of the property under construction, the development and construction teams logos, a QR code for the development website, images of prairie grasses, as well as a basic description of the development. Please refer to the attached plan.

Due to the high-profile location of this project and scope of this project, we believe this request for additional temporary signs is an important part of providing a quality product to the Village of Arlington Heights, not just once construction is complete but also during the construction phase of the project. The development team is investing large amounts of capital and want to have the best chance at success. Community outreach and communication is vital to this success, as is creating a sense of anticipation, and this signage is just a part of an overall comprehensive marketing program.

cc: Charles Witherington-Perkins, VAH
Michael Lysicatos, VAH
Brian Carley, Bradford Allen
Chuck Hoag, Bradford Allen

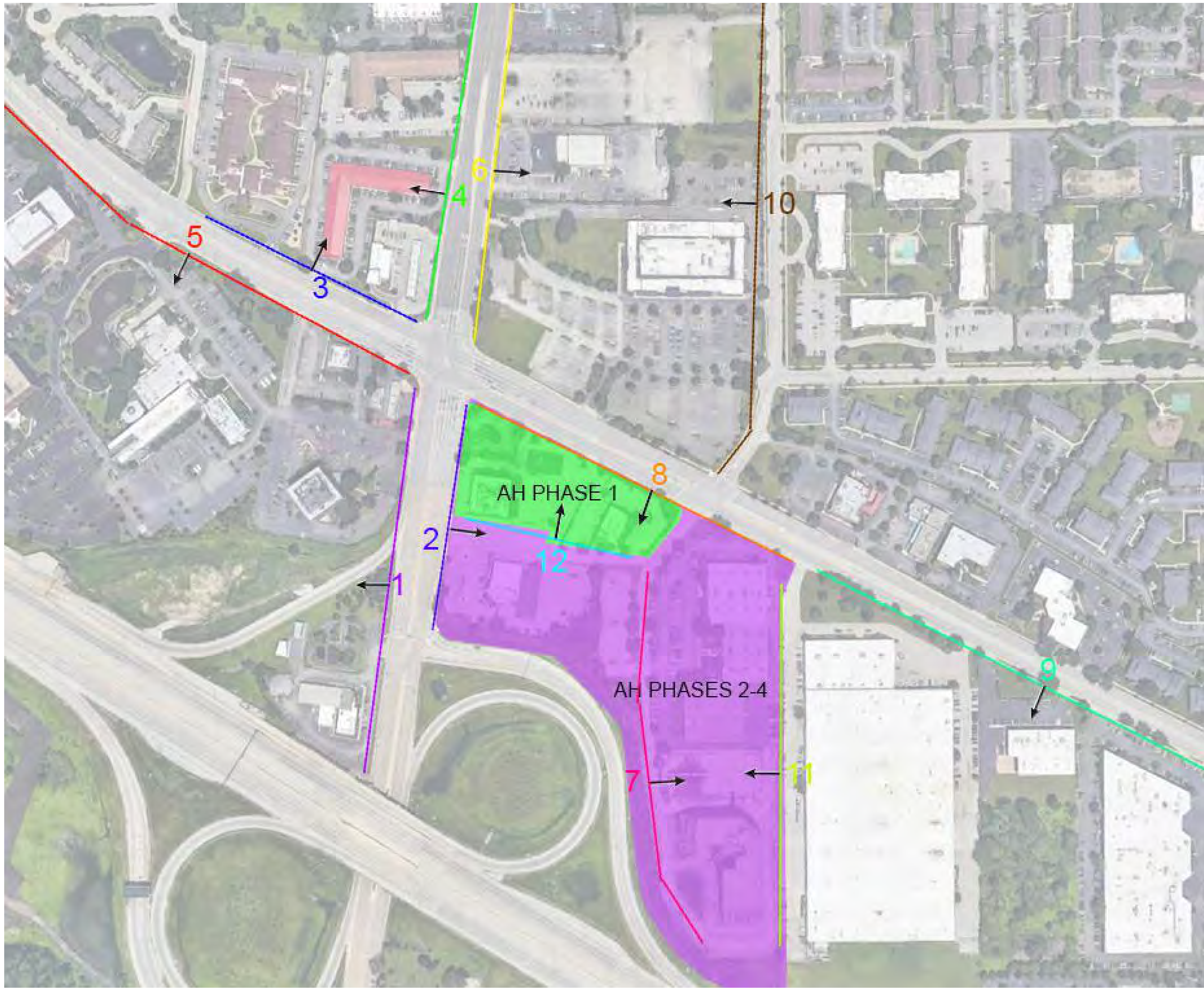
PROJECT LOCATION MAP (NOT TO SCALE):



2355 S Arlington Heights Rd, Arlington Heights, IL 60005

PIN: 08-16-401-018-0000
08-16-401-030-0000
08-16-401-039-0000
08-16-401-043-0000
08-16-401-045-0000
08-16-401-046-0000





13 PANORAMA LOCATION DIAGRAM
3/4" = 1'-0"



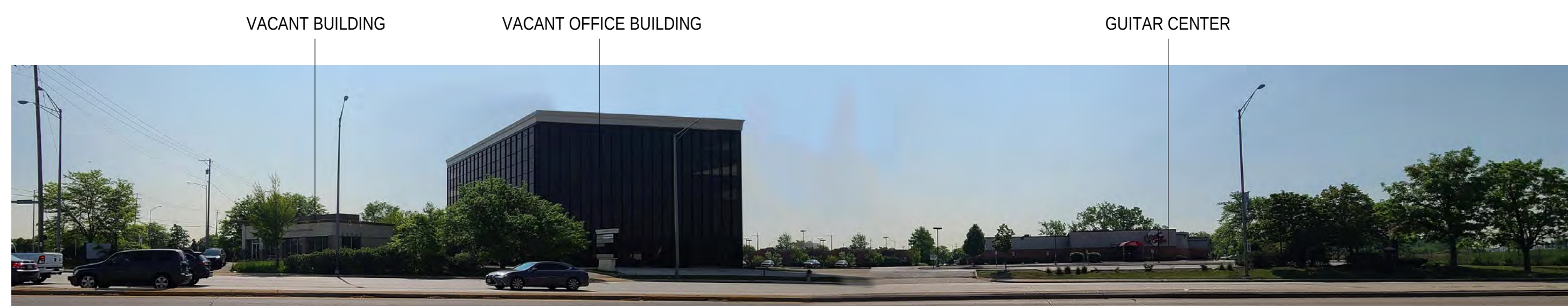
VIEW 8 - SOUTH VIEW - EAST ALGONQUIN RD



VIEW 6 - EAST VIEW - SOUTH ARLINGTON HEIGHTS RD



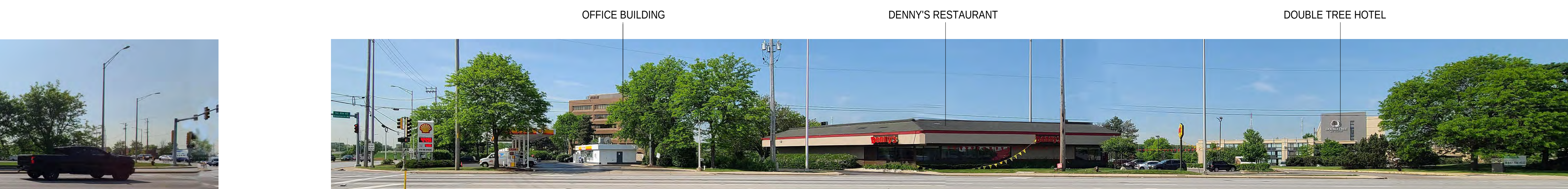
VIEW 4 - WEST VIEW - SOUTH ARLINGTON HEIGHTS



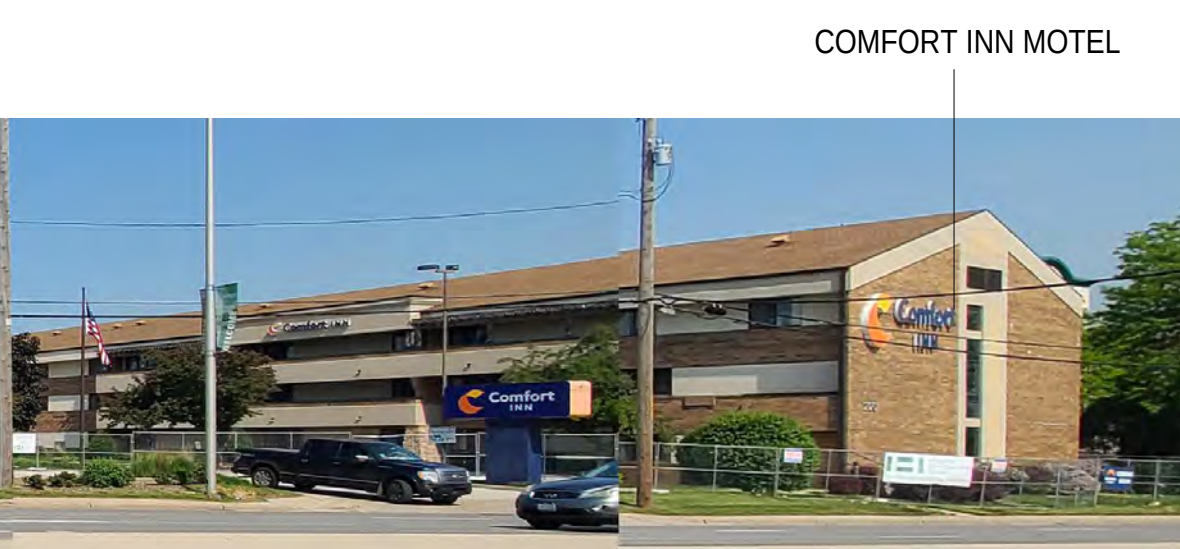
VIEW 2 - EAST VIEW - SOUTH ARLINGTON HEIGHTS RD



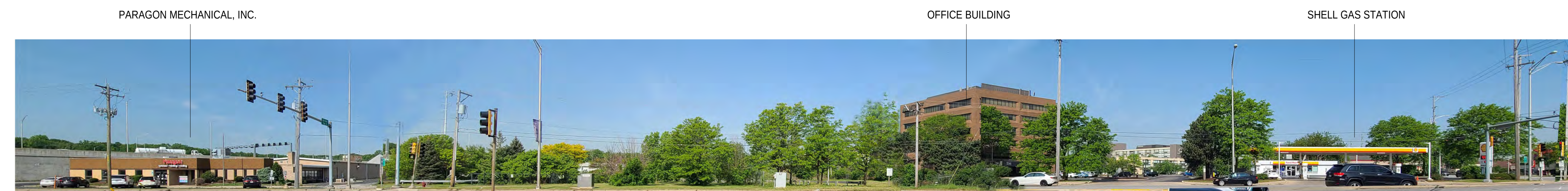
VIEW 7 - EAST VIEW - SOUTH TONNE DR



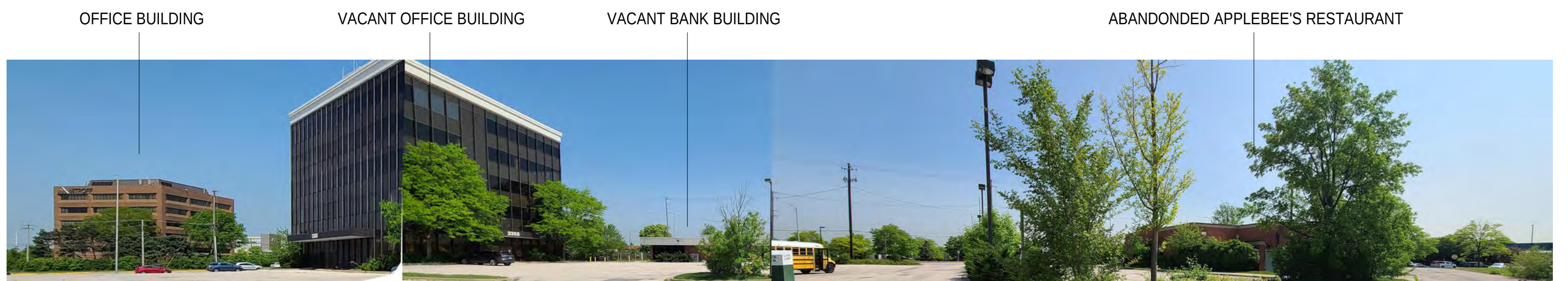
VIEW 5 - SOUTH VIEW - WEST ALGONQUIN RD



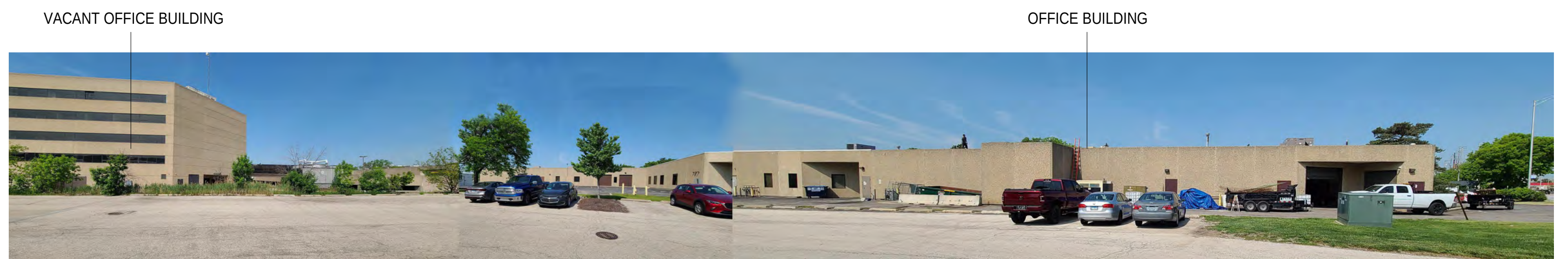
VIEW 3 - NORTH VIEW - WEST ALGONQUIN RD



VIEW 1 - WEST VIEW - SOUTH ARLINGTON HEIGHTS RD



VIEW 12 - NORTH VIEW - NEW ACCESS RD



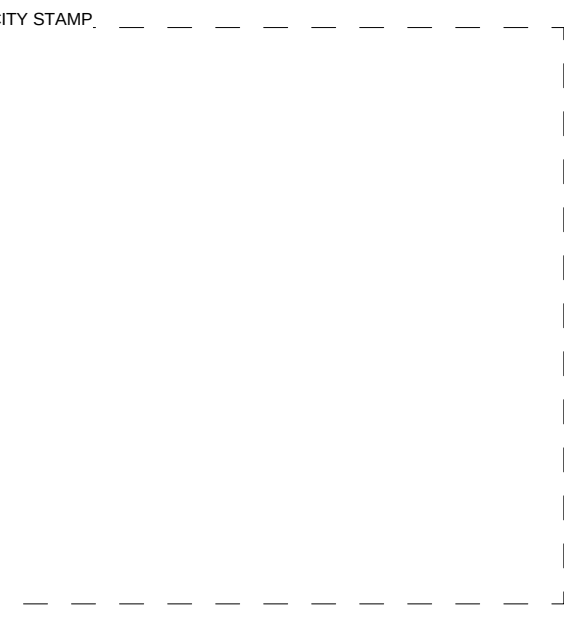
VIEW 11 - WEST VIEW - SOUTH TONNE DR



VIEW 10 - WEST VIEW - SOUTH TONNE DR



VIEW 9 - SOUTH VIEW - EAST ALGONQUIN RD



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SIGNATURE/SEAL

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ILLINOIS
THOMAS A. ROSZAK
REGISTERED ARCHITECT
#001,039,175
EXPIRATION DATE:
NOVEMBER 30, 2024

I CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY COMPLY WITH THE VILLAGE OF ARLINGTON HEIGHTS BUILDING CODE.

No.	Date	Description
1	6/30/2023	50% CD'S
2	7/26/2023	80% CD'S
4	9/15/2023	90% CD'S

ARLINGTON HEIGHTS PHASE I

2355 S. Arlington Heights Rd.,
Arlington Heights, IL 60005

OWNER
Bradford Allen
300 S. Wacker Dr., 35th Floor
Chicago, IL 60606
Tel: 312-284-5700

DEVELOPER
Moceri + Roszak
145 S. Wells St., Suite 700
Chicago, IL 60606
Tel: 312-423-7989

ARCHITECT
Thomas Roszak Architecture, LLC
145 S. Wells St., Suite 700
Chicago, IL 60606
Tel: 312-423-7989

CONSTRUCTION MANAGER
SteelGrass, LLC
145 S. Wells St., Suite 700
Chicago, IL 60606
Tel: 312-423-7989

TR Management + Consulting
145 S. Wells St., Suite 700
Chicago, IL 60606
Tel: 312-423-7989

LANDSCAPE ARCHITECT
Thomas Roszak Architecture, LLC
145 S. Wells St., Suite 700
Chicago, IL 60606
Tel: 312-423-7989

CIVIL ENGINEER
V3 Companies
7325 Jansen Avenue
Woodridge, IL 60517
Tel: 630-724-0200

STRUCTURAL ENGINEER
Thornton Tomasetti
230 N. Wabash Avenue, Suite 1500
Chicago, IL 60601
Tel: 312-586-2000

MEP DESIGN CONSULTANT
Cosentini Associates
1 S. Wacker Drive, Suite 2700
Chicago, IL 60606
Tel: 312-281-7451

GEOTECHNICAL ENGINEER
GEI
1610 W. Bryn Mawr Avenue, Suite 406
Chicago, IL 60611
Tel: 312-868-0364

GENERAL CONTRACTOR
Clark Construction Group
216 S. Jefferson Street, Suite 502
Chicago, IL 60601
Tel: 312-474-5500

MECHANICAL DESIGN/BUILD CONTRACTOR

PLUMBING DESIGN/BUILD CONTRACTOR

ELECTRICAL DESIGN/BUILD CONTRACTOR

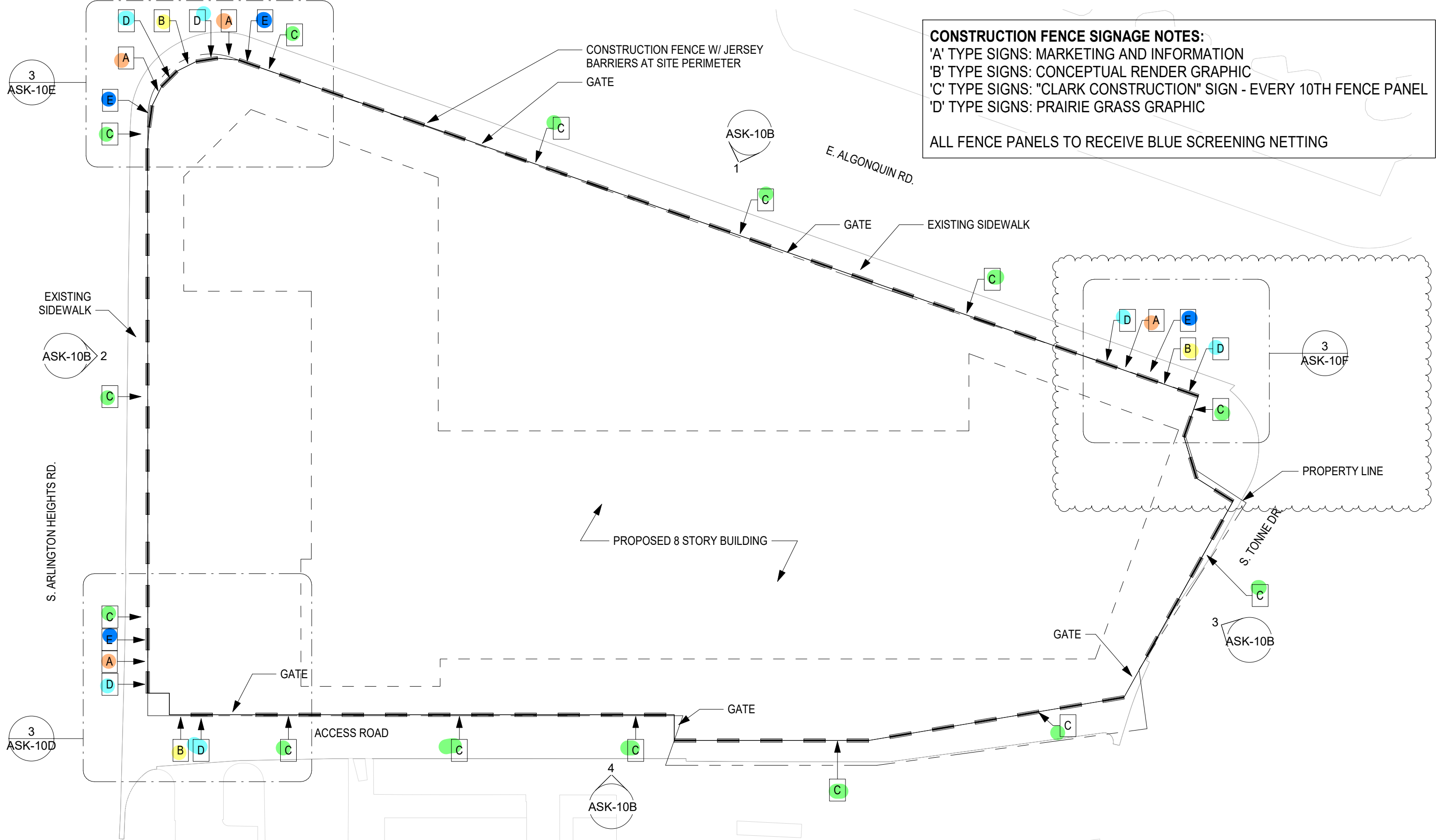
FIRE PROTECTION DESIGN/BUILD CONTRACTOR

SHEET TITLE
SITE PANORAMAS

SCALE
3/4" = 1'-0"

DATE
09/07/2023

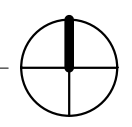
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G-101



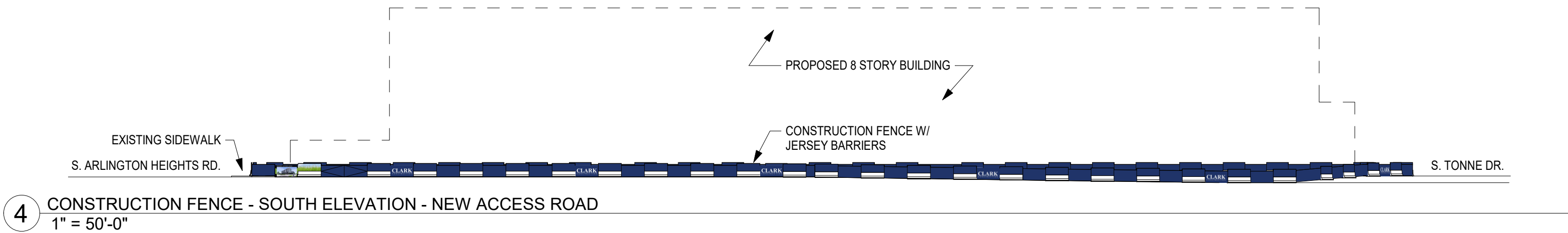
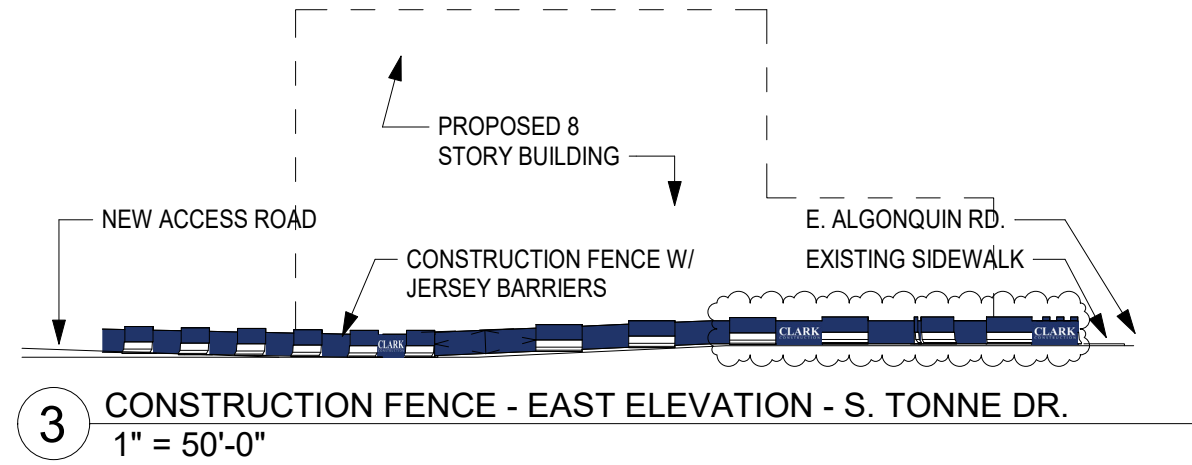
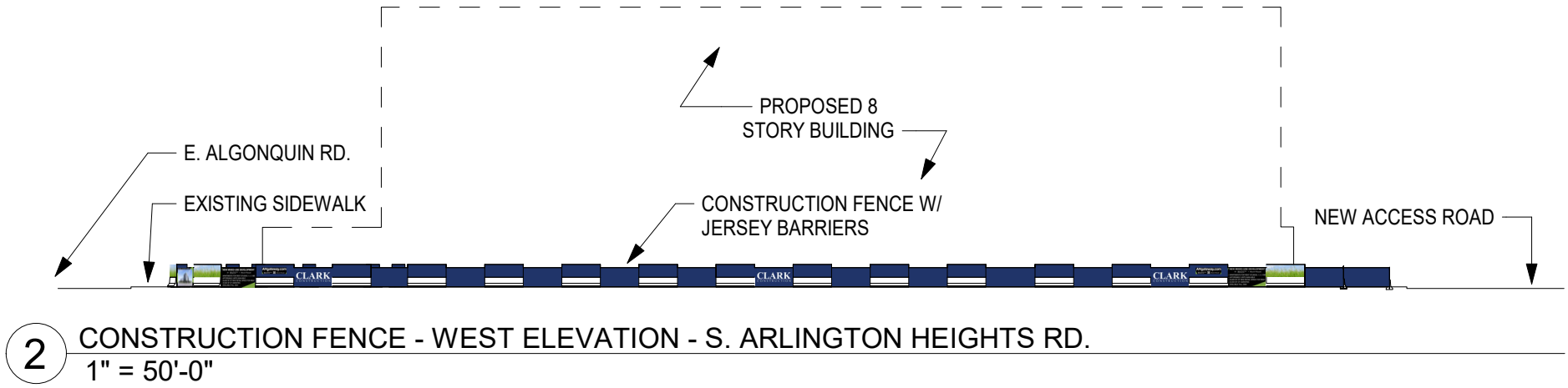
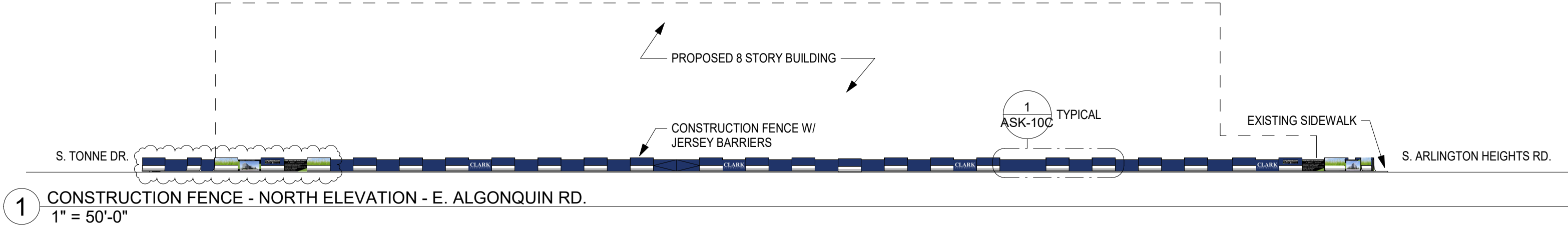
CONSTRUCTION FENCE SIGNAGE NOTES:
'A' TYPE SIGNS: MARKETING AND INFORMATION
'B' TYPE SIGNS: CONCEPTUAL RENDER GRAPHIC
'C' TYPE SIGNS: "CLARK CONSTRUCTION" SIGN - EVERY 10TH FENCE PANEL
'D' TYPE SIGNS: PRAIRIE GRASS GRAPHIC

ALL FENCE PANELS TO RECEIVE BLUE SCREENING NETTING

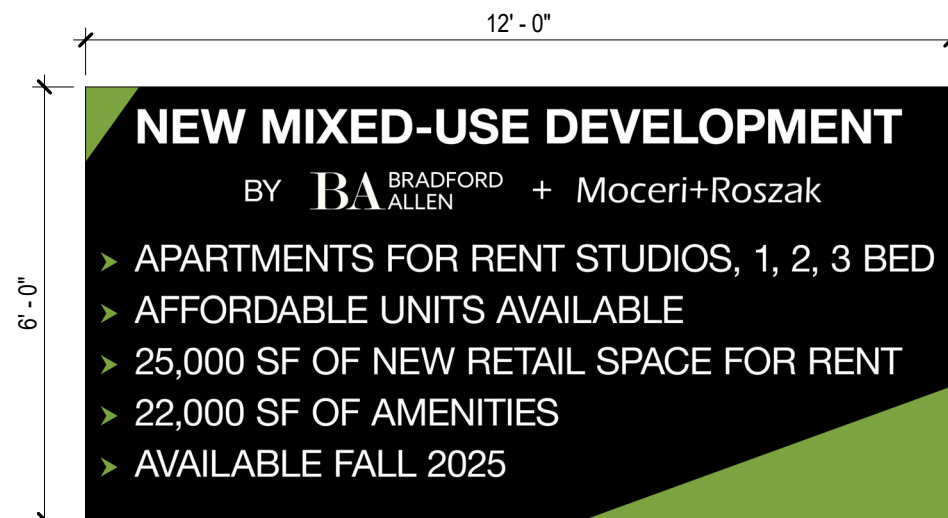
1 CONSTRUCTION OVERALL PLAN
1" = 50'-0"



ASK-10A



ASK-10B



A 'A' TYPE SIGN
3/8" = 1'-0"



B1 'B' TYPE SIGN - SW CORNER
3/8" = 1'-0"



B2 'B' TYPE SIGN - NE CORNER
3/8" = 1'-0"



B3 'B' TYPE SIGN - NW CORNER
3/8" = 1'-0"



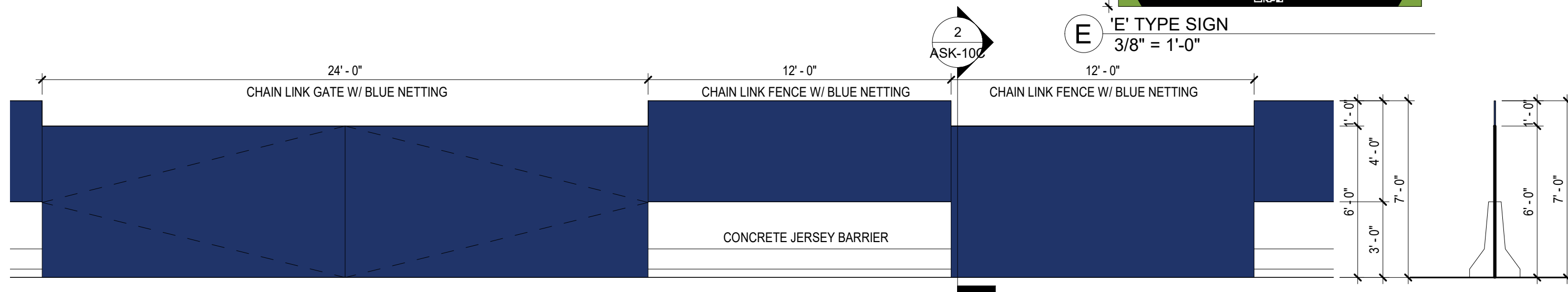
C 'C' TYPE SIGN
3/8" = 1'-0"



D 'D' TYPE SIGN
3/8" = 1'-0"

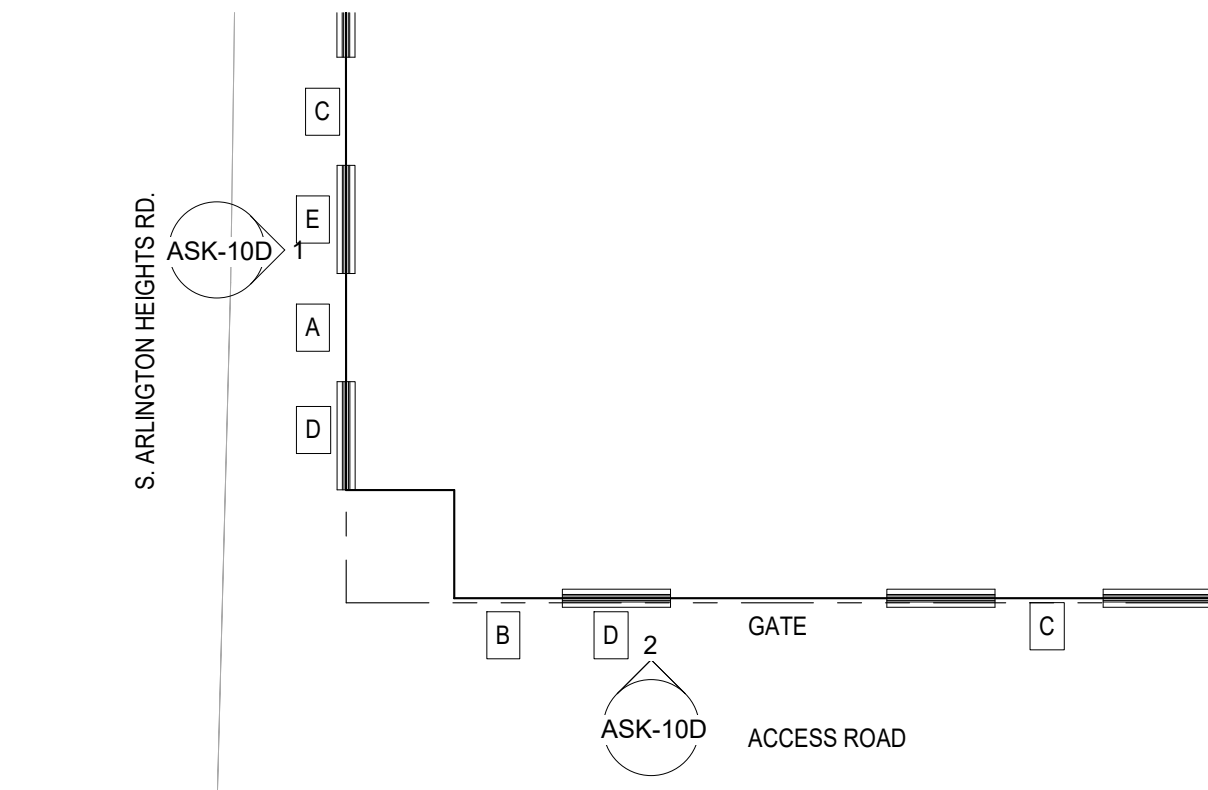


E 'E' TYPE SIGN
3/8" = 1'-0"

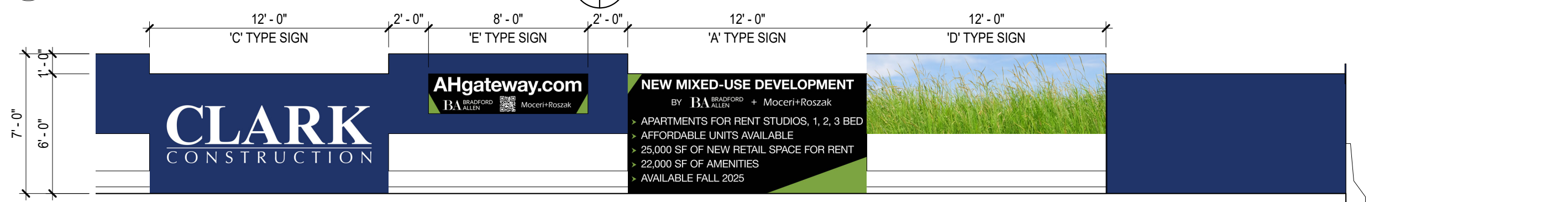


1 CONSTRUCTION FENCE - TYPICAL ENLARGED ELEVATION
1/4" = 1'-0"

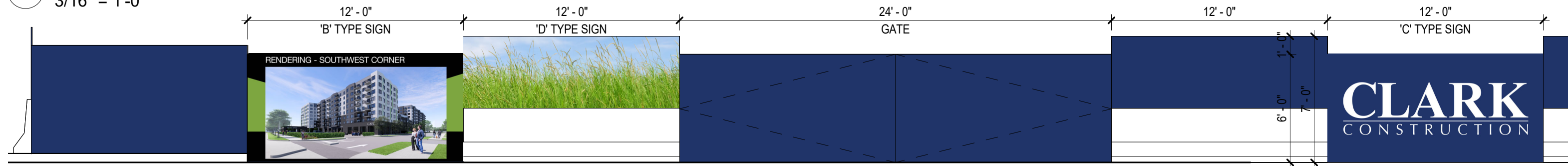
2 TYPICAL FENCE SECTION
1/4" = 1'-0" ASK-10C



3 CONSTRUCTION FENCE PLAN DIAGRAM - SW CORNER
3/64" = 1'-0"

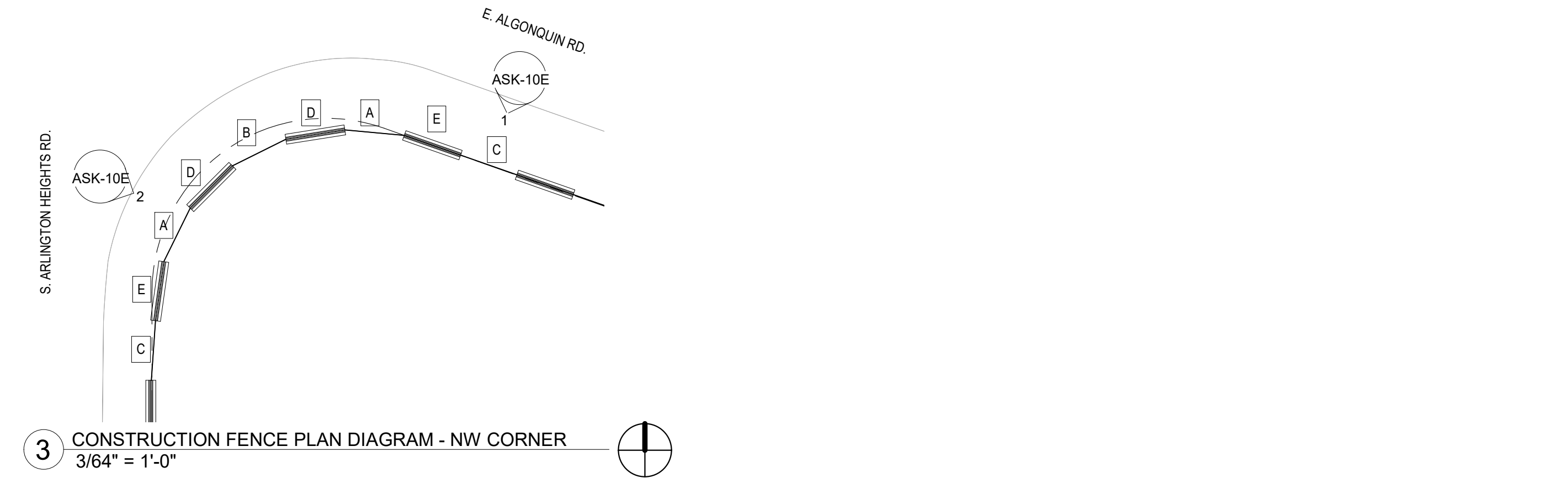


1 SW CORNER - FENCE ELEVATION 1
3/16" = 1'-0"

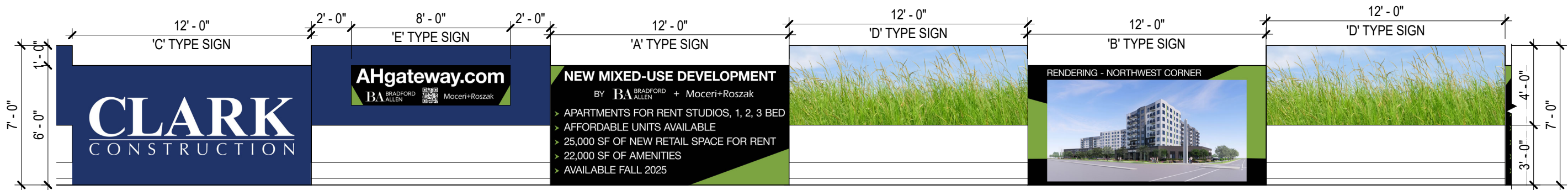


2 SW CORNER - FENCE ELEVATION 2
3/16" = 1'-0"

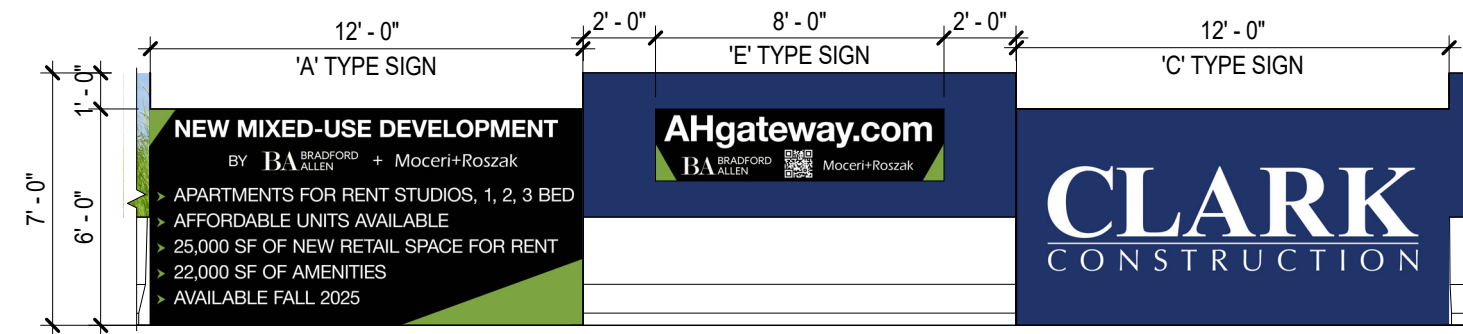
ASK-10D



3 CONSTRUCTION FENCE PLAN DIAGRAM - NW CORNER
3/64" = 1'-0"

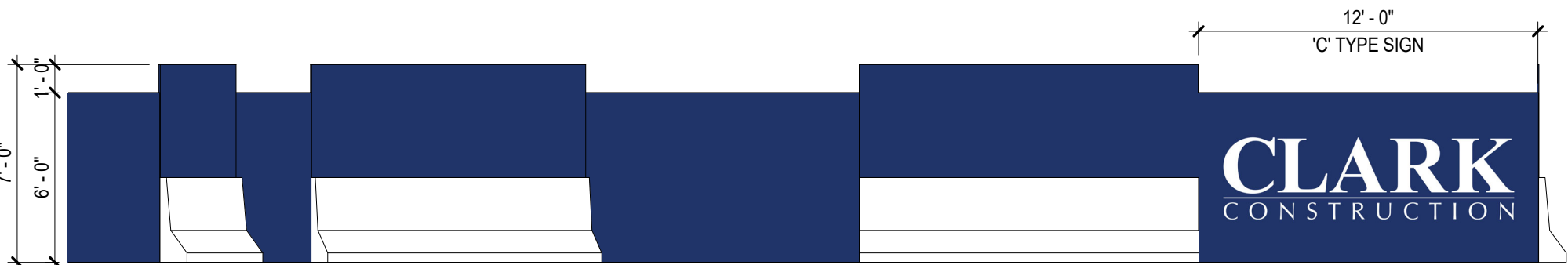
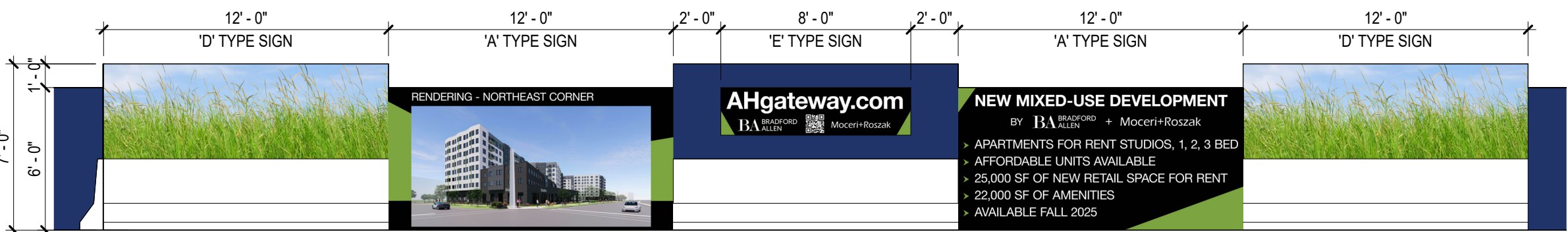
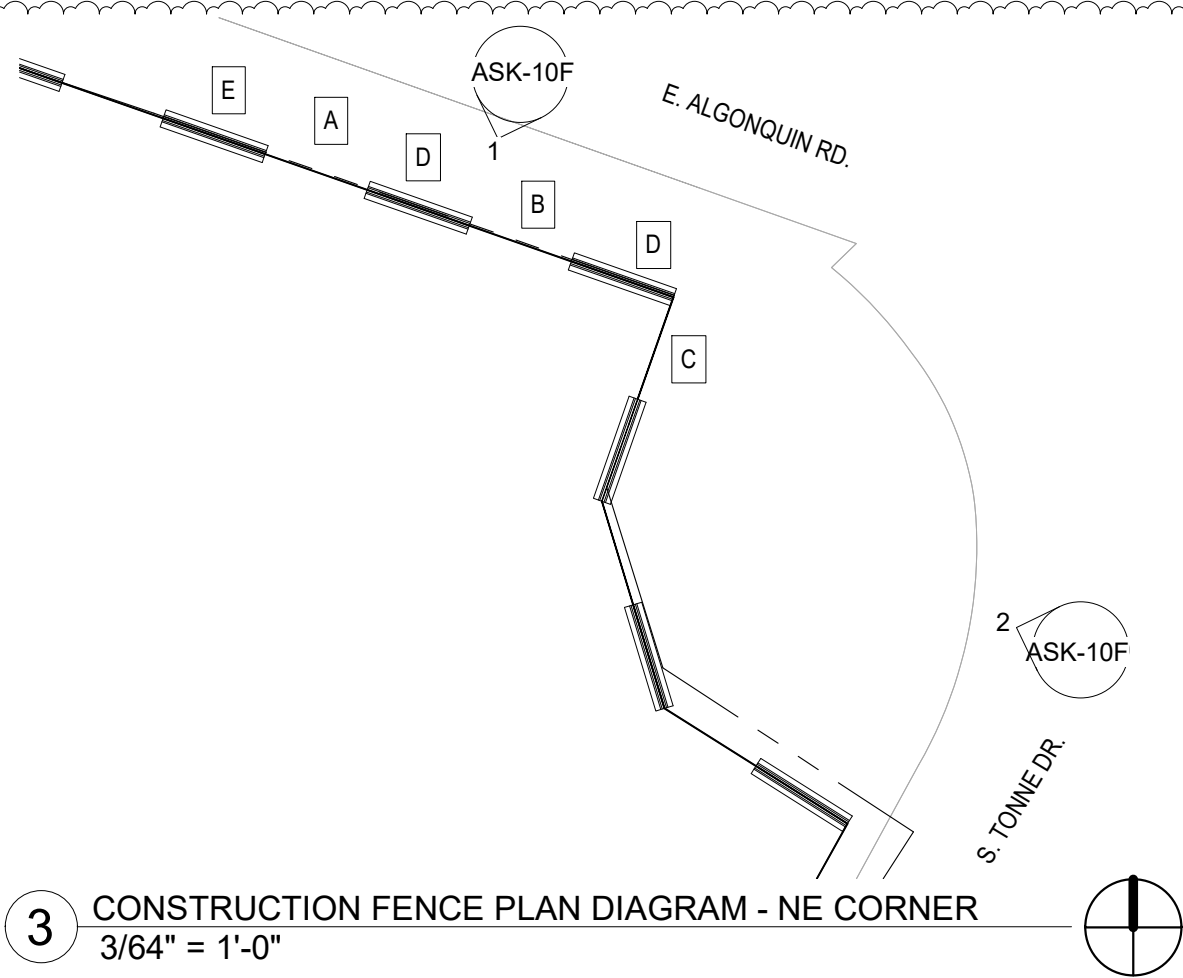


1 NW CORNER - ELEVATION 1
3/16" = 1'-0"



2 NW CORNER - ELEVATION 2
3/16" = 1'-0"

ASK-10E



CONSTRUCTION FENCE AND SIGNAGE EXAMPLE PHOTO



- GATE
- BLUE NETTING ATTACHED TO CHAINLINK FENCE
- ALTERNATING CONCRETE JERSEY BARRIER SUPPORTS WITH FENCE INSERTS

VINYL BANNER SIGNAGE MOUNTED TO FENCE

ASK-10G



1. EXISTING BUILDINGS WITH FENCE



2. POST DEMO



3. NEW BUILDING WITH FENCE



4. COMPLETED NEW BUILDING

ASK-10H



ASK-10I



**Village Board
4/15/2024**

Item: 44 S. Vail Ave. - Sign Variation - DC#24-008

Department: Planning & Community Development Department

Requested Action:

1. A variation from Chapter 30, Section 30-201.h.5.b, to allow a ground sign to be located in an area with a 7-foot setback, where the parcel must have an area with a 20-foot setback for ground sign placement.
2. A variation from Chapter 30, Section 30-301.d, to allow a ground sign to be located 4-feet from the building wall, where no ground sign shall be closer than 6-feet from any building or other structure.

Recommendation

A public meeting was held by the Design Commission on March 12, 2024 where Commissioner Eckhardt moved and Commissioner Seyer seconded:
A motion to recommend to the Village Board of Trustees, approval of DC#24-008, the following sign variation requests for 44 S. Vail Avenue:

1. A variation from Chapter 30, Section 30-201.h.5.b, to allow a ground sign to be located in an area with a 7-foot setback, where the parcel must have an area with a 20-feet setback for ground sign placement.
2. A variation from Chapter 30, Section 30-301.d, to allow a ground sign to be located 4-feet from the building wall, where no ground sign shall be closer than 6-feet from any building or other structure.

This recommendation is subject to compliance with the plans received 1/31/24, Federal, State, and Village codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. A recommendation that the petitioner review the landscape materials located directly in front of the ground sign, so as not to create vegetation that will grow

and hide the sign.

2. A recommendation that the petitioner review the color temperature of the lights inside the ground sign, so they are not the bright white daylight but a softer color.

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

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

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
DC Minutes - 3/12/24	Minutes
Exhibits	Exhibits
Context Photos	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 44 S. Vail Avenue - Sign Variation
Project Address: 44 S. Vail Avenue
Prepared By: Steve Hautzinger

PETITION INFORMATION:

DC Number: 24-008
Petitioner Name: Dale Balsitis
Petitioner Address: Corporate Sign Systems
900 Central Avenue
Roselle, IL 60172
Meeting Date: March 12, 2024

Date Prepared: February 28, 2024

Requested Action(s):

1. A variation from Chapter 30, Section 30-201.h.5.b, to allow a ground sign to be located in an area with a 7-foot setback, where the parcel must have an area with a 20-foot setback for ground sign placement.
2. A variation from Chapter 30, Section 30-301.d, to allow a ground sign to be located 5-feet from the building wall, where no ground sign shall be closer than 6-feet from any building or other structure.

ANALYSIS:

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."

Summary:

44 S. Vail is an existing multi-tenant office building located in Downtown Arlington Heights. The property owner wants to provide exterior signage for each of the building tenants, so they are proposing a small multi-tenant ground sign to be located next to the main building entrance facing Vail Avenue. Per Chapter 30 sign code, there are numerous code requirements for ground signs in the Downtown. The proposed sign does not comply with two of the code requirements. First, per code, the site is required to have an area with a 20-foot setback for ground sign placement, such as at the Jewel grocery store. The subject property only has a 7-foot setback, so a variation is required. Second, ground signs are required to be placed no closer than 6-feet from any building or structure. In order to maintain some clearance from the public sidewalk, the petitioner is proposing to place the ground sign 16-inches from the sidewalk (4-inches from the property line), resulting in only 5-feet of clearance from the building wall where 6-feet is required, which requires a variation.

Table 1 below includes a complete summary of all applicable code requirements.

Table 1: Summary of Downtown Ground Sign Requirements per Section 30-201.h.5:

	Item	Code Requirement	Proposed	Remarks / Recommendations
a.	Lot Size	A ground sign is allowed only where the parcel size is 25,000 square feet or greater.	The subject property is 42,811 square feet.	Complies with code.
b.	Parcel Setback	The parcel must have an area with a 20-foot setback for ground sign placement.	The existing building has a 7-foot setback.	Variation Required.

(Table 1 continued on next page)

c.	Landscaping	The area under the sign must be landscaped two feet out from the sign face, or proportional amounts of landscaping on site, as may be approved by the Director of Planning and Community Development.	The proposed sign will be placed in an existing landscape bed along the front of the building.	Complies with code.
d.	Size	The ground sign shall not be taller than 6-feet and greater than 30 square feet.	The proposed sign is 5-feet tall and 12.5 square feet.	Complies with code.
e.	Automobile Service Station Signs	Not applicable	Not applicable	Not applicable
f.	Design	A ground sign in the downtown is encouraged to be designed to match the architecture and detailing of the development or be in keeping with the character of the downtown. A ground sign with a base of high quality durable material is encouraged. Landscaping around the base of the sign is encouraged to have year round color to be comprised of evergreens, drought tolerant perennials and annuals	The sign is proposed to be fabricated with a black aluminum cabinet to match the building entrance.	Complies with code.
	Clearance (Section 30-301.d)	No ground sign shall be closer than six feet from any building or other structure.	5-feet proposed	Variation Required.
	Sign Setback (Section 30-301.f)	Monument signs are ground signs displayed on a decorative wall or structure, which does not exceed six feet in height. If the proposed monument sign conforms with the height standards and does not obstruct visibility, it will be exempt from the setback requirements of this Section. Zero setback required.	4-inch setback proposed from the property line (16-inches from the sidewalk)	Complies with 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, stating that without the proposed sign, the businesses' existence in the building will not be known, and they will not have fair exposure to the foot and vehicle traffic in this great location. The petitioner also states that the sign will not create any hazard, and it is elegantly designed to fit with the building architecture.

Staff Comments:

Staff worked with the petitioner on numerous exterior signage concepts including wall sign and ground sign options. Staff encouraged the proposed ground sign as a tasteful and effective signage solution for the building. Given the constraints of the site and the existing building, Staff feels that the proposed sign is the best solution to satisfy the needs of the tenants.

Staff's only comment on the design is that the sign is quite close to the public sidewalk. Staff recommends moving the sign 12-inches further back from the sidewalk, providing 28-inches of clearance from the sidewalk, and leaving 39-inches of clearance in front of the Fire Department Connection (where 36-inches minimum clearance is required). This will change the variation to allow a ground sign to be located 4-feet from the building wall (instead of 5-feet), where per code no ground sign shall be closer than 6-feet from any building or other structure.

Staff also recommends that if the Design Commission supports the proposed ground sign, it is recommended that a condition be included to prohibit wall signs on the south and west walls of the building. This will leave the option for a future wall sign on the front of the building facing Vail Avenue, but if wall signs were installed on all three street frontages along with the ground sign, it could become excessive.

RECOMMENDATION

It is recommended that the Design Commission recommend **approval** to the Village Board for the following sign variations for 44 S. Vail Avenue:

1. A variation from Chapter 30, Section 30-201.h.5.b, to allow a ground sign to be located in an area with a 7-foot setback, where the parcel must have an area with a 20-foot setback for ground sign placement.
2. A variation from Chapter 30, Section 30-301.d, to allow a ground sign to be located 5-feet from the building wall, where no ground sign shall be closer than 6-feet from any building or other structure.

This recommendation is subject to compliance with the plans received 1/31/24, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. Staff recommends moving the sign 12-inches further back from the sidewalk, providing 28-inches of clearance from the sidewalk, and leaving 39-inches of clearance in front of the Fire Department Connection (where 36-inches minimum clearance is required). This will change the variation to allow a ground sign to be located 4-feet from the building wall (instead of 5-feet), where per code no ground sign shall be closer than 6-feet from any building or other structure.
2. Wall signs shall be prohibited on the south and west exterior walls.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.



February 28, 2024

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

c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 24-008

APPROVED

MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
MARCH 12, 2024

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

Members Present: John Kubow, Chair
John Fitzgerald
Kirsten Kingsley
Ted Eckhardt
Scott Seyer

Members Absent: None

Also Present: Thomas Budzik, Thomas Architects for 124 S. Vail Ave.
Mark Erickson, Four M Builders for 124 S. Vail Ave.
Jennifer Hense, BBA Architects for 1314 N. Harvard Ave.
Nathan & Julie Baylor, Owners of 1314 N. Harvard Ave.
Kevin Purdom, JRC Design Build for 434 S. Dunton Ave.
Paul Loiterstein, Owner of 434 S. Dunton Ave.
Dale Balsitis, Corporate Sign Systems for 44 S. Vail Ave.
Drew Bulson, Ketone Partners for 44 S. Vail Ave.
Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR FEBRUARY 27, 2024

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE MEETING MINUTES OF FEBRUARY 27, 2024. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 4. SIGN VARIATION REVIEWDC#24-008 – 44 S. Vail Ave.

Dale Balsitis, representing *Corporate Sign Systems*, and Drew Bulson, representing *Ketone Partners*, were present on behalf of the project.

Mr. Balsitis said he is petitioning for Ketone Partners to have a multi-tenant business sign in front of 44 S. Vail. A variation is needed for the 20-foot setback required from the property line, and the 6-foot clearance required from the building. The parking lot entry at the north side of Vail has an existing Permit Parking Only sign, so this was the only allowable location for the new ground sign. Their intent is to have a multi-business ground sign that will be the most impactful and visible for customers and clients coming into the building, and the sign will be to the right of the main entry in the grass area. Key things to point out with the placement of the sign; it was moved back another 1' closer to the building, so at this point there are no issues with visibility for foot traffic or vehicle traffic on both Vail and Sigwalt, as well as coming out of the parking lot. They also took into consideration being far enough from the building so there are no issues with the Fire Department connections. The sign structure is very contained with a simplistic, rectangular box with all-black paneling and only the lettering illuminated. Mr. Balsitis said they are pursuing the variation to provide visibility for all of the businesses that occupy space in this building.

Chair Kubow asked Staff about the variation request. Mr. Hautzinger said that ground signs are allowed in the Downtown, however, there are a number of requirements for them. Per the sign code, the parcel must have an area with a 20-foot setback to accommodate ground sign placement, such as at the Jewel grocery store for example, and in this case there is only a 7-foot setback. Ground signs are also required to maintain a minimum 6-feet of separation from any building or other structure, and the proposed ground sign will be within 5-feet of the building wall to allow space between the sidewalk and the sign. These are the two variations required, otherwise the proposed ground sign complies with all other code requirements.

1. A variation from Chapter 30, Section 30-201.h.5.b, to allow a ground sign to be located in an area with a 7-foot setback, where the parcel must have an area with a 20-foot setback for ground sign placement.
2. A variation from Chapter 30, Section 30-301.d, to allow a ground sign to be located 5-feet from the building wall, where no ground sign shall be closer than 6-feet from any building or other structure.

Mr. Hautzinger clarified that the petitioner is requesting a variation for a 5-foot separation between the back of the ground sign and the building wall, where 6-feet is required, however Staff is suggesting the ground sign be moved 12-inches further away from the sidewalk, reducing that separation from the building to only 4-feet, which will give more relief from the edge of the sidewalk and allow for landscaping around the front of the sign. This would change the variation from 5-feet clearance where 6-feet is required, to 4-feet clearance where 6-feet is required.

Chair Kubow asked if there was any public comment on the project and there was no response from the audience.

The commissioners summarized their comments. Commissioner Fitzgerald saw the need for a sign and was not opposed to a variation for it, and he definitely agreed that the sign should be pushed back another 12-inches. He liked the color and the material of the sign, but was also open to a different sign altogether. He suggested the sign be low and long, possibly centered on the window to the right of it, making the sign feel a little sleeker. He said this building is one of his favorite rehabs that he has seen in years, and although the proposed ground sign is not bad, he questioned if it could be better for this building.

Commissioner Eckhardt was fine with the ground sign as proposed, and suggested smooth lava rocks or some type of hard landscape element instead of vegetation in front of the sign to allow visibility of the two bottom sign panels. He said Commissioner Fitzgerald's idea is intriguing and he liked the idea of making the sign long and sleek and becoming part of the architecture of the building, sitting between the two brick pilasters in front of the windows. Commissioner Eckhardt also said he was surprised that the Fire Department was okay with the sign visually covering up their

connection on the building, and Mr. Bulson replied that the plan is to install an FDC sign on the wall above it. Commissioner Eckhardt said he could support the sign being proposed, but also thought Commissioner Fitzgerald's idea was pretty cool.

Commissioner Kingsley agreed with Commissioner Fitzgerald's suggestion for a horizontal ground sign, and that the black color of the sign be consistent with the black color on the building. The petitioner confirmed that it will all be the same black color. Commissioner Kingsley also said the 5-foot tall ground sign will block light from the fixture on the building behind it, and a horizontal sign would be nicer. She questioned the width of the brick pier behind the sign, and Mr. Balsitis said that it is about 60-inches.

Commissioner Seyer was in favor of the ground sign as proposed, as opposed to something more horizontal as suggested. Turning the sign on its side would have twice as many business names at the bottom of the sign that are going to be hard to read, and it will overlap with everything. Looking at the overall picture of the building, right now the sign looks very similar in scale to the center panel within the opening, and it almost feels like the same scale. Taking that center panel and making it a little smaller in between the two sets of doors is probably 3-feet wide, and he was in favor of it. He commented that once things are put horizontal, it will result in more space for people to put things on top of when walking by the building. He felt the ground sign is successful as proposed, with the location requested. He asked about any code requirements with regards to the interior illumination and lighting color of the sign, because this is a beautiful building and he would love to see the sign lighting come into a warmer more neutral tone, to the point where it would match the coloration of the lights on the building. Commissioner Seyer reiterated that he liked the ground sign the way it is.

Chair Kubow loved the updates that were done to this building and appreciated the thought that went into the design, and he hoped for continued success in getting tenants for the building. He was fine with the ground sign as proposed, it's clean and simple, and it fits with the existing building. He liked the idea of a more monument horizontal sign, but he was concerned about the overall execution of that, so he is in support of the ground sign as proposed.

Mr. Bulson appreciated all the comments and said for them it is important that the sign is very intentional and matches the existing aesthetic. His only comment about a horizontal sign is that they are actively marketing that front tenant space for a coffee shop, café, or similar use, and any sort of disturbance to the window line and the views could be a detriment to the leasing of that space. Also, the existing windows allow the potential to add an exterior door directly into that space, as opposed to entering through the lobby.

Commissioner Kingsley encouraged the petitioner to look at the location of the ground sign to ensure it is far enough away from the entry canopy to eliminate the potential for anyone to climb up on it.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO RECOMMEND TO THE VILLAGE BOARD OF TRUSTEES, APPROVAL OF THE FOLLOWING SIGN VARIATIONS FOR 44 S. VAIL AVENUE, AS SUBMITTED.

1. A VARIATION FROM CHAPTER 30, SECTION 30-201.H.5.B, TO ALLOW A GROUND SIGN TO BE LOCATED IN AN AREA WITH A 7-FOOT SETBACK, WHERE THE PARCEL MUST HAVE AN AREA WITH A 20-FOOT SETBACK FOR GROUND SIGN PLACEMENT.
2. A VARIATION FROM CHAPTER 30, SECTION 30-301.D, TO ALLOW A GROUND SIGN TO BE LOCATED 4- FEET FROM THE BUILDING WALL, WHERE NO GROUND SIGN SHALL BE CLOSER THAN 6- FEET FROM ANY BUILDING OR OTHER STRUCTURE.

THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 1/31/24, FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, AND THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING CONDITIONS:

1. A RECOMMENDATION THAT THE PETITIONER REVIEW THE LANDSCAPE MATERIALS LOCATED

DIRECTLY IN FRONT OF THE GROUND SIGN, SO AS NOT TO CREATE VEGETATION THAT WILL GROW AND HIDE THE SIGN.

2. A RECOMMENATION THAT THE PETITIONER REVIEW THE COLOR TEMPERATURE OF THE LIGHTS INSIDE THE GROUND SIGN, SO THEY ARE NOT THE BRIGHT WHITE DAYLIGHT BUT A SOFTER COLOR.
3. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE ARCHITECT/HOMEOWNER/BUILDER'S RESPONSIBILITY TO COMPLY WITH THE DESIGN COMMISSION APPROVAL AND ENSURE THAT BUILDING PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING PERMIT AND SIGNAGE REQUIREMENTS.

Commissioner Kingsley asked about moving the sign back 1-foot as suggested by Staff. Mr. Hautzinger clarified that the current variation is to allow the sign to be located 5-feet from the building wall, and he asked if the motion was intended to approve a variation to allow the sign to be located 4-feet from the building and Commissioner Eckhardt said yes. Mr. Hautzinger also said that the Staff report includes a recommendation that the Design Commission consider including a condition to prohibit wall signs on the south and west walls of the building, in exchange for approval of this new ground sign. He explained that this building has 3 street frontages, and code allows for wall signs at each frontage. Commissioner Eckhardt was opposed to adding that condition to the motion, and said it is hard enough to lease space now in the Downtown. Commissioner Kingsley agreed.

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

Mr. Hautzinger clarified for the petitioner that the Design Commission is a recommending body to the Village Board for sign variations, so a final review by the Village Board is required for approval of the ground sign.

January 11th, 2024

44 South Vail Avenue Arlington Heights, IL 60005



Sign Variation Application Section IV, Item D.

Subject Property



PLAT OF SURVEY

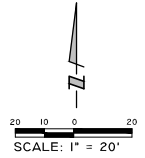
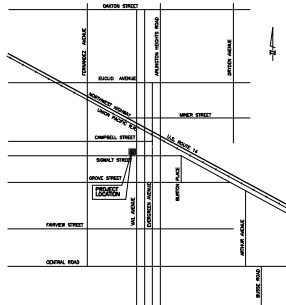
44 South Vail Avenue
Arlington Heights, IL 60005



ALTA / NSPS LAND TITLE SURVEY

OF

P.I.N. 03-29-366-021
P.I.N. 03-29-366-023
P.I.N. 03-29-366-025



AREA SUMMARY

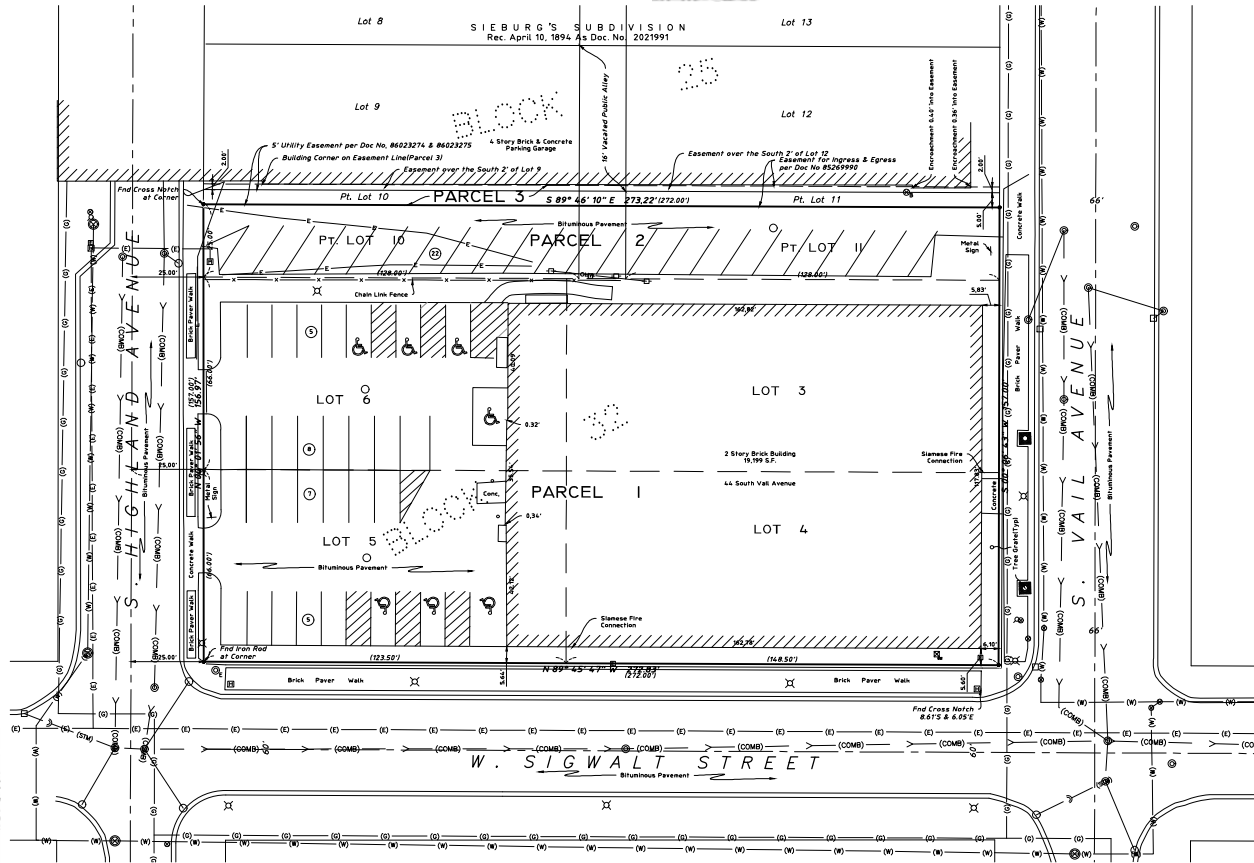
PARCEL 1 35,986 S.F. 0.8264 AC.
PARCEL 2 6,813 S.F. 0.1565 AC.
TOTAL 42,811 S.F. 0.9829 AC.

PARKING SUMMARY

REGULAR SPACES 47
ACCESSIBLE SPACES 7
TOTAL 54

Surveyor's notes:

- The basis of bearing shown hereon is based on NAD 83(2011) Illinois East Zone 1201 State Plane Coordinates as referenced from Kari Company's RTK Network.
- Utility information shown hereon is based upon field measurements, available records, information from field data is limited to that which is visible and can be measured. This survey does not exclude the possibility of the existence of other underground utilities and/or structures. Record information is based upon data collected from both public and private sources. The completeness and/or accuracy of these records cannot be guaranteed, except for those items that can be verified by field measurement. Prior to any excavation contact J.U.I.E. (1-800-892-0123) for utility markings. J.U.I.E. Design Stage Ticket No. A2580116-024 was ordered for this project. Possible Utilities:
a. COMED - Map has been provided and depicted on the survey.
b. MCCOR - Map has been provided and depicted on the survey.
c. ATT - no reply
d. COMCAST - no reply
e. MCI - no reply
f. NORTHWEST WITH COMED - no reply
g. WIDE OPEN WEST CABLE - no reply
h. Village of Arlington Heights - Map has been provided and depicted on the survey.
- Based on information provided on the Flood Insurance Rate Map Community - Panel No. 170310203J dated August 19, 2008 produced by the Federal Emergency Management Agency (FEMA) for Cook County, Illinois, the property shown and described hereon is located within Zone X, which is defined by FEMA as a 1% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile.
- Due to heavy snow coverage at the subject property while conducting the field work, improvements and features that are obscured by snow may not be shown on this survey.
- In the preparation of this survey reference was made to Chicago Title Insurance Company Commitment for Title Insurance Order No. CCH4210627J with an Effective Date of January 15, 2021.



LEGEND

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

State of Illinois)
County of Cook) SS

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

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

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

Schaumburg, Illinois March 15, 2021

By: Lendert Kleinman
Surveyor

Ordered By: Ketone Partners Project No. 21-040

HAEGER ENGINEERING
consulting engineers • land surveyors

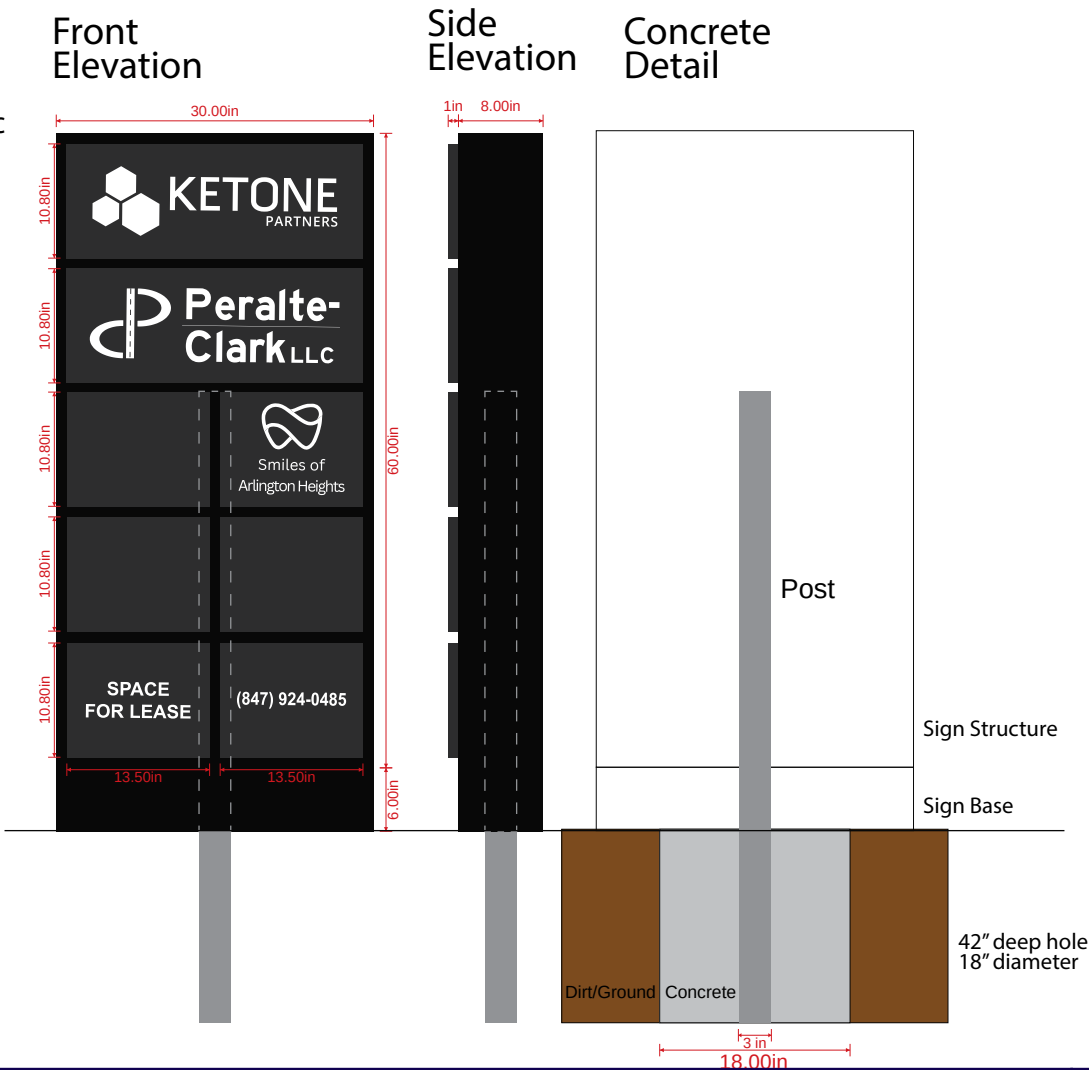
100 East Green Parkway, Schaumburg, IL 60173
815.397.3944 / 815.397.4608
Illinois Professional Engineer Firm License No. 184-003132
www.haegerengineering.com

EXPIRES 11-30-22

Ground Sign: Fabricated Pans

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

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



Corporate Sign Systems Inc.  900 Central Ave. Roselle, IL 60172 847.882.6100	CLIENT: 44 Vail	Start Date: 8/3/2023 Last Revision: Estimate #: Job #: Page: 1	Client Approval	Sales Rep: Dale
				Design By: CSS

Exhibit F: Letter for variation and hardship request, per Chapter 30, Section 30-902. The letter must address each of the variation criteria, point by point (See Page 5).

Code not met as per VAH Correction report:

The proposed ground sign does not comply with the following code requirements:

1) The parcel must have an area with a 20 foot setback for ground sign placement.

There is no setback of 20 ft for the property that is also suitable for the proper exposure needed regarding signage to create awareness for the multiple businesses within the building.

2) the sign cannot be closer than 6 feet from any building or other structure.

See 1; Also see Exhibit C.1. We can be 6 ft from the building but would then leave just 6 inches to the sidewalk. The proposed placement allows for 5 feet from the building and 16 inches set back from the sidewalk. The fire department already approved this spacing to be acceptable and still have access to their water access. *See "Fire

Addressing Page 5 point by point:

a. the particular difficulty or peculiar hardship is not self-created by the petitioner; and,

Setback not in control of owner and businesses looking to have signage exposure

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; and,

No foot traffic or vehicle traffic will be effected and no hazards created. This will add an elegant display for the business names that ties in with the architecture/finish of the building

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; and,

See above - a/b. Businesses could not control set back distances and variation allows for sign to be placed in the optimal position on the property aesthetically and practically

d. the variation will not alter the essential character of the locality; and,

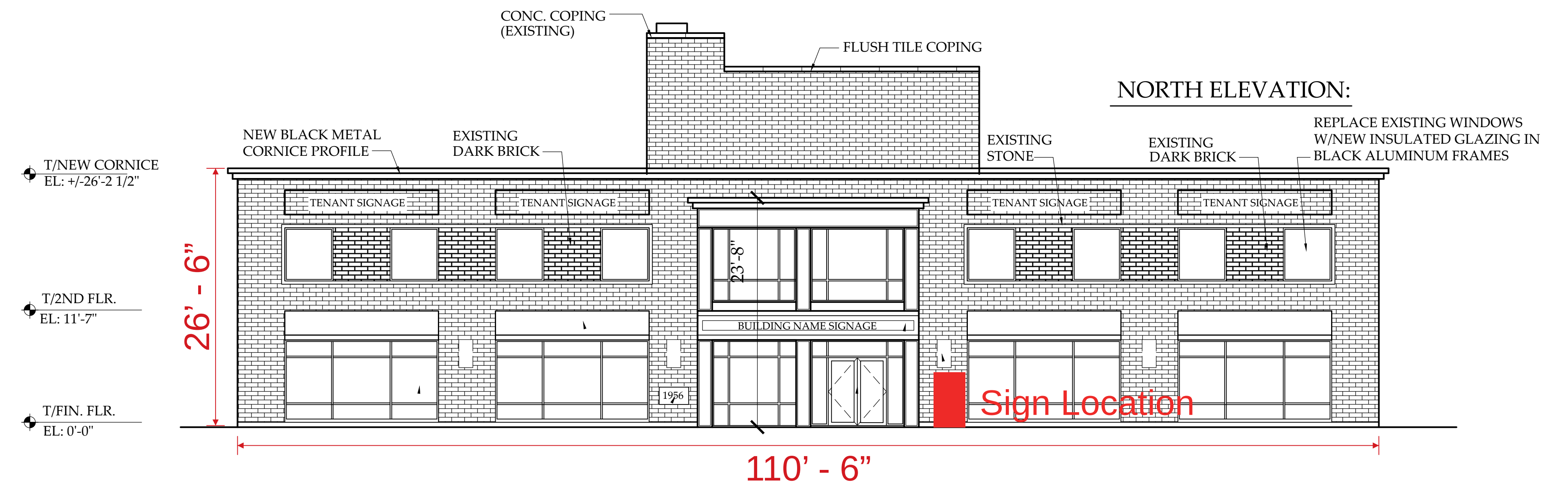
Confirmed - It will be a subtle but necessary item for the building's use and its tenants needs

e. the applicant's business cannot reasonably function under the standards of this Chapter.

Given the type of businesses within the building - they do not have fair exposure to their great location with foot and vehicle traffic that do not know they are in the building

Exhibit B.1

- b. Existing and proposed elevations of the building facades. Must be architectural scale, i.e., 1/4-inch equals 1-foot or 1/8-inch equals 1-foot. Color renderings are required to indicate proposed signage.



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



70 ft - 0 in



47 ft - 6 in

110 ft - 6 in



Ground Sign: Comment 1 Added Detail

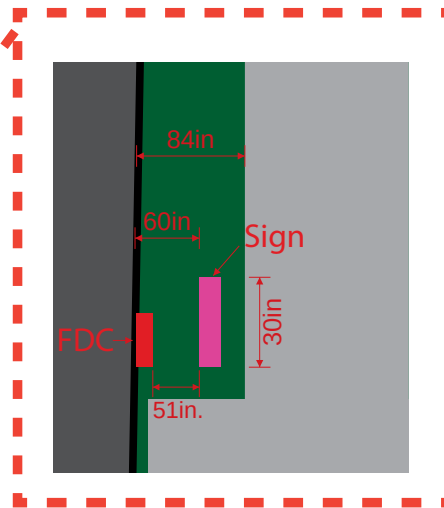
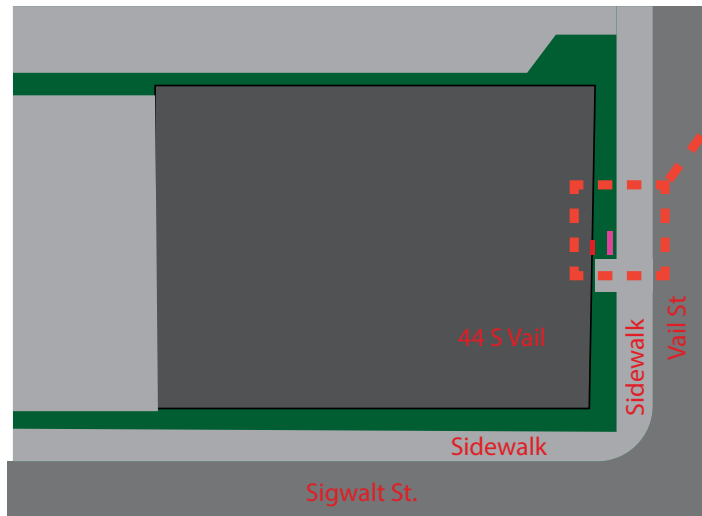
Top / Side View Measurements:
FDC area / distance to sign

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

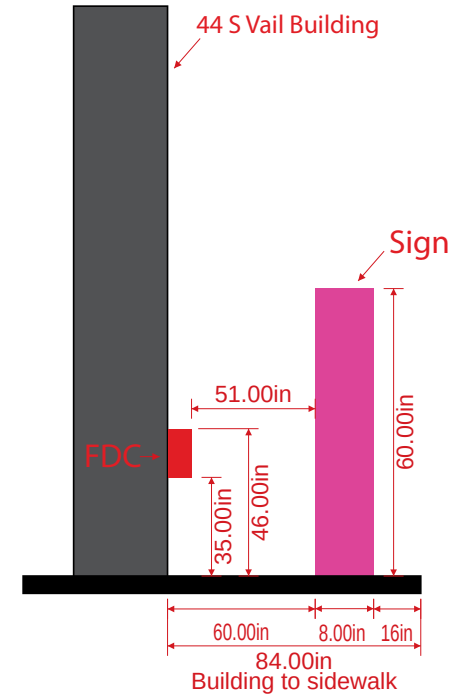
Building Overview



Top View:



Side View:



Corporate Sign Systems Inc.



900 Central Ave.
Roselle, IL 60172
847.882.6100

CLIENT:
44 Vail

Start Date: 8/3/2023
Last Revision:
Estimate #:
Job #:
Page: 2

Client Approval

Sales Rep:
Dale
Design By:
CSS

Ground Sign: Comment 1 Added Detail

FDC area / distance to sign
Site Photos



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

Letters/logos illuminate at night



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

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

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

Exterior Multi-tenant Illuminated Sign Box

Panel Quantity for Tenants: 6

Finish for faces: Black satin finish with white lettering/logo reveal to glow

Finish for sign box: Black satin finish

Faces Material: Aluminum laser cut for logos

Sign Box Material: Aluminum fabricated box

LED Materials: Principal LED modules for white LED illumination internally within box (not visible) Steel post to mount in ground (not visible)

Concrete to set post (not visible)

Exhibit G:

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

Materials Per Exhibit E

Exterior Multi-tenant Illuminated Sign Box

Panel Quantity for Tenants: 6

Finish for faces: Black satin finish with white lettering/logo reveal to glow

Finish for sign box: Black satin finish

Faces Material: Aluminum laser cut for logos

Sign Box Material: Aluminum fabricated box

LED Materials: Principal LED modules for white LED illumination internally within box (not visible) Steel post to mount in ground (not visible)

Concrete to set post (not visible)

Photo 1:

Photo of actual material

*not side will not edge glow on perimeter
this is to show aluminum material
and laser cut logo



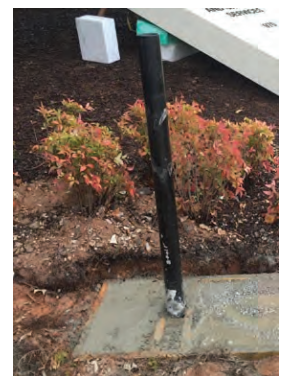
Photo 2:

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



Photo 3:

Post and concrete ex.
installation.

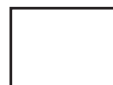


Colors:

Black



White:



*Texture and finish shown in photo 2 - satin paint finish - smooth texture



September 18, 2023

Dale Balsitis
Corporate Sign Systems

Re: Outdoor Free-Standing Sign Location

Dear Lisa:

As we continue to review signage placement for our monument sign, I wanted to share the information I received from Cynthia Lorusa, Fire Safety Inspector CFI, CFII for the Village of Arlington Heights. The code section that is in question is 912.4.2:

912.4.2 Clear space around connections. A working space of not less than 36 inches (914 mm) in width, 36 inches (914 mm) in depth and 78 inches (1981 mm) in height shall be provided and maintained in front of and to the sides of wall-mounted fire department connections and around the circumference of free-standing fire department connections, except as otherwise required or *approved by the fire code official*.

❖ Care must be taken so that fences, utility poles, barricades and other obstructions do not prevent access to and use of FDCs. A clear space of 3 feet (914 mm) must be maintained in front of and to either side of wall-mounted FDCs and around free-standing FDCs to allow easy hose connections to the fitting and efficient use of spanner wrenches and other tools needed by the apparatus engineer.

Though not specifically mentioned in this section, it is also important that FDCs be installed with the hose connections well above adjoining grade to accommodate the free turning of a spanner wrench when connecting hoses to the FDC.

After reviewing our drawings and placement as indicated in Exhibit A-1, we received an email confirmation from David Roberts, Division Chief, Community Risk Reduction of the Arlington Heights Fire Department, that the Fire Department has no issues with the signage or placement of the signage.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Lynn Repak', with a stylized flourish at the end.

Lynn Repak
Director of Marketing and Communications

Exhibit A-1



January 11th, 2024

44 South Vail Avenue Arlington Heights, IL 60005



Sign Variation Application Section IV, Item D.

Subject Property



Exhibit C.2 - Existing Sign Located per Exhibit A

- c.1 Fully dimensioned drawings of proposed signs with scale.
- c.2 Fully dimensioned and scaled drawing of any existing signage.

36"x24" Face



January 11th, 2024

44 South Vail Avenue Arlington Heights, IL 60005



Sign Variation Application Section IV, Item D.

Condominium/Apartment Building located to the left of the subject property (south) at Vail Ave. south of Sigwalt.



January 11th, 2024

44 South Vail Avenue Arlington Heights, IL 60005



Sign Variation Application Section IV, Item D.

**Homes located to the left of the condominium and
subject property (south) at Vail Ave. south of Sigwalt.**



January 11th, 2024

44 South Vail Avenue Arlington Heights, IL 60005



Sign Variation Application Section IV, Item D.

VAH Parking Garage located to the right of the subject property (north) on Vail Ave. north of Sigwalt.



January 11th, 2024

44 South Vail Avenue Arlington Heights, IL 60005



Sign Variation Application Section IV, Item D.

VAH Parking Garage located to the right of the subject property (north) on Vail Ave. north of Sigwalt.



January 11th, 2024

44 South Vail Avenue Arlington Heights, IL 60005



Sign Variation Application Section IV, Item D.

**Businesses located to the right of the subject property
(north) on Vail Ave. north of Sigwalt.**



January 11th, 2024

44 South Vail Avenue Arlington Heights, IL 60005



Sign Variation Application Section IV, Item D.

Businesses located across the street of the subject property on Vail Ave. north of Sigwalt.



January 11th, 2024

44 South Vail Avenue Arlington Heights, IL 60005



Sign Variation Application Section IV, Item D.

Businesses located across the street of the subject property on Vail Ave. north of Sigwalt.



January 11th, 2024

44 South Vail Avenue Arlington Heights, IL 60005



Sign Variation Application Section IV, Item D.

Businesses located across the street of the subject property on Vail Ave. north of Sigwalt.





**Village Board
4/15/2024**

Item: Arlington 425 - Sigwalt/Chestnut/Highland - PC#21-002

Department: Planning & Community Development Department

Project Background

On May 3, 2021, the Village Board adopted Ordinance #21-013, which granted an amendment to the Arlington 425 Planned Unit Development (PUD) approvals to allow modifications to the previously approved development plan for the site. As required by the Municipal Code, the PUD approval was valid for 24 months. Additionally, the Preliminary Plat of Resubdivision approval was set to expire 24 months after approval of Ordinance #21-013. In sum, both of these zoning entitlements were set to expire on May 3rd of 2023.

On April 17 of 2023, the petitioner requested a one-year extension of both the PUD and Preliminary Plat of Subdivision, as well as a one-year extension to the deadline for submission of a building permit for the Chestnut Building (from April 30, 2028 to April 30, 2029), all of which was granted by the Village Board. Accordingly, the approvals are set to expire on May 3rd of this year.

Request

The petitioner has requested a 6-month extension to the PUD and Preliminary Plat of Resubdivision approvals, which would extend expiration until November 3rd of 2024.

Recommendation

A public meeting was held by the Plan Commission on March 13, 2024 where Commissioner Ennes moved and Commissioner Jensen seconded:

A motion to recommend to the Village Board of Trustees, approval of a six-month extension to the Planned Unit Development and Preliminary Plat of Resubdivision expiration deadline, from May 3, 2024 to November 3, 2024, for PC#21-002.

Roll Call Vote: Commissioners Ennes, Jensen, Drost, Lorenzini, and Chair

Dawson voted in favor. Motion carried.

ATTACHMENTS:

Description	Type
Staff Memo to PC - 3/8/24	Memorandum
PC Minutes - 3/13/24 - DRAFT	Minutes
Extension Request Letter - 2/27/24	Correspondence
VB Minutes - 4/17/23	Minutes
2021 Approved Site Plan - For Reference	Exhibits



Memorandum

To: Chair Dawson and Members of the Plan Commission
CC: Charles Witherington-Perkins, Director of Planning and Community Development
From: Sam Hubbard, Development Planner
Date: 3/8/2024
Re: Request for Zoning Entitlement Extensions – Arlington 425 Development (PC #21-002)

Project Background:

On May 3, 2021, the Village Board adopted Ordinance #21-013, which granted an amendment to the Arlington 425 Planned Unit Development (PUD) approvals to allow modifications to the previously approved development plan for the site. As required by the Municipal Code, the PUD approval was valid for 24 months. Additionally, the Preliminary Plat of Resubdivision approval was set to expire 24 months after approval of Ordinance #21-013. In sum, both of these zoning entitlements were set to expire on May 3rd of 2023.

Pursuant to Village Code, an initial 12-month extension of both the PUD and Preliminary Plat can be granted directly by the Village Board. On April 17 of 2023, the petitioner requested a one-year extension of the both the PUD and Preliminary Plat of Subdivision, as well as a one-year extension to the deadline for submission of a building permit for the Chestnut Building (from April 30, 2028 to April 30, 2029), all of which was granted by the Village Board (minutes attached). Accordingly, the approvals are set to expire on May 3rd of this year. Any subsequent request for extension must be heard first by the Plan Commission and then by the Village Board.

Request

At the recommendation of staff, the petitioner has requested a 6-month extension to the PUD and Preliminary Plat of Resubdivision approvals, which would extend expiration until November 3rd of 2024. They have outlined the reasons for this request in a letter included within the packet provided to the Plan Commission.

Staff notes that the petitioner has undertaken several steps demonstrating continued efforts towards finalizing the zoning entitlements and commencing construction of this project:

- On November 14th and November 28th of 2023, the petitioner appeared before the Design Commission to authorize modifications to the design and architecture of the Campbell Building, which were ultimately approved by the Design Commission subject to one condition of approval.
- On December 12th of 2023 and January 9th of 2024, the petitioner appeared before the Design Commission to authorize modifications to the design and architecture of the Highland Avenue garage. These modifications were also approved by the Design Commission subject to several conditions of approval.
- In order to complete the subdivision entitlements, the petitioner submitted Final Engineering plans and a Final Plat of Subdivision to the Village on February 20th. These documents are currently under review.
- On March 4th, the petitioner applied for a building permit to allow construction of the Campbell Building, Highland Avenue garage, and sitework necessary to prepare the site for construction.

Given the complexity of this development, the Village informed the petitioner it is unlikely that Final Plat would be approved by the Village Board on April 15th (the last Board meeting prior to the May 3rd expiration date), and the issuance of a building permit was unlikely to occur prior to the May 3rd deadline. The building permit will take several layers of review beyond Village staff, which will likely prolong the permit issuance process, such as MWRD review, ComEd review for removal of the utility lines, and structural review by an outside consultant to ensure no damage will occur to the Village-owned Vail Avenue garage. Given that the petitioner has demonstrated that they are proactively working towards finalizing the zoning entitlements and obtaining a building permit, the Staff Development Committee is supportive of the requested 6-month extension.

Recommendation

It is recommended that the Village Board approve the following:

1. A 6-month extension to the PUD and Preliminary Plat of Resubdivision expiration deadline, from May 3, 2024 to November 3, 2024.

PLAN

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

RE: ARLINGTON 425 - SIGWALT/CHESTNUT/HIGHLAND - PC #21-002
ZONING ENTITLEMENT EXTENSION REQUEST

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 13th day of March, 2024 at the hour of 7:30 p.m.

MEMBERS PRESENT:

SUSAN DAWSON, Chairperson
LYNN JENSEN
JOE LORENZINI
GEORGE DROST
TERRY ENNES

ALSO PRESENT:

SAM HUBBARD, Development Planner

CHAIRPERSON DAWSON: So, I'll call the meeting to order, and stand for the pledge, please.

(Pledge of Allegiance recited.)

CHAIRPERSON DAWSON: All right, roll call, please.

MR. HUBBARD: Commissioner Cherwin.

(No response.)

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Here.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MR. HUBBARD: Commissioner Green.

(No response.)

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. HUBBARD: Commissioner Sigalos.

(No response.)

MR. HUBBARD: Commissioner Warskow.

(No response.)

MR. HUBBARD: Chair Dawson.

CHAIRPERSON DAWSON: Here.

All right, first item on the agenda is approval of minutes from February 28th. Do I have a motion?

COMMISSIONER LORENZINI: I'll make a motion to approve the minutes.

COMMISSIONER JENSEN: Second.

CHAIRPERSON DAWSON: All in favor?

(Chorus of ayes.)

CHAIRPERSON DAWSON: All right, that passes.

So, then the first petition we have, the first item for discussion on the agenda is the -- sorry, I lost my page.

COMMISSIONER ENNES: 425 building.

CHAIRPERSON DAWSON: I know, give me a second, I lost my page. I was looking at, see, this is the problem with using the online agenda is I clicked on the minutes.

Okay, Arlington 425 Extension Request.

Who will be speaking on behalf of the Petitioner?

MR. MESSUTTA: I'll start unless you --

CHAIRPERSON DAWSON: Well, if you both think you might speak, then if you could both come up, then I can swear you in at once and then I don't have to --

MR. MESSUTTA: Yes, why not?

CHAIRPERSON DAWSON: Okay, so before I swear you in, have all public notices been given?

MR. HUBBARD: There were no public notices.

CHAIRPERSON DAWSON: Because it's an extension, so okay, never mind.

(Witnesses sworn.)

CHAIRPERSON DAWSON: Terrific. All right, so if you would please give your presentation, but state your name, spell your last name for the record.

MR. MESSUTTA: Certainly. My name is Steven Messutta. Last name is spelled M-e-s-s-u-t-t-a.

CHAIRPERSON DAWSON: Great, go ahead.

MR. ADREANI: My name is Bruce Adreani, A-d-r-e-a-n-i.

CHAIRPERSON DAWSON: Thank you. Proceed with your presentation, thank you.

MR. MESSUTTA: Thank you. I was hoping everybody would be here, but we'll take it as it comes. So, thank you for hearing us.

I want you to know that I trust that you had the opportunity to read our request letter as well as the Staff report. We were working very, very hard, and now we're working with the Village Staff, Building Department and the Planning Department for your final plat of approval and building permits.

As you can see, well, I can tell you this, we submitted for building permit as the Staff report said and our letter as well on March 4th. I can tell you this as an example, that we didn't get the electrical plans, I was just telling Commissioner Drost, until noon of that day. It took over eight weeks. Everything that's good takes time and we wish we had been able to accomplish it sooner. We're where we are and we're really, I'm under several hats for Bruce, and sometimes it's a quarterback, and I've been having weekly meetings with an excellent, I don't want to use the T word, group of professionals and contractors, all of whom have been working diligently to put together a program that we can move forward with as quickly as possible.

So, I don't have much more to say except that we trust that you folks will agree that this should move ahead as quickly as we can all make it happen and not let it fall by the wayside. It's just too grand of an opportunity for the entire community.

As I was telling Bruce, because we walked around outside a little bit before the meeting because actually, I thought it was starting earlier than 7:30 but in any event, it was still light outside now that we have daylight savings time of course, and the architecture for our project, it may be the last time you'll see something quite as magnificent go up in the downtown, I don't know, but it's certainly more costly and we're going to go ahead with it. So, thank you.

CHAIRPERSON DAWSON: All right, thank you. All right, any other comments to your presentation? No. We move to Staff report. Have you read the Staff report? I guess is there --

MR. MESSUTTA: Sure.

MR. HUBBARD: It's more of a memo.

CHAIRPERSON DAWSON: Well, informal Staff report, but thank you. So, we'll let the Staff report go and then we'll move to questions. Thank you.

MR. HUBBARD: Sure. So, the underlying zoning approvals, the planned unit development and the preliminary plat of subdivision, are set to expire on May 3rd of this year. In order to finalize and eliminate that deadline, the Petitioner would have to finalize the final plat process prior to that deadline and also be approved for a building permit. However, based on when we have received the final plat submission which was received in late February and when we received the building permit submission in early March, we are not confident that the Petitioner would be able to achieve both of these milestones prior to the expiration of the PUD

and preliminary plat approvals.

So, we have recommended that they request an extension. They have requested an extension of six months until November 3rd of this year. We think that's a generous time period. We're recommending approval of this extension request, erring on the side of asking for probably too much time of an extension so that, you know, under a worst case scenario, they don't have to come back for more time and make a subsequent request, but we fully expect that the final plat process and building permit would be issued well in advance of that deadline.

So, the Petitioner is making progress. As I mentioned, they've submitted their final plat, that's currently under review. We just gave them preliminary comments back this week on that. Their building permit for the Campbell building and the garage, the Phase I of development, has been submitted and is currently under review. So, that being said, we are supportive of this request and recommending approval of the six-month extension.

CHAIRPERSON DAWSON: Okay, great. Thanks, Sam. I know it's not really a Staff report, you call it Staff memo in the agenda, but I'm assuming we still need a motion to approve and move that into the record.

COMMISSIONER DROST: And I'll make that motion.

CHAIRPERSON DAWSON: Is there a second?

COMMISSIONER ENNES: I'll second it.

CHAIRPERSON DAWSON: All in favor?

MR. HUBBARD: Do we want to ask for public comment first?

CHAIRPERSON DAWSON: No, Staff, it's just Staff memo.

MR. HUBBARD: Oh, the report, got it, got it.

CHAIRPERSON DAWSON: We haven't approved anything yet.

COMMISSIONER DROST: We haven't spoken yet.

MR. HUBBARD: That's true, yes.

CHAIRPERSON DAWSON: I know, look at me, like knowing the agenda, Sam, look at that.

MR. HUBBARD: Hold on.

CHAIRPERSON DAWSON: You didn't give me a cheat sheet today.

Anyway, all in favor?

(Chorus of ayes.)

CHAIRPERSON DAWSON: Any opposed or abstentions?

(No response.)

CHAIRPERSON DAWSON: All right, I'm just going to quickly ask for audience commentary before we move to our questions. So, I'll open up for public commentary.

(No response.)

CHAIRPERSON DAWSON: Seeing no public commentary, we'll close public commentary. I'll just pick, I'll just head down this way.

COMMISSIONER JENSEN: I don't really have any.

CHAIRPERSON DAWSON: No questions?

COMMISSIONER LORENZINI: Yes, I've got a few.

So, Sam, what's the next step after the plat's improvements have been approved?

MR. HUBBARD: So, once the final plat is approved, the building permit can be issued. Then once the building permit is issued, then they can begin construction on the

project.

COMMISSIONER LORENZINI: Okay, maybe I should ask the Petitioner this. So, once your permits are approved, your plats are approved, do you have a contractor lined up already or are you getting bids? What's the development in your court at that point?

MR. MESSUTTA: We've been working with, Steve Messutta again. We've been working with Power Construction for quite sometime now as our pre-construction consultant. As of the end of January, we had some preliminary bids for the kind of work that would be necessary to start the work. But we have to wait to see what comes through the entire length of the permit review process, and one of the things that could slow us down honestly could be working with the Village on making sure the Vail Garage is handled properly because that's one of the obligations we have, it's to make sure that our project doesn't interfere or impact the garage.

So, our plan right now is based upon pricing for a start date of July 1, but we're pretty sure that's not going to be the start date for a number of reasons, but the main one is that, frankly, pricing is starting to sound more reasonable today. So, we want to get more pricing because our lender choices will want to see that before we can move forward, and we need to make sure that we can put the entire price structure together before we proceed. It would be terrible not to have those prices in place. Sometimes those prices for the kind of work we're talking about are not typically better in the summer but later in the fall.

So, our thought right now is once we get the permits, and there's things to do even after that, we still have to get ComEd to sign off and all other things for the plat to be recorded. We don't want to start anything until that happens, so there's a matter of timing there as well, but once we put it all together, we're going to move as quickly as our financing will permit.

COMMISSIONER LORENZINI: So, the next step after plats and permits are approved is getting your pricing and your loans --

MR. MESSUTTA: I'm sorry?

COMMISSIONER LORENZINI: Getting price and loans in place, construction loans in place, that's the next step, right?

MR. MESSUTTA: Yes.

COMMISSIONER LORENZINI: Okay, how long roughly would that process take? Two months, three months?

MR. MESSUTTA: It depends. Honestly, it depends because one of the programs we've been looking into is an HUD program. In that program, we had a concept review already which was preliminarily approved and we were invited to apply, but that was for the earlier iteration of the project. We assume that we'll be able to do the same thing in order, but we've been told that process can take many months.

COMMISSIONER LORENZINI: Okay, and then the last step I assume is to start construction?

MR. MESSUTTA: Well, yes.

COMMISSIONER LORENZINI: Once all that's in place.

MR. MESSUTTA: Pardon?

COMMISSIONER LORENZINI: Once all that is in place, then you start construction?

MR. MESSUTTA: Yes.

COMMISSIONER LORENZINI: And how long is that expected to take for

Phase I?

MR. MESSUTTA: Phase I, we're projecting, or Power Construction really is projecting from start to substantial completion, occupancy permit, between 16 to 18 months.

COMMISSIONER LORENZINI: Okay, that's all I have. Thank you.

MR. MESSUTTA: You're welcome.

CHAIRPERSON DAWSON: George?

COMMISSIONER DROST: On the composition of what the project is going to look like, it was sort of open-ended at the time we gave approval as I recall. There was some deliberation as to what that mix was going to be, condominium or apartment, all apartments, some apartment, then there was some retail, maybe a restaurant or two on the site.

Was any thought given to making part of it into a hotel which would be sort of a, because there are some models out there like the Peninsula Hotel where you can, and Renaissance where they have hotel sites where you can rent, or you can basically transition to different types of living arrangements. I was wondering if that concept had ever gotten any lift. Oprah lived in one of them.

MR. MESSUTTA: Well, I'll tell you this.

COMMISSIONER DROST: So, it's got to be good.

MR. MESSUTTA: This is not the first time we've tried to do something on that site. We actually did propose, at least informally tried to run up the flagpole the idea of a limited service hotel I would say 10 years ago. It was not well received, so we kind of put it aside.

Right now, our plan is for 234 rental apartment units in the Campbell building, 225 West Campbell, for Phase I. That's it, plus some retail space. Now, we've already engaged with, they used to be called Lincoln Properties, now they've joined a larger national organization called Willow Bridge, and they will be our property managers as far as we know and they are programming rental apartments only.

COMMISSIONER DROST: Yes, because it's come up time after time the ingredient that's missing in the Central Business District is a hotel, as you say, a limited service hotel, but maybe these concepts, these platforms that now exist, the airbnb and, you know, whatever, that they can have an application for the 230 plus units you're projecting.

MR. MESSUTTA: I think it's a move we can certainly talk about, but right now we're, you know.

COMMISSIONER DROST: Yes, I know, getting the shovel in the ground is basically it.

MR. MESSUTTA: The likelihood is that could help with the revenue side, but again it requires a lot more than just saying these are for a hotel. It requires a lot of separate accounting and things like that, but we can talk and we'll listen.

COMMISSIONER DROST: Yes, and sort of the other part, do you still feel that the apartment market is still as strong as it was two years ago? And now that, you know, you've passed through the zero interest rate zones, that, you know, it's still going to be viable as you present this to your lenders or through the government plans that you're seeking?

MR. MESSUTTA: Right, and everything has a cycle, right?

COMMISSIONER DROST: Yes, you know this better than us.

MR. MESSUTTA: But the funny thing about the particular cycle that really stopped us from moving ahead was the cycle where you couldn't get contractors because nobody could work, inflation was rampant, and prices went up by anywhere from 10 to 20 to 30 percent. So, that's when the price of housing went up as well. Things are moving along, we're seeing

some fluctuations, but in 16 to 18 months things could be totally different from a leasing standpoint. So, we're confident that our numbers will work at that time, and that's what we're working with Willow Bridge to achieve.

COMMISSIONER DROST: Good. Yes, I just wanted to get sort of an update, you know. Our memory has become a little bit --

MR. MESSUTTA: Not a problem.

COMMISSIONER DROST: Yes, so good.

MR. MESSUTTA: We're here to answer.

COMMISSIONER DROST: That's great, thank you.

MR. MESSUTTA: You're welcome.

COMMISSIONER ENNES: For Staff, getting the six-month extension, what does the Petitioner have to get completed within that six months? What's that deadline for?

MR. HUBBARD: They would need to complete the final plat of subdivision process which would mean getting the engineering finalized and the plat finalized, bringing that before the Plan Commission, getting that approved, recommended by the Plan Commission and approved by the Village Board. Then they would need to --

COMMISSIONER ENNES: What about the architectural plans for that?

MR. HUBBARD: Well, it's more engineering site plans.

COMMISSIONER ENNES: Okay.

MR. HUBBARD: Then they would need to get a building permit issued for construction of the project, and that would be, you know, more architectural, but also site and engineering related, basically, you know, very, very detailed plans for construction of the building and improvements to the site.

COMMISSIONER ENNES: That's a lot to get done in six months, right?

MR. HUBBARD: It's a heavy lift, but definitely accomplishable in a six-month timeframe, yes, absolutely.

COMMISSIONER ENNES: So, what realistically, or when realistically do you expect to get a shovel in the ground, to actually start the construction process? Next year?

MR. MESSUTTA: Likelihood, yes. Certainly, we don't want to start during the worst weather. So, if everything kind of comes together, pardon me, in fall or late fall, then we'd probably defer actual shovel in the ground until spring unless there's something else we could do in the meantime. We can start staging logistics and things of that to get ourselves ready, but I would say that's probably not a bad estimate.

COMMISSIONER ENNES: Okay, and that would just be for foundation, you're thinking foundation might not be until the spring?

MR. MESSUTTA: Right, and our plan right now is to start the Campbell building first, and then when we see how long it will take to complete the Campbell building, we'll start the garage so that they are completed approximately the same time so that we have parking for the people who are going to be moving in and renting.

COMMISSIONER ENNES: Okay, that's all I have.

MR. MESSUTTA: Thank you.

CHAIRPERSON DAWSON: All right, I don't have any questions or comments.

Any other deliberation or do we have a motion?

COMMISSIONER ENNES: I would make a motion.

A motion to recommend to the Village Board of Trustees approval of a six-month extension to the Planned Unit Development and Preliminary Plat of Resubdivision expiration deadline, from May 3, 2024 to November 3, 2024, for PC #21-002.

CHAIRPERSON DAWSON: Is there a second?

COMMISSIONER JENSEN: Second.

CHAIRPERSON DAWSON: Roll call.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Chair Dawson.

CHAIRPERSON DAWSON: Yes.

All right, so there's unanimous approval from us. Does that go up to the Board then as well? Okay, so again, we're just a recommending body. Sam will give you information about the Village Trustees meeting.

MR. MESSUTTA: Thank you so, so very much.

CHAIRPERSON DAWSON: Thank you.

MR. MESSUTTA: We hope to produce a really grand development for your downtown.

CHAIRPERSON DAWSON: Looking forward to it.

MR. MESSUTTA: You bet.

CHAIRPERSON DAWSON: All right, so with that, I'm going to open up to general public commentary. We're all done, thank you much.

Any general public commentary?

(No response.)

CHAIRPERSON DAWSON: No, all right. Seeing no general public commentary, I'm going to shut public commentary. Bear with me, Mister, I'll get to you.

COMMISSIONER ENNES: Okay, I got you.

CHAIRPERSON DAWSON: Is there any other business? I see Commissioner Ennes has something to say.

COMMISSIONER ENNES: Yes, you know, this is probably more for Staff. There's been some news in the press lately --

COMMISSIONER DROST: Really?

COMMISSIONER ENNES: -- about some sports facility development. I'm wondering, the zoning on a property like that, is that something that could change? Does it have to be from the property owner to petition for a change or could anybody petition for a change?

MR. HUBBARD: Well, either the Village would or the property owner would.

COMMISSIONER ENNES: Okay.

MR. HUBBARD: Yes.

COMMISSIONER ENNES: So, somebody could petition for something like public lands?

MR. HUBBARD: Either the Village or the property owner could, yes.

COMMISSIONER ENNES: Okay, thank you. That's it.

COMMISSIONER DROST: Yes, how does the Village, why would the Village do that? Would there be some citizen concerns?

MR. HUBBARD: For any number of reasons, yes. If the Village Board directed Staff to look at, you know, some different zoning, then that's what we would look into.

COMMISSIONER DROST: Yes, and does that come into the area of eminent domain? Taking, you know, maybe down-zoning or lesser use as opposed to better use or special?

MR. HUBBARD: It could.

COMMISSIONER DROST: Yes, okay. Just you started the conversation; I ended it.

COMMISSIONER ENNES: Yes, sure.

CHAIRPERSON DAWSON: Any other business, Sam?

MR. HUBBARD: None.

CHAIRPERSON DAWSON: Would anyone like to adjourn?

COMMISSIONER DROST: I'll make that motion.

CHAIRPERSON DAWSON: Do I have a second?

COMMISSIONER LORENZINI: Second.

CHAIRPERSON DAWSON: All in favor?

(Chorus of ayes.)

CHAIRPERSON DAWSON: Thank you.

(Whereupon, at 7:50 p.m., the public hearing on the above-mentioned petition was adjourned.)

CCH LLC
838 Busse Highway – Park Ridge, IL 60068
T.847.655.7700 F.847.655.7701

February 27, 2024

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

**Re: Arlington 425 Planned Unit Development Ordinance 19-
Ordinance 21-013)
Request for Extension**

Dear Charles,

Reference is made to Village Ordinance 19-019 enacted on June 3, 2019 (“Original Ordinance”) as amended by Village Ordinance 21-013 passed and approved on May 3, 2021 (“Amended Ordinance”).

Section 5.K. of the Amended Ordinance set a deadline for both issuance of building permits as well as expiration of the preliminary plat of subdivision, as May 2, 2023. This date was extended to May 2, 2024 viva voce at the meeting of the Board of Trustees on April 17, 2023.

Section 5.L. of the Amended Ordinance set a similar automatic expiry for submission of a building permit application for the Chestnut building on or before April 30, 2028 (effectively 5 years thereafter). Those minutes also extended this date to April 30, 2029, but this request is in no way a request to extend this date.

Section 9.12 (“Enforcement of Development Schedule) of the Village’s Zoning Code (as amended) provides for a 12-month extension through submittal to your department for final approval by the Village Board of Trustees. Technically, as such, we understand that the extensions granted on April 17, 2023, are the only extensions that can be granted without further consideration by the Board of Trustees.

Based on staff’s suggestion, the Developer hereby requests a **SIX (6) MONTHS’** extension pursuant to Section 9.12 of the deadline provided for in Section 5.K. of the Amended Ordinance, through **November 2, 2024**. The Developer recognizes that the Village’s grant of extension of April 17, 2023 was fraught with frustration; you may trust it was mutual. However, if there is any way that the Developer can assist in shortening the requested extension’s time period, you may be assured of its commitment to that as well.

As of February 20, 2024, your staff confirmed that the Developer has submitted all of the documents required under Section 5. (“Conditions”) of the Amended Ordinance to have the

Mr. Charles Witherington-Perkins
February 27, 2024
Page 2

process for finalization of the *Final Plat* of Subdivision commence. However, the Developer is advised that the timeline for staff comments, possible revisions to the Final Plat and supporting documentation, and being able to be placed on the agendas for both the Plan Commission and Board of Trustees meetings required prior to April 30, 2024, are problematic.

The Developer also will file building permit applications for Phase I no later than Monday, March 4, 2024. The Developer has arranged a “Teams” meeting with the Building Department *today* to assure a complete submittal. The Developer is advised that filing by the March 4 date will allow an eight-weeks’ period for review, revisions and issuance of building permits by the May 2, 2024 deadline. However, the Developer is also advised that permits cannot be issued prior to Board approval of the Final Plat along with finalization of certain other administrative matters. In this regard, getting ComEd, Nicor and the MWRD in particular fully on board create their own issues.* Hence, issuance of building permits by that deadline now are equally problematic.

But these are explanations, and not intended as excuses. The Developer is on track to obtain Final Plat approval and building permits, but timing is simply “off”.

Since the Board of Trustees’ meeting of April 17, 2023, when the potential reality of the development was in jeopardy, the Developer assembled a team of the best professionals and consultants to value engineer and price the cost of Arlington 425 Phase I. Frankly, that initial pricing was not available until January 29, 2024. That is how long it sometimes takes to obtain clarity so that good things become technically and economically feasible and ascertainable. The hope, of course, is that with the economy generally improving and with both inflation abating and interest rates stabilizing, the financial community will agree so that construction may commence.

Please let us not allow frustration to dictate how the Village and the Developer will proceed with Arlington 425 to a successful conclusion.

Please let us know what, if any, further documentation or information you will need to support this request and to recommend approval by the Village Board of Trustees. We trust in your Department’s support for the requested six months’ extension.

Lastly, the Developer wants to assure the Village of two additional points of importance relating to when construction will commence, when lease-up and occupancy can occur, and how it will be financed:

* As an example, despite having contracted with ComEd for dry utilities services nearly 3 years ago, at this juncture it has taken a month for ComEd even to find the paperwork including the receipt for the payment that the Developer made at that time, for that work. The Developer appreciates the Village’s assistance in getting this back on track.

CCH LLC

Mr. Charles Witherington-Perkins

February 27, 2024

Page 3

1. The Developer has bid the construction work that would need to start earliest, based on a presumed July 1, 2024 start date, with a timeline of approximately 18 months to commencement of occupancy.

2. With pricing identified, the Developer is circulating a reliable pro forma for financing purposes. The Developer reached out to a number of prospective lenders, who now are awaiting the pro forma for underwriting purposes.

Should you have any questions regarding this matter, please also do not hesitate to contact the undersigned by email or my DID telephone number below.

Respectfully,



Stephen S. Messutta

General Counsel

DID: 847-655-7716

cc: Bruce J. Adreani



MINUTES

President and Board of Trustees
Village of Arlington Heights
Board Room

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

April 17, 2023

7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

- A. Presentation of Colors by Boy Scout Troop 32
chartered by First Presbyterian Church

III. ROLL CALL OF MEMBERS

President Hayes and the following Trustees responded to roll: Scaletta, Canty, Schwingbeck, Bertucci, Tinaglia, Grasse, LaBedz, and Baldino.

Also present were: Randy Recklaus, Hart Passman, Rob Horne, Michael Lysicatos and Becky Hume.

IV. APPROVAL OF MINUTES

- A. Village Board 04/03/2023 Approved

Trustee Mary Beth Canty moved to approve. Trustee Tom Schwingbeck
Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck,
Tinaglia

Abstain: Bertucci

V. APPROVAL OF ACCOUNTS PAYABLE

- A. Warrant Register 04/15/2023 Approved

Absent: Tinaglia

CONSENT PETITIONS AND COMMUNICATIONS

Trustee Nicolle Grasse moved to approve. Trustee Mary Beth Canty Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck

Absent: Tinaglia

- A. Permit Fee Waiver - Arlington Lakes Golf Course Approved
Pond Bank Stabilization
- B. Bond Waiver - Chicago Adaptive Sports Approved

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

- A. Arlington 425 - PUD Extension Request Approved

Bruce Adreani asked to extend the Ordinance, as the market was affected because of the pandemic, supply chain backlogs, financing constraints and market uncertainty. Mr. Lysicatos said the Ordinance was adopted May 3, 2021 and expires next month. The requirement for permit issuance also expires. Staff recommends approves of permitting these extensions.

Trustee Canty said the reasons to not build were appreciated, but other construction projects are happening in the community in the same period with the same setbacks. She said she is not seeing a clear path forward, and asked how will the next 12 months be different from the past 12 months. Is there a path forward, and what is it?

Mr. Adreani responded that high rise construction adds more money than something than a pod type of construction. Power Construction has increased prices, there have been two big increases in steel and concrete. Trustee Canty countered that surrounding communities are moving forward with construction. The issues Mr. Adreani cited are inherent in the construction businesses. She asked again, what is the path forward? Mr. Adreani said he will explore other avenues of development; he may change the plan. No one knows how the Bears stadium will affect the Downtown and he suggested the Downtown may suffer as a result of that development.

Trustee Canty said she heard the challenges in getting shovels into the

ground, but wasn't hearing how the developer will get over them, and it sounds like he is rethinking the project. She said if he needs to start over, do that, but he'll need to go through the process again.

Trustee Schwingbeck said the Board was so excited for this development and everyone wants it to come to fruition. He said he was not convinced Mr. Adreani is going to do anything there. The staff resources have not been offset by fees as yet. Other projects have been built in this time.

Trustee Baldino added the last time Mr. Adreani was before the Board, he asked what were the chances it would move forward, and the question wasn't answered. So, can it be answered now? Mr. Adreani said the economy and market are not good right now. He said he wished he could start it tomorrow, but it is a risk. Trustee Baldino said the Board is wondering about the commitment to it. We are being asked to extend a PUD without hearing of any progress.

Trustee Bertucci asked what would the timeline look like. Mr. Recklaus said staff will ask what will need to happen to get this done, and/or what would be successful in today's environment. Staff has spent a lot of time on the project and now want to make sure any additional time is well spent. Conversations should begin quickly. Trustee Bertucci asked Mr. Adreani if dialogue could occur in the next 30-60 days. Mr. Adreani agreed.

Trustee LaBedz said development is happening all up and down the Northwest corridor. She said she will give Mr. Adreani the benefit of the doubt, but she has concerns that nothing may happen.

Trustee Grasse said she would be willing to give another 12 months and asked if one portion could be approved without the other. The extension for the Chestnut Building permit (#2) does not have to be approved tonight. She said she does not support #2 at this time.

Mr. Lysicatos explained if the petitioner wanted more time after this waiver or if they amended the plan, they would have to go to the Plan Commission process again.

Mr. Adreani offered to build the Chestnut building first because it is a smaller building. That may help alleviate some of the concerns. It has less risk for him, and might energize the plan.

Trustee Scaletta said he is frustrated that it is not moving. He did not think it wise to build the Chestnut Building first. He said if Mr. Adreani can't do the project, he should find someone who can. The Downtown is not going away if the Bears come to town, that is not a valid reason. The atmosphere of a charming Downtown is not going to be the same kind of experience a stadium will be, meaning it will not be in direct competition. He said if Mr. Adreani has lost the passion to get this done, there is not much more the Village can do to help. Trustee Scaletta told him to get something done or move on.

Trustee Schwingbeck asked if it was to fail, what would it mean. Mr. Recklaus said the approvals would all expire. Even if he even wanted to do the same thing, he would have to go through the whole process again. Trustee Schwingbeck asked if there was a way to recoup staff costs. Mr. Recklaus said permit revenue fees do not offset staff time costs. The hope is that if the project is built, tax revenues would increase.

President Hayes said the Board needs to see some progress. The Village cannot have a vacant valuable piece of property. He said he is inclined to grant the request, but this will be the last time. He wants to see the whole thing built, not just the Chestnut Building.

Mr. Adreani said he would be willing to come back in six months.

Lisa Doty, lives on Mitchell and said resident support is still very high for the buildings to be built. She said she would like to see the extension be granted. She suggested to the developer to put in a pollinator garden as a place holder. She asked for future developments to install pollinator plants.

Trustee John Scaletta moved to approve a 12-month extension to the PUD and Preliminary Plat of Resubdivision to May 3, 2024 and a 12-month extension to the deadline for submission of a building permit for the Chestnut Building from April 30, 2028 to April 30, 2029. Trustee Nicolle Grasse Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck

Abstain: Canty

Absent: Tinaglia

XIII. LEGAL

- A. Ordinance Amending Chapter 8 of the Municipal Code of the Village of Arlington Heights
Regarding Street Performers

Mr. Recklaus said an Ordinance was drafted based on the direction of the Board regarding street performers (buskers) after a February Committee of the Whole discussion. The Ordinance says street performers are not required to have a permit, are limited to performing between 10 a.m. to 9 p.m., and may not obstruct bike or pedestrian passage. Also, they may not amplify sound. The Ordinance makes it clear these regulations do not apply to a Village performance or a sanctioned part of the Alfresco sidewalk licensing.

Discussion revolved primarily around the Ordinance SECTION 2 which states:

Sec. 8-527 Street Performers.

LINE OF 8'-0" RIGHT-OF-WAY DEDICATION TO THE VILLAGE (NORTH OF EXISTING VAIL PARKING GARAGE)

CAMPBELL COURT
(8 STORIES)

METROPOLIS
PLACE LOFTS
(8 STORIES)

225 W. CAMPBELL
(10) STORIES
(234) RESIDENTIAL UNITS

5-STORY
CONDO
BUILDING

1-STORY
OFFICE
BUILDING

S. HIGHLAND AVE.

HIGHLAND PARKING GARAGE
SLAB-ON-GRADE
OPEN ROOF DECK
(4) STORIES = (345) PARKING STALLS

33 S. CHESTNUT
(5) STORIES
(85) RESIDENTIAL UNITS
POTENTIAL (44) PARKING STALLS

S. CHESTNUT AVE.

ARLINGTON 425: ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'-0"

ARLINGTON 425

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

DRAWING INDEX

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

TINAGLIA ARCHITECTS • INC
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DATA • 847 253 3063
www.tinaglia.com

TINAGLIA
ARCHITECTS

CLIENT

CCH LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425

ARLINGTON HEIGHTS, ILLINOIS
MIXED-USE DEVELOPMENT

DRAWING TITLE

ARCHITECTURAL
SITE PLAN

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

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

JOB NO. 388315

SHEET NO.
OF 11

CS

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

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Village Board
4/15/2024

Item: Closed Session

Department: Village Manager's Office

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

-and-

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

-and-

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