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

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

To participate in the virtual meeting, please review these instructions

If members of the public prefer, they can comment or ask a question pertaining to the meeting by emailing rhume@vah.com by 3pm on March 1. Please limit your email to 200 words and if your question relates to a specific Agenda item, please note that in the email. Emails will be read at the meeting.

March 1, 2021
7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

IV. APPROVAL OF MINUTES

A. Village Board 02/01/2021
B. Committee of the Whole 02/15/2021
C. Village Board 02/15/2021

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 02/28/2021

VI. RECOGNITIONS AND PRESENTATIONS

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

IX. OLD BUSINESS

A. Report of Committee of the Whole Meeting of February 22, 2021

Diversity, Equity and Inclusion Report

Trustee Scaletta moved, seconded by Trustee Schwingbeck, that the Committee of the Whole recommend that the Village Board of Trustees adopt the draft Diversity, Equity and Inclusion Statement at the next Village Board meeting.

B. Report of Committee of the Whole Meeting of March 1, 2021

Interview of Michele Petrie for appointment to the Arlington Economic Alliance (downtown business) - term ending 4/30/2022

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. Senior Center Needs Assessment RFP Award of Consultant

B. Police Department - Interceptor Utility Vehicles Purchase 2021

C. Police Department - Police Sedan Purchase 2021

D. Microsoft Enterprise Agreement Renewal

CONSENT LEGAL

A. A Resolution Approving an Intergovernmental Agreement with the City of Rolling Meadows
(Roadway improvements on Weber Drive from Algonquin Road to Central Road)

CONSENT REPORT OF THE VILLAGE MANAGER

A. 2021 Budget Encumbrance

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

A. Comprehensive Plan Amendment TIF 4 - PC#21-001

B. Tax Increment Financing District #4: Third Amendment to Redevelopment Plan and Project (RC #21-003)

C. Greenbrier Detention Pond - NE Corner Cambridge St & Yale Ave - PC#21-004
PUD, Preliminary Plat of Subdivision, vacation of Vail Ave right of way, Rezoning from R-3 to P-L, Comp Plan Amendment to classify as Open Space, Variations

XIII. LEGAL

A. An Ordinance Amending the Comprehensive Plan of the Village of Arlington Heights
(18 acres northeast of Arlington Heights Road and Golf Road)

B. An Ordinance Approving an Amendment to the Tax Increment Redevelopment Plan and Project for the Arlington Heights/Golf Redevelopment Project Area

C. An Ordinance Amending the Comprehensive Plan of the Village of Arlington Heights
(Northeast corner of Cambridge Street and Yale Avenue)

D. An Ordinance Amending the Zoning Ordinance of the Village of Arlington Heights, Granting Approval of a Planned Unit Development, a Preliminary Plat of Subdivision with the Vacation of a Portion of a Public Right-of-Way and a Variation from Chapter 28 of the Arlington Heights Municipal Code
(Greenbrier Detention Basin, NE corner of Cambridge Street and Yale Avenue)

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

A. 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) (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 David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.

Village Board
3/1/2021

Item: Village Board 02/01/2021

Department: Village Clerk

ATTACHMENTS:

Description	**Type**
Village Board 02/01/2021	Minutes

President and Board of Trustees
Village of Arlington Heights
Virtual Meeting
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
February 1, 2021
7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

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

Also present were: Randy Recklaus, Scott Shirley, Charles Perkins and Kim Peterson

IV. APPROVAL OF MINUTES

A. Village Board 01/19/21 Approved

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

B. Committee of the Whole 01/25/21 Approved

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

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 01/30/21 Approved

Trustee Bert Rosenberg moved to approve in the amount of $2,167,452.59.
Trustee John Scaletta Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Schwingbeck, Tinaglia

VI. RECOGNITIONS AND PRESENTATIONS

A. Proclamation of Black History Month

President Hayes read the following Proclamation:

Village of Arlington Heights Proclamation
In Recognition of
Black History Month
February 2021

WHEREAS, during Black History Month, we honor the extraordinary contributions made by African Americans throughout the history of our Republic, and we renew our commitment to liberty and justice for all;

WHEREAS, during Black History Month, we recognize the achievements of African Americans and their role in shaping history, along with the contributions they have made to enhance the economic, cultural, spiritual and political development of our country;

WHEREAS, this year's theme, "The Black Family: Representation, Identity and Diversity", offers a rich tapestry of images exploring African Americans past and present;

WHEREAS, the theme for this year focuses on the black family which has been a topic of study in many disciplines including history, literature, the visual arts and film studies, sociology, anthropology and social policy;

WHEREAS, during Black History Month, we recognize the essential role of African Americans in shaping the story of America and honor their courage and contributions to our country and communities.

NOW, THEREFORE, I, Thomas W. Hayes, Mayor of the Village of Arlington Heights, along with the Arlington Heights Village Board of Trustees, do hereby proclaim February 2021 as **Black History Month** in the Village of Arlington Heights, and urge all our citizens to observe this month with appropriate programs, ceremonies and activities.

President Hayes indicated there will be a display in Village Hall recognizing the life and contributions to Arlington Heights of a very prominent citizen, Frank White, who was the first African American resident of Arlington Heights and a charter member of the Village's original volunteer Fire Department.

Trustee Canty stated how proud she is that the Village Board is putting this Proclamation out, and the work they are doing with DEI. Trustee Canty believes this is a great way to kick off this month and make Arlington Heights a better place.

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

Nancy Eberhardt, Arlington Heights resident, submitted the following comment:

Arlington Heights strives to be a welcoming and inclusive place for all.

An ongoing DEI commission will help our leaders and police keep with best practices in dealing with increases in acts of racism and hate. In recognizing we all have implicit bias and our country was founded on systemic racism, we realize that one or two workshops, or a short-term study won't be enough. We need an ongoing commission to continually study our needs, guide us as our community strives to be a safer, vibrant, and more neighborly community. Having a more diverse group of village employees and police officers will also help communicate a commitment to provide a welcoming community and reflect our society. Being mindful of diversity, equity and inclusion, should also be something we reflect and take action upon on a regular basis.

Will the Board be looking at the hiring practices for the Village, the Police and Fire Departments? Will ongoing training be provided? How soon may we expect implementation?

Please form a DEI commission (not just take recommendations from a study) to help our village be the best we know it can be.

Thank you for your consideration and service to our community.

President Hayes spoke with Ms. Eberhardt earlier in the day and informed her that the Board will be hearing from the DEI consultant at the Committee-of-the-Whole (COW) meeting on February 8th and will be continuing their ongoing discussions about additional steps forward in the area of DEI at that time.

Mr. Recklaus indicated the DEI report will be released to the public this Friday on the Village's website. In addition, the consultants will be presenting the report,

including their recommendations, on Monday at the COW Meeting. Mr. Recklaus stated that the Village has already made some changes to their hiring practices, and discussed the upcoming virtual Law Enforcement recruitment event at Harper College on March 13th. The Arlington Heights Police Department will be participating in this event, along with other municipalities, with the goal of attracting more minority and female candidates.

Kasia, Arlington Heights resident, discussed the snow-covered sidewalks on Arlington Heights Road, between Golf Road and Pickwick Road, and the dangerous situation they pose, as individuals and children walking to school are forced to walk in the street because these sidewalks are unpassable. Kasia would like to find a resolution to this situation, whether it be an ordinance requiring property owners to shovel their sidewalks, or perhaps if someone can reach out to these property owners and ask them to clean the snow for safety reasons.

President Hayes thanked Kasia for bringing this concern to the Board's attention and advised that it will be looked into. President Hayes asked Scott Shirley, Director of Public Works, if he could offer further insight.

Mr. Shirley acknowledged that this is a village wide problem with no easy solution. Mr. Shirley is unsure if an ordinance requiring property owners to remove snow is a good idea, as it may create more problems when it comes to elderly home owners not being physically able to shovel their properties, or have the money to pay someone to do it. There are some communities that do have these ordinances, so it is not out of the question.

IX. OLD BUSINESS

A. Report of Committee of the Whole Meeting of January 25, 2021 — Approved

1. Trustee Padovani moved, seconded by Trustee Tinaglia to direct Staff to make operational preparations and draft an amendment to the 2021 Budget to restart Arlington Alfresco for 2021 beginning mid-March, weather permitting and conclude November 2 (**or an earlier date if a downtown festival is to be planned post Alfresco**) as described in the Staff Memo, including the development of a security plan.

2. Trustee Canty moved, seconded by Trustee LaBedz to waive the minimum parking requirements for outdoor dining for private property, and other code requirements, as needed, for the remainder of 2021 during the Coronavirus pandemic to assist businesses outside of the Arlington

Alfresco pedestrian area and encourage them to develop outdoor dining concepts and pursue cooperative ways to promote all businesses.

3. Trustee Scaletta moved, seconded by Trustee LaBedz to allow outdoor live music within the Alfresco zone subject to the Village Manager's approval and modifications. Staff will continue to monitor live music during the pandemic and if problems persist, pursue option B shall be required of restaurants. The Village Manager retains the authority granted by the Village Board last summer to halt music in a venue if it is deemed too loud and the operator in not in compliance with the Village's sound directives.

4. Trustee LaBedz moved, seconded by Trustee Canty to develop an operational plan and budget for a post pandemic annual Alfresco concept beginning 2022 commencing in May including criteria for live music, hours, security and other standards.

5. Trustee Scaletta moved, seconded by Trustee Baldino to direct staff to work with the Special Events Commission, Chamber of Commerce and other stakeholders on the development and cost and operational analysis of alternative downtown special event concepts to take place at the conclusion of Arlington Alfresco on an annual basis and, if possible, in 2021 for Board approval.

Trustee Schwingbeck stated that Arlington Alfresco was not only a huge success for the downtown restaurants but for the Village as well. Trustee Schwingbeck believes Mr. Recklaus and Staff did a great job putting it all together in such a short amount of time. Trustee Schwingbeck did acknowledge the numerous calls and emails he and the other Board members received in the early months of inception, regarding the amount of noise created by the music and all of the related activity, as well as health and safety concerns. Trustee Schwingbeck heard some of these same complaints at the January 25th COW Meeting and believes there will need to be a balance between the residents and the restaurants, as he does not want to get those same phone calls this summer. Trustee Schwingbeck suggested an action plan be developed and implemented with some enforcement measures included.

President Hayes stated that this message received at the January 25th COW meeting was loud and clear and acknowledged by the Village Manager and Staff.

Mr. Recklaus stated that this message was absolutely heard on the 25th and throughout the year and they are very sensitive to the quality of life of those residents living in the downtown area. Staff will be meeting with the downtown residents to discuss these issues, as well as the business owners to discuss what the expectations will be from them moving forward.

Trustee Padovani thanked the businesses, Village staff, residents and Village Manager Randy Recklaus who will be addressing the concerns of the residents.

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

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

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

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

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

B. Report of Committee of the Whole Meeting of February 1, 2021 — Approved

   Trustee Scaletta moved, seconded by Trustee Canty to recommend to the Liquor Commissioner the issuance of a Class A Liquor License to AVX Restaurant, Inc. doing business as Golden Brunch at 31 E. Golf Road.

   Trustee John Scaletta moved to approve. Trustee Mary Beth Canty Seconded the Motion.
   The Motion: Passed

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

CONSENT APPROVAL OF BIDS

A. Stump Removal and Landscape Restoration – Contract Extension 2021 — Approved

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

B. Water & Sewer Improvement Design Contract – Change Order — Approved

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

C. HVAC Preventative Maintenance 2021 – Contract Extension — Approved

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

D. Pavement Management Services 2021 — Approved

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

E. Police Uniform Purchase — Approved

Trustee Jim Tinaglia moved to approve. Trustee Richard Baldino Seconded the Motion.
The Motion: Passed

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

CONSENT PETITIONS AND COMMUNICATIONS

A. Permit Fee Waiver – Arlington Heights Memorial Library Approved

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

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

A. Driven Car Wash – 2100 S. Arlington Heights Rd. Approved
Sign Variation – DC#20-049

President Hayes advised that Driven Car Wash, located at 2100 S. Arlington Heights Road is requesting a sign variation and asked the owner/petitioner, Chris Jenks, who was present at the meeting, to inform the Board what he is looking do.

Mr. Jenks advised that he purchased the property in early 2020. Mr. Jenks is seeking a sign variance for the street facing signage on the building, as he attempting to create a more retro look. Mr. Jenks is not applying for a variance on the street signage, as that variance was already approved before the sale in 2018 and would be grandfathered in. It wasn't until he applied for the building sign variance in July or August of 2020, that the street sign became an issue.

Charles Perkins advised that the petitioner is seeking a variation for the two wall signs, as only one sign is allowed. Mr. Perkins showed a picture of the proposed rendering of the building, which is being completely renovated on both the inside and outside. The petitioner would need an increase of 20 sq. feet in the size of the sign. In regards to the street/ground sign, Mr. Perkins indicated there was no variation granted, which makes it a non-conforming sign. The Design Commission and Staff didn't have any issues with the wall sign variations, however, this non-conforming sign should be corrected, with the construction of a new sign. The sign is currently 96 sq. feet and only 66 sq. feet is allowed. In addition, the sign is only set back one foot from the property line, but is required to be set back three feet, and the sign sits within the visibility triangle. The Design Commission asked the petitioner to develop two additional exhibits, which they did, and shows their

proposed sign with the banner signage removed, as well perform a visibility study. The Design Commission did recommend approval of the wall sign variations and to allow the non-conforming ground sign to remain, with the condition that it be refaced, if the Board felt the visibility study was appropriate and shows that the sign does not impede traffic. Staff is not aware of traffic accidents recorded at this intersection. Staff did recommend the sign be removed and the non-conformity eliminated, and move the sign out of the vision triangle.

President Hayes asked if the petitioner has complied with the requests of the Design Commission, which Mr. Perkins stated they have. President Hayes asked Mr. Jenks if Driven Car Wash is a franchise, which Mr. Jenks replied they are family owned business.

Trustee Tinaglia stated that the building design looks fabulous. Trustee Tinaglia has no problem with the wall signs and asked Mr. Perkins what would need to be done to the street sign to make it code compliant. Mr. Perkins indicated the size would have to be reduced by about a third and would have to be moved further onto the property site. Trustee Tinaglia asked if what Mr. Jenks is proposing to do is just reface it with his new design but leave the structure there, which Mr. Perkins replied yes. Trustee Tinaglia asked how long the existing sign has been there, which Mr. Perkins stated at least 30 years, with no accidents reported within the last four years.

Trustee Scaletta is happy to see that Mr. Jenks is revitalizing this car wash, as there is definitely a need for a full-service car wash on the south side of town. Mr. Scaletta asked Mr. Perkins if he envisions this sign impeding any future developments in that corridor. Mr. Perkins stated that it's hard to say, but does believe the improvements to the car wash will enhance that corridor. Trustee Scaletta is trying to balance Village ordinances with petitioner's request, as well as what the Planning Department and Design Commission have to say. Trustee Scaletta asked Mr. Jenks if there will just be new landscaping at the bottom of the ground sign, which Mr. Jenks replied yes, as to provide visibility. In addition, Mr. Jenks advised that if he does not receive approval for the ground sign variation, the financial burden of replacing the existing sign would create a hardship and possibly delay the opening of the car wash.

Mr. Perkins indicated the Board in the past has granted a time period for a non-conforming sign to be removed and come into compliance, so that is always an option the Board can consider.

Trustee Scaletta asked if they is a way to develop a motion that would provide the petitioner an opportunity to move forward using the existing sign and replacing the graphics and then be given a time limit to become code compliant.

President Hayes advised that this something that is within the Board's rights to do.

Trustee Padovani thanked Mr. Jenks for taking the risk and sticking with this project. Trustee Padovani advised that this sign has been in place for a very long

time and would be in favor of approving the other variances, allowing the petitioner to update the ground sign with some new graphics and then putting some sort of condition on a time limit to eventually replace the sign altogether. This would allow the petitioner the opportunity to get the business up and running and get some revenue started. President Hayes asked Trustee Padovani if this is a motion, which Trustee Padovani stated yes.

Trustee Tinaglia stated he would second that motion.

Trustee LaBedz thanked Mr. Jenks for his efforts and advised him of her concerns when using ornamental grass in landscaping, as it can grow very tall and possibly obstruct the line of sight.

Trustee Baldino is very happy to support this project and asked Trustee Padovani if it was his intent to leave the replacement of the existing ground sign open-ended in the motion he made, which Trustee Padovani stated yes. Trustee Baldino stated he wants to do everything he can to support this business opening up but has a problem with leaving the sign replacement open-ended.

Trustee Canty stated she is also uncomfortable with leaving the sign replacement open-ended. Trustee Canty likes the idea of a time frame to bring the sign code compliant.

Trustee Rosenberg asked Mr. Perkins if any of the improvements that will be taking place on Arlington Heights Road near the car wash, interfere with the proximity of this sign only being a foot off the property. Mr. Perkins does not think the sign location being a foot off the private property would hinder any of the concepts that have been identified in the plan for the corridor on the east side. Trustee Rosenberg asked if the sign would interfere with the burying of utilities by Com Ed, should they decide to do that. Mr. Perkins stated that if Com Ed were to try to bury the utilities right away, this could potentially impact the sign.

Trustee Rosenberg asked about the cost associated with reducing the size of the current sign, which Mr. Jenks stated the sign would have to be completely demolished and a reconstruction of a new sign would be needed.

Trustee Rosenberg asked Mr. Jenks if there are any additional signs that are ground level, which Mr. Jenks stated no.

Trustee Schwingbeck thanked Mr. Jenks for fixing this car wash up. Trustee Schwingbeck likes Trustee Baldino’s idea of having some type of an end where this sign has to be fixed up and code compliant.

Trustee Scaletta asked for some clarity on the motion. Trustee Padovani stated the motion is acceptance of the two variations that were requested and allowing the business owner to use the framework of his sign with the refacing, and if he made changes, make it code compliant. Trustee Scaletta asked if this pertains to the petitioner making changes and any future petitioner making changes, which Trustee

Padovani replied yes. Trustee Scaletta wants this project to succeed, but would like to see it at some point become code compliant.

Trustee Canty expressed the same concerns as her colleagues with the ground sign being problematic and moved to amend Trustee Padovani's motion to put a time limit on bringing it into code compliance and set that out at being four years from now.

President Hayes asked if there was a Second to that amendment, which Trustee Scaletta advised that the original motion needs to be voted on first.

Trustee Tinaglia asked Mr. Jenks, if given the opportunity, could he do something different in four years, or does it need to be longer. Mr. Jenks is unsure if four years is too aggressive, given the current economic climate, and proposes a 10-year time frame. Trustee Tinaglia asked Mr. Jenks if he has done any research into what a new sign might cost, which Mr. Jenks stated it could possibly cost anywhere from $25,000 to $50,000. Trustee Tinaglia believes five years might be a good time frame, or such time that more development in that corridor demands a quicker response. Trustee Tinaglia indicated that if Trustee Padovani is interested in amending his motion to five years and it pleases the rest of the Board, he would support that.

Trustee Padovani is willing to amend the motion and would like to know if Trustee Canty is okay with the five-year period, but first wanted some clarification on Trustee Tinaglia's request to have the motion include the possibility of replacing the sign before the five years is up, if the revitalization of Arlington Heights Road requires such. Trustee Tinaglia stated that if some outside influence, such as Com Ed, Nicor or IDOT, or anyone that causes a change to this neighboring area and that sign needs to be moved, modified, taken down or replaced, and that is before the five-year window expires, the Board does not see the same type go back up.

Mr. Recklaus stated that the Board today cannot bind the actions of future Boards. If a future Board wanted to provide relief to Mr. Jenks, regardless of what this Board's intention was, they would be able to do so.

Trustee Scaletta asked if the language of the motion indicates that if a utility would have to move or dig under the sign, the sign would have to be updated at that time and code compliant, which everyone agreed.

Trustee Padovani stated he would amend his original motion to include the time frame of five years to become code compliant, and if there is construction or any need to move or modify the sign, it needs to become code compliant. President Hayes asked Trustee Canty if she is okay with this, which she replied yes. President Hayes then asked Trustee Tinaglia if he is okay with this, which he replied yes.

> Trustee Padovani moved, seconded by Trustee Tinaglia to approve the two variations that were requested and allow the petitioner to use the framework of the ground sign to update with some new graphics, with the understanding that

this sign must become code compliant in five years, unless there is construction or any need to move or modify the sign, it would need to become code complaint at that time.

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

B. LEGAL

C. REPORT OF THE VILLAGE MANAGER

D. APPOINTMENTS

E. PETITIONS AND COMMUNICATIONS

F. ADJOURNMENT

Trustee Bert Rosenberg moved to adjourn at 8:51. Trustee John Scaletta Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Schwingbeck, Tinaglia

Village Board
3/1/2021

Item: Committee of the Whole 02/15/2021

Department: Village Clerk

ATTACHMENTS:

Description	**Type**
Committee of the Whole 02/15/2021	Minutes

MINUTES OF THE COMMITTEE-OF-THE-WHOLE MEETING OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS
Virtual Meeting
February 15, 2021 at 7:00 PM

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

BOARD MEMBERS PRESENT:	President Hayes; Trustees Baldino, Canty, LaBedz, Padovani, Rosenberg, Scaletta, Schwingbeck and Tinaglia
BOARD MEMBERS ABSENT:	None
STAFF MEMBERS PRESENT:	Village Manager Randy Recklaus, Health and Human Services Director James McCalister and Senior Center Manager Tracy Colagrossi
OTHERS PRESENT:	Dr. Motto, Fred Feldman, Keith Moens, Melissa Cayer

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

A. Update on Senior Citizens Age Friendly Initiative

Mayor Hayes thanked the members of the Sr Citizen's Commission for all of their great work. Village Manager Recklaus introduced the initiative. The Sr. Citizens Commission formed a subcommittee to do an overview and assessment of the community using AARP's age friendly community process.

Mr. Feldman, Chairman of the Senior Citizens Commission reviewed the process, survey and methods for obtaining the ten priorities related to the eight domains of l ivability. Within the top 3 priorities, the commission is recommending that communication and information be pursed further and an action plan established.

Dr. Motto, sub commission Chairman, reviewed the AARP Age Friendly livable community designation update, survey and the 8 domains. Dr. Motto stated that the designation is organized through the World Health Organization and AARP. There are only 9 communities in Illinois with the designation. Dr. Motto stressed it is an ongoing process. Dr. Motto stated that the general tone of the survey is that the respondents were satisfied with their community. Dr. Motto stated that the Senior Citizens Commission is recommending the creation of an action plan to establish a Village operated central source of information such as a 311 call or information center and/or a dedicated website to address the community need with regard to services and facilities available for senior citizens.

James McCalister, Director of the Health and Human Services Department thanked Tracy Colagrossi, Manager of the Senior Center and her team as well as Dr. Motto and Mr. Feldman.

Tracy Colagrossi, announced that the Senior Center has received National Accreditation from the National Institute of Senior Centers. Only a total of 4 Senior Centers in the state and

about 200 Nationwide have received the accreditation status. It is a two-phrase process and is in affect for 5 years. Tracey Colagrossi said that the peer review highlighted the need for a separate website for the Senior Center.

Mayor Hayes and Trustees thanked Tracey Colagrossi and staff, Dr. Motto, Fred Feldman and the entire Senior Citizen Commission for their efforts. Discussion ensued regarding Affordable Housing as related to Senior Citizens and aging in place.

The Mayor recognized questions and comments from the audience. Keith Moens stated he supports the efforts of the Senior Citizen Commission and would ask the Board to consider amending the inclusionary housing ordinance to re-include senior independent living units only for the housing requirements. Melissa Cayer stated that access to food was not mentioned at all during the presentation. Dr. Motto stated it is considered a part of the livability. Melissa Cayer said that she thinks it is a reason to appeal the food and beverage 1.25% tax to make it easier for senior citizens to afford food.

Trustee Scaletta stated the affordable housing in place is not specific to senior citizens, it is for all. There is not a program just for seniors. If there was a senior specific program, 95% of the seniors would pay for the other 5%.

B. OTHER BUSINESS – There was no further business.

C. ADJOURNMENT – Trustee Tinaglia moved, and Trustee Baldino seconded the motion to adjourn. The meeting was adjourned at 7:36 pm.

Village Board
3/1/2021

Item: Village Board 02/15/2021

Department: Village Clerk

ATTACHMENTS:

Description	**Type**
Village Board 02/15/2021	Minutes

MINUTES
President and Board of Trustees
Village of Arlington Heights
Virtual Meeting
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
February 15, 2021
7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

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

Also present were: Randy Recklaus, Cris Papierniak, Hart Passman and Becky Hume.

Due to some technical issues, the meeting was suspended shortly and resumed after residents were directed to the Zoom link for the Committee of the Whole meeting.

IV. APPROVAL OF MINUTES

A. Joint Meeting - Village Board and Library 1-16-21 — Approved

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

Abstain: LaBedz

B. Committee of the Whole 02/01/2021 — Approved

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

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 02/15/2021 Approved

Trustee Bert Rosenberg moved to approve in the amount of $1,999,841.06. Trustee John Scaletta Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Schwingbeck, Tinaglia

VI. RECOGNITIONS AND PRESENTATIONS

President Hayes noted the passing of resident Woody Hughes at 95 years of age. Mr. Hughes was a former Marine who witnessed the raising of the flag at Iwo Jima. Trustee Padovani asked residents, businesses and schools to raise the flag at 10:00 a.m. on February 23rd, the 76th anniversary of the Iwo Jima flag raising in Mr. Hughes' honor.

VII. PUBLIC HEARINGS

Trustee Jim Tinaglia moved to open the Public Hearing. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Schwingbeck, Tinaglia

A. Municipal Separate Storm Sewer Systems (MS4 Permit) - Public Hearing Approved

Mr. Papierniak explained the Stormwater Management Program (SWMP) was established by the Village to meet the minimum standards required by the EPA under the National Pollutant Discharge Elimination System. The Village's Separate Storm Sewer System must obtain stormwater permits for their discharges into receiving waters under this standard. Compliance with SWMP is intended to protect water quality in order to have cleaner lakes

and streams, improved recreation opportunities, reduce flood damage, achieve better aesthetics, support wildlife habitats and have a healthy environment for citizens. Most of the Village's Separate Storm Sewer runoff flows to the McDonald Creek and Weller Creek tributaries. A Stormwater Utility Fee was implemented in 2017 and two flood improvement projects have been completed using these funds. A third was approved tonight. Another will be implemented in 2022. Yearly goals are established and compliance monitored by the EPA.

Trustee LaBedz said residents play a role in the quality of our water run-off. Even washing your car with certain cleaners or power washing affects the run off in the storm water system. Mr. Papierniak said a lot of public outreach is done with educational materials. Publications are distributed at events and available at take-a-way racks. The Village distributes information at SWANCC events as well. The website maintains educational materials and reports.

Trustee Baldino asked what kinds of testing the Village does to meet the limits. Mr. Papierniak said the Village does the testing on the water quality, these reports are on the website. To maintain our MS4 permit we are required to submit the results. Representative locations within the community are chosen to evaluate our discharge. The Village also routinely inspects public and private retention ponds, car lots and other potential areas of risk.

Trustee Baldino asked if we had success meeting our Maximum Daily Load. Mr. Papierniak said there are no concerns in town but there are concerns within the watershed. We struggle with chlorides, but share responsibility with the County, State and Federal Partners. The Village is trying to use less salt on the roads so it does not end up in the waterways. Trustee Baldino asked how many stormwater management facilities are in the Village. Mr. Papierniak will get back to him. Last year, 48 manholes were inspected and 10 high hazard sites.

Trustee Baldino asked if there were any instances where we have had illicit discharges. Mr. Papierniak said none that were substantiated. There were four practices that required documentation of improvements.

Trustee Rosenberg asked if more Board help was needed. Mr. Papierniak said the Stormwater Utility Fee was a huge help because as the requirements increased, the costs increased.

Mr. Recklaus said last year’s business plan asked for staff to review single family regulations regarding stormwater. It was put on hold because of Covid. That project has been restarted and the Village is working with Christopher Burke Engineering. There will be a report out on potential changes in the spring.

Trustee Jim Tinaglia moved to close the Public Hearing. Trustee Richard Baldino Seconded the Motion.

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

VIII. CITIZENS TO BE HEARD

Melissa Cayer said the Joint Review Board information on the website did not include the taxing bodies or their appointed representatives.

Mr. Recklaus said whomever the taxing bodies choose to send, they can. The representatives can vary from meeting to meeting. The Review Board is dictated by State law and is not a Village creation, therefore, our agency is not responsible for the posting information.

Peg Lane said she was disappointed at the vote to not include affordable housing for seniors in the Village's Ordinance. She asked what is the next step to reverse it.

President Hayes said the Board is not considering any action immediately.

Mr. Recklaus said the Village's Inclusionary Housing Ordinance does not include group senior living housing but that is not the only tool in the tool box to achieve affordable senior housing. There are broader programs available. The Village offers home health care, and is one of the few communities that has nurses who provide help at home. There is also a Single Family Rehab program which helps seniors to stay in their homes. Zero interest loans are also available through the Village. The Housing Commission is working on developing affordable housing initiatives using the Trust Fund, established from contributions by developers. This fund may assist in affordable senior housing initiatives as well. Senior housing developments, which have food and recreation, are difficult to make affordable. If 5% of units are affordable, then the other units are less affordable, as such the Board didn't don't think it was a good option to pursue, but it can be looked at again.

Ms. Lane asked how senior housing is different than housing for those with disabilities.

Mr. Recklaus said disability housing is often built as affordable, whereas senior developments are not always built that way. Not every development has the same amenities, so it is hard to develop a standard. We have not found a good model that wouldn't dramatically discourage senior housing development.

Keith Moens disagreed that the Village Ordinance contains senior affordable housing. In the original Ordinance there was a calculated amount, and it could put back in. Mr. Moens agreed with the idea that it is hard to

calculate assisted living and memory care costs but independent living units could be included. He asked for the Board to amend the Ordinance and include independent living units.

IX. OLD BUSINESS

X. CONSENT AGENDA

CONSENT OLD BUSINESS

CONSENT APPROVAL OF BIDS

A. Asphalt Spray Patch 2021 Approved

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

B. Municipal Buildings Floor Maintenance - 2021 Contract Extension Approved

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

C. Municipal Buildings Custodial Services - Group A - 2021 Contract Extension Approved

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

D. Municipal Buildings Custodial Services - Group Approved

B - 2021 Contract Extension

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

E.	Material Testing Services - 2021 Contract Extension	Approved

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

F.	Greenbrier Area Public Improvements - Contract Award	Approved

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

G.	Professional Engineering Services Contract for Construction Inspectors for 2021 Resurfacing Program & 2021 MFT Reconstruction Program	Approved

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

H.	Professional Engineering Services Contract for Construction Resident Engineer for Kensington Road Resurfacing & Multi-Use Path Project	Approved

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

CONSENT LEGAL

A.	An Ordinance Granting Variations for the Installation of Two Wall Signs for the Property at 2100 South Arlington Heights Road (Driven Car Wash)	Approved

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

B.	A Resolution Authorizing an Amendment of the Intergovernmental Agreement Relating to the O'Hare Noise Compatibility Commission (Extension of agreement)	Approved

Melissa Cayer asked what the O'hare noise Resolution was.

Mr. Recklaus said it is an update to the existing agreement whereby the Village is a member of the Commission to advocate for less airport noise. It is a ministerial item, with no significant change to current policy.

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

CONSENT REPORT OF THE VILLAGE MANAGER

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

XVII. ADJOURNMENT

Trustee Jim Tinaglia moved to adjourn at 8:25 p.m. Trustee Richard Baldino Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Schwingbeck, Tinaglia

Village Board
3/1/2021

Item: Warrant Register 02/28/2021

Department: Village Clerk

ATTACHMENTS:

Description	Type
Warrant Register 02/28/2021	Warrant Register

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER FOR

CHECK DATE: 2-28-2021

Fund	Fund Description	Total Transaction Amount
101	General Fund	$363,465.73
215	CDBG Fund	$60.00
227	Foreign Fire Ins Tax Fund	$986.48
231	Criminal Investigation Fd	$156.53
235	Municipal Parkg Opr Fund	$1,609.81
401	Capital Projects Fund	$30,014.14
426	Storm Water Control Fund	$6,484.81
505	Water and Sewer Fund	$75,337.20
515	Arts,Entert & Events Fund	$6,873.68
605	Health Insurance Fund	$341,645.65
611	General Liability Ins Fnd	$6,561.40
615	Workers Compensation Ins	$105,527.18
621	Fleet Operations Fund	$462,420.99
625	Technology Fund	$38,685.86
715	Guaranty Deposits Fund	$20,300.00
TOTAL ALL FUNDS		**$1,460,129.46**

WARRANT REGISTER - GM0002

Department: 0

Division: 0

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
227850	715-0000-220.93-00	ACE CONSTRUCTION SERVICES	BOND REFUND	$200.00	$200.00
227861	715-0000-220.93-00	BAUER, MIKE 161613	BOND REFUND	$200.00	$200.00
227862	715-0000-220.93-00	BEIHOFFER,THOMAS 20997	BOND REFUND	$200.00	$200.00
227863	715-0000-220.93-00	BENCHMARK BUILDERS 14477	BOND REFUND	$200.00	$200.00
227864	715-0000-220.93-00	BONDAROWICZ, RICH 162032	BOND REFUND	$200.00	$200.00
227867	715-0000-220.93-00	BRUTON, AVON 142931	BOND REFUND	$200.00	$200.00
227871	715-0000-220.93-00	BULLOCK, CURT 20 612	BOND REFUND	$200.00	$200.00
227874	715-0000-220.93-00	CALCAGNO, DAVID 161222	BOND REFUND	$200.00	$200.00
227879	715-0000-220.93-00	CEFFALIO, RICHARD 161693	BOND REFUND	$200.00	$200.00
227880	715-0000-220.93-00	CERMAK, JEFF 154328	BOND REFUND	$200.00	$200.00
227885	715-0000-220.93-00	CHIGUROPATI, RAN 164006	BOND REFUND	$200.00	$200.00
227887	715-0000-220.93-00	CHURCH, BRUCE 15401	BOND REFUND	$800.00	$800.00
227888	715-0000-220.93-00	CIRONE, GIUSEPPE 182992	BOND REFUND	$200.00	$200.00
227889	101-0000-421.05-00	CLERICS OF THE ST VIATOR	REFUND VEHICLE STICKER	$24.00	$24.00
227894	101-0000-422.05-00	COMPLETE ELEVATOR SERVICE	REFUND PERMIT FEES	$944.00	$944.00
	101-0000-422.10-00	COMPLETE ELEVATOR SERVICE	REFUND PERMIT FEES	$55.00	$55.00
227895	715-0000-220.93-00	DAHLBORN, JIM 162754	BOND REFUND	$200.00	$200.00
227896	715-0000-220.93-00	DAHLBORN, JIM 162754	BOND REFUND	$100.00	$100.00
227898	715-0000-220.93-00	DANLEY'S GARAGE WORLD 152023	BOND REFUND	$200.00	$200.00
227899	715-0000-220.93-00	DANLEYS GARAGE WORLD 16 3097	BOND REFUND	$200.00	$200.00
227900	715-0000-220.93-00	DEITER, CHRISTOPHER	BOND REFUND	$200.00	$200.00
227901	715-0000-220.93-00	DELAUTER 194374	BOND REFUND	$200.00	$200.00
227902	101-0000-433.14-00	C JUNE DELPH	REFUND AMBULANCE FEES	$9.71	$9.71

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
227903	715-0000-220.93-00	DIMUCCI, JOHN 191553	BOND REFUND	$300.00	$300.00
227904	715-0000-220.93-00	DIMUCCI, JOHN 19 1553	BOND REFUND	$200.00	$200.00
227906	715-0000-220.93-00	DRACHENBERG, DAVE 162002	BOND REFUND	$200.00	$200.00
227907	715-0000-220.93-00	DREVLINE, MIKE & LIZ 141889	BOND REFUND	$200.00	$200.00
227908	715-0000-220.93-00	DRW 161925	BOND REFUND	$200.00	$200.00
227909	715-0000-220.93-00	E & J BUILDERS 154286	BOND REFUND	$200.00	$200.00
227910	715-0000-220.93-00	E & J BUILDERS 16567	BOND REFUND	$200.00	$200.00
227911	715-0000-220.93-00	E AND J BUILDERS 164103	BOND REFUND	$200.00	$200.00
227912	715-0000-220.93-00	ENVY HOME SERVICES 162827	BOND REFUND	$200.00	$200.00
227916	715-0000-220.93-00	FAIRFIELD HOMES INC 154387	BOND REFUND	$200.00	$200.00
227917	715-0000-220.93-00	FAIRFIELD HOMES INC 154557	BOND REFUND	$200.00	$200.00
227920	715-0000-220.93-00	FORTIS 193752	BOND REFUND	$200.00	$200.00
227922	715-0000-220.93-00	GABRIEL'S LANDSCAPE & TREE SERVICE	BOND REFUND	$200.00	$200.00
227923	715-0000-220.93-00	GABRIEL'S LANDSCAPE & TREE SERVICE	BOND REFUND	$500.00	$500.00
227927	715-0000-220.93-00	GINSBERG HOLDING LLC 161810	BOND REFUND	$200.00	$200.00
227934	101-0000-433.14-00	HEALTH CARE SERVICES CORP	REFUND AMBULANCE FEES	$446.55	$611.58
			REFUND AMBULANCE FEES	$165.03	
227937	715-0000-220.93-00	HORAN, JOHN 19 1101	BOND REFUND	$200.00	$200.00
227939	715-0000-220.93-00	I & D PLUMBING INC 164398	BOND REFUND	$200.00	$200.00
227948	715-0000-220.93-00	IRON BUILDING GROUP 141707	BOND REFUND	$600.00	$600.00
227950	715-0000-220.93-00	JO FISCHER	BOND REFUND	$1,700.00	$1,700.00
227952	715-0000-220.93-00	JOHNSON, GLENN 193999	BOND REFUND	$200.00	$200.00
227954	715-0000-220.93-00	JRC DESIGN BUILD 162642	BOND REFUND	$200.00	$200.00
227955	715-0000-220.93-00	JRC DESIGN BUILD 164460	BOND REFUND	$200.00	$200.00
227956	715-0000-220.93-00	JRC DESIGN BUILD 152437	BOND REFUND	$200.00	$200.00

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
227957	715-0000-220.93-00	JRC DESIGN BUILD 161340	BOND REFUND	$200.00	$200.00
227958	715-0000-220.93-00	JRC DESIGN BUILD 19 2185	BOND REFUND	$200.00	$200.00
227959	715-0000-220.93-00	JRC DESIGN BUILD 192643	BOND REFUND	$200.00	$200.00
227960	715-0000-220.93-00	JRC DESIGN BUILD 192643	BOND REFUND	$200.00	$200.00
227961	715-0000-220.93-00	JRC DESIGN BUILD 193336	BOND REFUND	$500.00	$500.00
227962	715-0000-220.93-00	KAPLAN PAVING LLC 193614	BOND REFUND	$200.00	$200.00
227964	715-0000-220.93-00	KARLE, SETH 193759	BOND REFUND	$200.00	$200.00
227965	715-0000-220.93-00	KENILWORTH INVESTMENT 193249	BOND REFUND	$200.00	$200.00
227966	715-0000-220.93-00	KENILWORTH INVESTMENTS 193249	BOND REFUND	$500.00	$500.00
227967	715-0000-220.93-00	KOELSCH CONSTRUCTION 161180	BOND REFUND	$200.00	$200.00
227972	715-0000-220.93-00	LEADER GARAGE BUILDERS	BOND REFUND	$200.00	$200.00
227982	101-0000-489.85-00	MERCHANTS CREDIT GUIDE CO	COLLECTION FEES	$51.89	$51.89
227983	101-0000-421.05-00	PATRICIA MIERKIEWICZ	REFUND VEHICLE STICKER	$22.00	$22.00
227984	715-0000-220.93-00	MILLER BRUCE 154174	BOND REFUND	$200.00	$200.00
227985	715-0000-220.93-00	MLL GROUP 19 4382	BOND REFUND	$200.00	$200.00
228004	715-0000-220.93-00	PERMA SEAL BASEMENT SYSTEMS	BOND REFUND	$200.00	$200.00
228005	715-0000-220.93-00	PERMA-SEAL BASEMENT SYSTEMS, INC	BOND REFUND	$200.00	$200.00
228009	715-0000-220.93-00	PLATINUM POOLCARE AQUATECH	BOND REFUND	$200.00	$200.00
228010	715-0000-220.93-00	PRESTIGIOUS HOME BLDERS 164188	BOND REFUND	$200.00	$200.00
228011	715-0000-220.93-00	R & G DEVELOPMENT GROUP 153928	BOND REFUND	$200.00	$200.00
228015	715-0000-220.93-00	RELIABLE BASEMENT SER 193749	BOND REFUND	$200.00	$200.00
228016	101-0000-422.05-00	RENEWAL BY ANDERSON	REFUND PERMIT FEES	$40.00	$40.00
228017	715-0000-220.93-00	RICK'S SEWER & DRAINAGE 163109	BOND REFUND	$200.00	$200.00
228018	715-0000-220.93-00	RICKY CONSTRUCTION INC 194276	BOND REFUND	$200.00	$200.00
228022	715-0000-220.93-00	RMB LLC 16159	BOND REFUND	$1,100.00	$1,100.00

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
228024	101-0000-433.14-00	RAYMOND ROTH	REFUND AMBULANCE FEES	$114.08	$114.08
228031	715-0000-220.93-00	SHAHA, PARTH 161321	BOND REFUND	$200.00	$200.00
228034	715-0000-220.93-00	SILVERMAN, IAN	BOND REFUND	$200.00	$200.00
228035	715-0000-220.93-00	SMITH, BRIAN 201616	BOND REFUND	$200.00	$200.00
228042	715-0000-220.93-00	SWANSON, SCOTT 162894	BOND REFUND	$200.00	$200.00
228043	715-0000-220.93-00	S2 SOUTHWEST CONCRETE 194089	BOND REFUND	$200.00	$200.00
228044	715-0000-220.93-00	T P CARPENTRY INC 164511	BOND REFUND	$600.00	$600.00
228045	715-0000-220.93-00	T P CARPENTRY 16176	BOND REFUND	$600.00	$600.00
228048	715-0000-220.93-00	THEODORE, ANNA 164704	BOND REFUND	$200.00	$200.00
228064	101-0000-211.06-00	VISION SERVICE PLAN	BASE VISION PREMIUM	$1,136.44	$4,623.93
			PREMIER VISION PREMIUM	$3,487.49	
228066	715-0000-220.93-00	WHALEN, TIM 192833	BOND REFUND	$200.00	$200.00
228067	715-0000-220.93-00	WHITE, NANCY S 193772	BOND REFUND	$200.00	$200.00
228068	715-0000-220.93-00	WHITE, NANCY S 193772	BOND REFUND	$200.00	$200.00
228070	715-0000-220.93-00	WOLF, DAVID 141406	BOND REFUND	$200.00	$200.00
901674	101-0000-210.92-00	EMPLOYEE BENEFITS CORP	FSA MEDICAL 2020	$378.00	$3,592.99
			FSA MEDICAL 2021	$3,214.99	
	101-0000-210.94-00	EMPLOYEE BENEFITS CORP	FSA DEPENDENT CARE 2020	$121.00	$626.60
			FSA DEPENDENT CARE 2021	$505.60	
901677	101-0000-210.92-00	EMPLOYEE BENEFITS CORP	FSA MEDICAL	$2,662.78	$2,662.78
	101-0000-210.94-00	EMPLOYEE BENEFITS CORP	FSA DEPENDENT CARE	$192.30	$192.30
901678	101-0000-210.81-00	DEARBORN LIFE INS CO	VILLAGE SHORT TERM DISAB	$6,467.08	$6,591.40
			LIBRARY SHORT TERM DISAB	$124.32	
				Division 0 Total	$40,462.26
				Department 0 Total	$40,462.26

WARRANT REGISTER - GM0002

Department: 1 Board of Trustees

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
227977	101-0101-501.21-65	LORELLE COMMUNICATIONS INC	SERVICE MISCELLANEOUS	$4,500.00	$4,500.00
				Division 1 Total	$4,500.00
				Department 1 Total	$4,500.00

WARRANT REGISTER - GM0002

Department: 2 Integrated Services

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
227876	101-0201-502.22-15	CANON SOLUTIONS AMERICA	PAPER, OFFICE, MAILROOM	$10.87	$10.87
227884	101-0201-502.30-01	CHICAGO TRIBUNE	ANNUAL SUBSCRIPTION	$68.00	$68.00
227932	101-0201-502.22-02	HARRIS TRUST & SAVINGS BANK	EIG CONSTANTCONTACT.CO	$1,050.00	$1,050.00
	101-0201-502.22-03	HARRIS TRUST & SAVINGS BANK	CORTLANDS GARAGE - AR	$47.28	$231.05
			JAVIERS SABOR MEXICANO	$100.70	
			PEGGY KINNANES	$58.01	
			PORTILLOS	($36.32)	
			PORTILLOS	$25.06	
			PORTILLOS	$36.32	
227953	101-0201-502.30-01	JOURNAL & TOPICS NEWSPAPERS	ANNUAL SUBSCRIPTION	$43.00	$43.00
				Division 1 Total	$1,402.92
				Department 2 Total	$1,402.92

WARRANT REGISTER - GM0002

Department: 3 Human Resources

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
227876	101-0301-503.22-15	CANON SOLUTIONS AMERICA	COPIER MAINTENANCE	$27.06	$27.06
227924	615-0301-552.42-75	GALLAGHER BASSETT SERVICES INC	CLAIMS - MEDICAL LOSS	$13,049.94	$13,049.94
	615-0301-552.42-80	GALLAGHER BASSETT SERVICES INC	CLAIMS - W/C FULL & FINAL	$80,000.00	$80,000.00
227946	615-0301-552.42-81	INTERGOVERNMENTAL RISK MGMT AGENCY	VOLUNTEER COVERAGE	$850.00	$12,411.12
			JANUARY DEDUCTIBLE W/C	$442.80	
			2020 CLOSED W/C	$10,992.91	
			2019 CLOSED W/C	$125.41	
227996	605-0301-552.20-50	NORTHWEST COMMUNITY HOSPITAL	SERVICE HEALTH TESTING	$3,990.00	$8,653.00
			SERVICE HEALTH TESTING	$4,168.00	
			SERVICE HEALTH TESTING	$495.00	
228000	615-0301-552.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	$66.12	$66.12
901676	605-0301-552.20-60	HMO ILLINOIS	HMO BILLING	$324,646.25	$324,646.25
901678	605-0301-552.20-65	DEARBORN LIFE INS CO	VILLAGE BASIC LIFE	$3,155.70	$6,862.20
			VILLAGE SUPPL LIFE	$3,412.10	
			DIRECTORS BASIC LIFE	$294.40	
	605-0301-552.20-66	DEARBORN LIFE INS CO	LIBRARY BASIC LIFE	$675.10	$798.70
			LIBRARY SUPPL LIFE	$123.60	
901679	605-0301-552.20-44	EMPLOYEE BENEFITS CORP	EBC FLEX FEES	$685.50	$685.50
				Division 1 Total	$447,199.89
				Department 3 Total	$447,199.89

WARRANT REGISTER - GM0002

Department: 4 Legal Department

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
227913	101-0401-503.20-15	ERNEST R BLOMQUIST PC	LEGAL SERVICES	$1,837.50	$6,007.50
			RETAINER	$4,170.00	
228051	101-0401-503.33-05	THOMSON REUTERS-WEST	INFORMATION CHARGES	$331.81	$331.81
228072	101-0401-503.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	$140.90	$140.90
				Division 1 Total	$6,480.21
				Department 4 Total	$6,480.21

WARRANT REGISTER - GM0002

Department: 5 Finance

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
227855	101-0501-503.21-65	ANDRES MEDICAL BILLING LTD	SERVICE FINANCIAL	$5,728.52	$5,728.52
227924	611-0501-552.42-60	GALLAGHER BASSETT SERVICES INC	CLAIMS - LIABILITY LOSS	$3,720.00	$3,720.00
227946	611-0501-552.42-61	INTERGOVERNMENTAL RISK MGMT AGENCY	JANUARY DEDUCTIBLE AUTO	$60.00	$2,841.40
			2019 CLOSED AUTO	$2,781.40	
228000	101-0501-503.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	$192.82	$263.79
			OFFICE SUPPLIES, GENERAL	$14.45	
			OFFICE SUPPLIES, GENERAL	$44.17	
			OFFICE SUPPLIES, GENERAL	$12.35	
228030	505-0501-503.21-65	SEBIS DIRECT INC	WATER BILL PROCESSING	$1,058.78	$1,058.78
	505-0501-503.22-10	SEBIS DIRECT INC	PRINTING SERVICES	$245.99	$245.99
228072	101-0501-503.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	$37.96	$63.96
			OFFICE MACHINES & ACCESS	$26.00	
				Division 1 Total	$13,922.44
				Department 5 Total	$13,922.44

WARRANT REGISTER - GM0002

Department: 6 Information Technology

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
227932	625-0601-553.30-05	HARRIS TRUST & SAVINGS BANK	AMAZON.COM HW3Y56YQ3	$192.89	$832.81
			AMZN MKTP US JQ20F74V3	$639.92	
	625-0601-572.50-10	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US 5B6YO7HJ3	$220.95	$220.95
228000	625-0601-553.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	$325.37	$531.35
			OFFICE SUPPLIES, GENERAL	$205.98	
228041	625-0601-553.20-39	SUPERION LLC	OFFICE SUPPLIES, GENERAL	$17,704.89	$17,704.89
228061	625-0601-553.21-65	VERIZON WIRELESS	ACCT 68500580500001	$1,371.51	$1,371.51
228062	625-0601-553.21-65	VERIZON WIRELESS	ACCT 98726153700001	$648.18	$648.18
901675	625-0601-553.20-05	MUNICIPAL GIS PARTNERS INC	GIS STAFFING SERVICES	$17,376.17	$17,376.17
				Division 1 Total	$38,685.86
				Department 6 Total	$38,685.86

WARRANT REGISTER - GM0002

Department: 20 Special Events

Division: 5

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
227860	515-2005-525.50-55	B AND H PHOTO/VIDEO	PHOTOGRAPHIC SUPPLY/EQUIP	$6,873.68	$6,873.68
				Division 5 Total	$6,873.68
				Department 20 Total	$6,873.68

WARRANT REGISTER - GM0002

Department: 30 Police Department

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
227849	101-3001-511.30-05	A & E RUBBER STAMP CORP	OFFICE SUPPLIES, GENERAL	$179.00	$179.00
227865	101-3001-511.33-30	IPROMOTEU	POLICE EQUIPMENT & SUPPLY	$1,687.64	$2,899.08
			POLICE EQUIPMENT & SUPPLY	$1,211.44	
227866	101-3001-511.21-65	BRIGHTSIDE CLINIC	SERVICE PROFESSIONAL	$1,950.00	$1,950.00
227875	101-3001-511.21-65	CAMIC JOHNSON LTD	SERVICE PROFESSIONAL	$350.00	$350.00
227893	101-3001-511.21-65	COMPASSION FUNERAL SERVICES INC	SERVICE MISCELLANEOUS	$369.00	$872.00
			SERVICE MISCELLANEOUS	$249.00	
			SERVICE MISCELLANEOUS	$254.00	
227914	101-3001-511.21-65	EXPERIAN	SERVICE MISCELLANEOUS	$50.48	$50.48
227928	101-3001-511.33-25	GRAINGER W W INC	POLICE EQUIPMENT & SUPPLY	$221.94	$395.25
			POLICE EQUIPMENT & SUPPLY	$173.31	
227932	101-3001-511.22-03	HARRIS TRUST & SAVINGS BANK	IL TACTICAL OFFICERS A	$40.00	$244.00
			JEWISHCHILD	$30.00	
			LERMG	$99.00	
			PUBLIC AGENCY TRAINING	$75.00	
	101-3001-511.22-10	HARRIS TRUST & SAVINGS BANK	POSITIVE PROMOTIONS	$1,322.25	$1,322.25
227976	101-3001-511.21-65	LIVE VIEW GPS INC	DATA SUBSCRIPTION	$502.80	$502.80
227992	101-3001-511.22-03	NE MULTI REGIONAL TRAINING INC	REGISTRATION	$80.00	$155.00
			REGISTRATION	$75.00	
228000	101-3001-511.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	$66.69	$107.46
			OFFICE SUPPLIES, GENERAL	$40.77	
228032	101-3001-511.33-25	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	$0.71	$0.71
228052	101-3001-511.22-10	TOTAL PRINT SOLUTIONS	SERVICE PRINTING	$158.48	$158.48

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
228055	401-3001-572.50-15	ULTRA STROBE COMMUNICATIONS INC	SQUAD EQUIPMENT	$3,457.61	$4,237.61
			SQUAD EQUIPMENT	$80.00	
			SQUAD EQUIPMENT	$700.00	
228058	101-3001-511.30-35	VCG UNIFORM LTD	MCAT CLOTHING	$829.25	$829.25
				Division 1 Total	$14,253.37

Division: 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
227932	231-3003-511.40-01	HARRIS TRUST & SAVINGS BANK	RAYALLEN.COM | JJDOG.C	($106.23)	$0.00
			RAYALLEN.COM | JJDOG.C	$106.23	
228029	231-3003-511.40-01	SCIENTIFIC ANIMAL FEEDS AND NEEDS	POLICE EQUIPMENT & SUPPLY	$67.99	$67.99
228047	231-3003-511.40-11	TECHNOLOGY MANAGEMENT REV FUND	SERVICE PROFESSIONAL	$88.54	$88.54
				Division 3 Total	$156.53
				Department 30 Total	$14,409.90

WARRANT REGISTER - GM0002

Department: 35 Fire

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
227854	101-3501-512.31-85	AIR ONE EQUIPMENT	FIRE PROTECTION EQUIP/SUP	$2,700.00	$2,700.00
227890	101-3501-512.22-02	CLIA LABORATORY PROGRAM	CERTIFICATION FEE	$180.00	$180.00
227905	101-3501-512.30-35	DIVE RIGHT IN SCUBA	SAFETY & FIRST AID EQUIP.	$4,300.00	$4,300.00
227925	101-3501-512.30-35	GALLS LLC	CLOTHING & APPAREL	$296.00	$1,169.00
			CLOTHING & APPAREL	$140.00	
			CLOTHING & APPAREL	$58.00	
			CLOTHING & APPAREL	$165.00	
			CLOTHING & APPAREL	$510.00	
227928	101-3501-512.31-65	GRAINGER W W INC	FURNITURE, NON OFFICE	$462.17	$462.17
227930	101-3501-512.31-65	HALLORAN POWER EQUIPMENT INC	HARDWARE SUPPLIES	$41.94	$41.94
227932	101-3501-512.22-03	HARRIS TRUST & SAVINGS BANK	CFPS ANN REN/EXAM	$350.00	$350.00
	101-3501-512.22-10	HARRIS TRUST & SAVINGS BANK	QUICKIDCARD.COM	$697.33	$697.33
	101-3501-512.31-65	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US QN4FH3PC3	$66.95	$2,807.17
			BATTERIES PLUS #0842	$246.72	
			SONANCE, INC.	$2,493.50	
227936	101-3501-512.33-50	HENRY SCHEIN MATRX MEDICAL	MEDICAL SUPPLIES	$179.32	$179.32
227949	101-3501-512.30-35	JG UNIFORMS	CLOTHING & APPAREL	$205.85	$205.85
227978	101-3501-512.31-85	LOWES COMMERCIAL SERVICES	FIRE PROTECTION EQUIP/SUP	$591.00	$591.00
227994	101-3501-512.31-85	NORTHWEST CENTRAL DISPATCH SYS	HARDWARE SUPPLIES	$821.25	$821.25
227995	101-3501-512.22-03	NORTHWEST COMMUNITY HOSP	TRAINING	$4,845.00	$4,845.00
227997	101-3501-512.31-65	NORTHWEST ELECTRICAL SUPPLY CO	ELECTRICAL EQUIP & SUPPLY	$478.65	$478.65
228000	101-3501-512.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	$53.66	$111.55
			OFFICE SUPPLIES, GENERAL	$57.89	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
228003	101-3501-512.33-50	PENNCARE	EMERGENCY MEDICAL SUPPLY	$1,149.00	$1,149.00
228008	101-3501-512.22-03	ANTHONY PICCOLO	TUITION REIMBURSEMENT	$2,213.00	$2,213.00
228012	101-3501-512.31-60	R H MEDICAL	MEDICAL OXYGEN	$172.50	$486.00
			OXYGEN CYLINDER RENTAL	$313.50	
228025	101-3501-512.31-60	ROUTE 12 RENTAL CO INC	KEROSENE	$65.00	$65.00
228053	101-3501-512.21-65	TRACE ANALYTICS INC	AIR QUALITY TESTING	$1,010.67	$1,010.67
228071	101-3501-512.31-85	WS DARLEY & CO	FIRE PROTECTION EQUIP/SUP	$834.77	$1,540.46
			FIRE PROTECTION EQUIP/SUP	$705.69	
228072	101-3501-512.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	$26.00	$104.00
			OFFICE MACHINES & ACCESS	$26.00	
			OFFICE MACHINES & ACCESS	$26.00	
			OFFICE MACHINES & ACCESS	$26.00	
				Division 1 Total	$26,508.36
				Department 35 Total	$26,508.36

WARRANT REGISTER - GM0002

Department: 37 Foreign Fire Insurance

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
227878	227-3701-512.22-03	REGINALD CASTILLO	TUITION REIMBURSEMENT	$342.76	$342.76
227938	227-3701-512.22-03	HORLACHER JASON	TUITION REIMBURSEMENT	$50.00	$50.00
227987	227-3701-512.22-03	MARTIN MORAN	TUITION REIMBURSEMENT	$84.50	$84.50
228033	227-3701-512.22-03	MATTHEW SIGLER	TUITION REIMBURSEMENT	$509.22	$509.22
				Division 1 Total	$986.48
				Department 37 Total	$986.48

WARRANT REGISTER - GM0002

Department: 40 Planning

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
227897	101-4001-521.22-01	DAILY HERALD	ADVERTISING	$97.20	$904.50
			ADVERTISING	$224.10	
			ADVERTISING	$583.20	
	101-4001-521.22-02	DAILY HERALD	ADVERTISING	$124.59	$124.59
227918	101-4001-521.40-41	FASTSIGNS	SIGNAGE	$215.13	$215.13
227970	101-4001-521.22-02	LAMBDA ALPHA INTERNATIONAL	DUES	$285.00	$285.00
227974	101-4001-521.21-65	LEGRAND REPORTING & VIDEO SERVICES	TRANSCRIPTS	$409.35	$1,186.55
			TRANSCRIPTS	$217.45	
			TRANSCRIPTS	$203.95	
			TRANSCRIPTS	$189.75	
			TRANSCRIPTS	$166.05	
228000	101-4001-521.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	$56.11	$128.08
			OFFICE SUPPLIES, GENERAL	$71.97	
228072	101-4001-521.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	$37.96	$75.92
			OFFICE MACHINES & ACCESS	$37.96	
				Division 1 Total	$2,919.77
				Department 40 Total	$2,919.77

WARRANT REGISTER - GM0002

Department: 41 Community Devl Block Grnt

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
227883	215-4101-522.41-01	CHICAGO TITLE COMPANY LLC	PROFESSIONAL SERVICE	$60.00	$60.00
				Division 1 Total	$60.00
				Department 41 Total	$60.00

WARRANT REGISTER - GM0002

Department: 45 Building

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
227929	101-4501-523.20-35	GRIVAS KRAUSE ASSOCIATES LTD	ENGINEERING REVIEW	$1,250.00	$1,375.00
			ENGINEERING REVIEW	$125.00	
227932	101-4501-523.22-02	HARRIS TRUST & SAVINGS BANK	INTL CODE COUNCIL INC	$105.00	$105.00
	101-4501-523.22-03	HARRIS TRUST & SAVINGS BANK	NFPA NATL FIRE PROTECT	$233.05	$233.05
	101-4501-523.30-01	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US GZ4YK2P93	$72.99	$1,480.22
			AMZN MKTP US LF84R88N3	$126.00	
			INTL CODE COUNCIL INC	$1,281.23	
	101-4501-523.30-05	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US EZ9OE3CS3	$46.99	$136.98
			AMZN MKTP US FN53V5583	$89.99	
227940	101-4501-523.22-02	IL FIRE INSPECTORS ASSOC	2021 MEMBERSHIP DUES	$100.00	$100.00
227941	101-4501-523.22-02	IL PLUMBING INSPECTORS ASSOC	2021 MEMBERSHIP DUES	$70.00	$70.00
228014	101-4501-523.30-35	RED WING BUSINESS ADVANTAGE ACCT	SHOES AND BOOTS	$125.99	$125.99
228050	101-4501-523.21-65	THOMPSON ELEVATOR INSPECTION	SERVICE BLDG MAINT	$35.00	$2,520.00
			SERVICE BLDG MAINT	$2,450.00	
			SERVICE BLDG MAINT	$35.00	
228072	101-4501-523.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	$26.00	$52.00
			OFFICE MACHINES & ACCESS	$26.00	
				Division 1 Total	$6,198.24
				Department 45 Total	$6,198.24

WARRANT REGISTER - GM0002

Department: 70 Health

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
227856	101-7001-541.20-25	ARLINGTON CENTER FOR RECOVERY	COUNSELING SUBSIDY	$308.00	$508.00
			COUNSELING SUBSIDY	$200.00	
227866	101-7001-541.20-25	BRIGHTSIDE CLINIC	COUNSELING SUBSIDY	$150.00	$150.00
227932	101-7001-541.21-65	HARRIS TRUST & SAVINGS BANK	SFAX	$29.00	$29.00
	101-7001-541.33-10	HARRIS TRUST & SAVINGS BANK	SANOFI PASTEUR INC	$87.04	$145.45
			ARMANDS PIZZERIA	$58.41	
	101-7001-541.40-53	HARRIS TRUST & SAVINGS BANK	JEWEL OSCO 3422	$600.00	$600.00
227975	101-7001-541.20-25	SHERRY LEMKE	COUNSELING SUBSIDY	$100.00	$170.00
			COUNSELING SUBSIDY	$70.00	
227980	101-7001-541.33-10	MC KESSON MEDICAL SURGICAL	NURSING CLINIC SUPPLIES	$1,094.52	$1,104.74
			NURSING CLINIC SUPPLIES	$10.22	
228000	101-7001-541.30-05	OFFICE DEPOT	OFFICE MACHINES & ACCESS	$39.98	$39.98
228006	101-7001-541.30-05	PETTY CASH	OFFICE SUPPLIES, GENERAL	$74.06	$74.06
228040	101-7001-541.20-25	STEPHANIE GUREWITZ LCSW CYT	COUNSELING SUBSIDY CLIENT	$480.00	$1,230.00
			COUNSELING SUBSIDY CLIENT	$450.00	
			COUNSELING SUBSIDY CLIENT	$300.00	
228072	101-7001-541.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	$85.00	$85.00
				Division 1 Total	$4,136.23

Division: 7

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
227891	101-7007-541.21-65	COLAGROSSI, TRACEY	PROGRAM SUPPLIES	$378.15	$378.15
227932	101-7007-541.21-02	HARRIS TRUST & SAVINGS BANK	APPLE.COM/US	($599.00)	($599.00)

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
227932	101-7007-541.21-65	HARRIS TRUST & SAVINGS BANK	WWW.VOLGISTICS.COM	$61.00	$61.00
	101-7007-541.31-65	HARRIS TRUST & SAVINGS BANK	WAL-MART #2815	$25.81	$25.81
227951	101-7007-541.21-65	JOHN HERSEY HIGH SCHOOL	PROGRAM INSTRUCTIONAL FEE	$250.00	$250.00
228028	101-7007-541.21-65	BETH SAIR	PROGRAM INSTRUCTIONAL FEE	$175.00	$175.00
				Division 7 Total	$290.96
				Department 70 Total	$4,427.19

WARRANT REGISTER - GM0002

Department: 71 Public Works

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
227858	101-7101-531.31-55	ARLINGTON POWER EQUIPMENT	HARDWARE SUPPLIES	$15.13	$15.13
	101-7101-531.31-85	ARLINGTON POWER EQUIPMENT	HARDWARE SUPPLIES	$201.06	$201.06
227859	101-7101-531.22-70	AT & T	ACCT 84759060006156	$1,071.25	$1,071.25
227868	101-7101-531.31-55	BTU COMPANY INC	HVAC EQUIPMENT SUPPLIES	$5,394.00	$5,394.00
227869	401-7101-571.50-30	BUILDERS PAVING LLC	SERVICE CONSTRUCTION	$675.30	$675.30
227870	101-7101-531.21-02	BUILDING AUTOMATION SOLUTIONS	SERVICE BLDG MAINT	$13,000.00	$13,000.00
227876	101-7101-531.22-70	CANON SOLUTIONS AMERICA	COPIER MAINTENANCE	$6.04	$6.04
227877	101-7101-531.31-90	CARGILL INCORPORATED	STREET/SIDEWALK SUPPLIES	$15,096.96	$139,562.11
			STREET/SIDEWALK SUPPLIES	$29,696.00	
			STREET/SIDEWALK SUPPLIES	$13,569.31	
			STREET/SIDEWALK SUPPLIES	$1,207.51	
			STREET/SIDEWALK SUPPLIES	$35,635.02	
			STREET/SIDEWALK SUPPLIES	$16,049.85	
			STREET/SIDEWALK SUPPLIES	$4,930.95	
			STREET/SIDEWALK SUPPLIES	$22,158.63	
			STREET/SIDEWALK SUPPLIES	$1,217.88	
227886	426-7101-571.50-25	CHRISTOPHER B BURKE LTD	SERVICE CONSULTING	$1,337.00	$6,484.81
			SERVICE PROFESSIONAL	$1,301.00	
			SERVICE CONSULTING	$3,846.81	
227919	101-7101-531.31-45	FERGUSON FACILITIES SUPPLY HP#3400	JANITORIAL SUPPLIES	$445.80	$567.48
			JANITORIAL SUPPLIES	$121.68	
227926	101-7101-531.30-39	GAS DEPOT INC	FUEL,OIL,GREASE, & LUBES	$15,750.02	$48,979.47
			FUEL,OIL,GREASE, & LUBES	$16,649.07	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
227926	101-7101-531.30-39	GAS DEPOT INC	FUEL,OIL,GREASE, & LUBES	$16,580.38	$48,979.47
227931	401-7101-571.50-20	HARDROC INC	SERVICE BLDG MAINT	$9,853.00	$9,853.00
227933	101-7101-531.21-11	HAYES MECHANICAL	SERVICE BLDG MAINT	$352.23	$352.23
227935	101-7101-531.21-55	HENDRICKSEN ROBERT W COMPANY	SERVICE TREES	$19,746.00	$29,633.00
			SERVICE TREES	$9,887.00	
227945	101-7101-531.31-90	INDUSTRIAL SYSTEMS LTD	STREET/SIDEWALK SUPPLIES	$3,006.00	$24,048.00
			STREET/SIDEWALK SUPPLIES	$3,006.00	
			STREET/SIDEWALK SUPPLIES	$3,006.00	
			STREET/SIDEWALK SUPPLIES	$3,006.00	
			STREET/SIDEWALK SUPPLIES	$3,006.00	
			STREET/SIDEWALK SUPPLIES	$3,006.00	
			STREET/SIDEWALK SUPPLIES	$3,006.00	
			STREET/SIDEWALK SUPPLIES	$3,006.00	
227968	101-7101-531.22-15	KONICA MINOLTA BUSINESS USA	COPIER MAINTENANCE	$61.54	$61.54
227973	101-7101-531.30-39	LEAHY WOLF CO	VEH MAINTENANCE SUPPLY	$944.23	$1,191.33
			VEH MAINTENANCE SUPPLY	$247.10	
227978	101-7101-531.31-45	LOWES COMMERCIAL SERVICES	JANITORIAL SUPPLIES	$24.66	$73.36
			JANITORIAL SUPPLIES	$48.70	
	101-7101-531.31-55	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	$256.62	$390.76
			HARDWARE SUPPLIES	$34.64	
			HARDWARE SUPPLIES	$72.98	
			HARDWARE SUPPLIES	$21.08	
			HARDWARE SUPPLIES	$5.44	
	101-7101-531.31-65	LOWES COMMERCIAL SERVICES	STREET/SIDEWALK SUPPLIES	$113.00	$113.00
	101-7101-531.31-85	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	$77.82	$227.85

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
227978	101-7101-531.31-85	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	$18.99	$227.85
			HARDWARE SUPPLIES	$123.46	
			HARDWARE SUPPLIES	$7.58	
	101-7101-531.31-90	LOWES COMMERCIAL SERVICES	STREET/SIDEWALK SUPPLIES	$79.98	$125.38
			STREET/SIDEWALK SUPPLIES	$35.90	
			STREET/SIDEWALK SUPPLIES	$9.50	
227993	101-7101-531.31-85	NEWEGG BUSINESS INC	FORESTRY EQUIPMENT	$446.95	$446.95
227999	401-7101-571.50-30	NUTOYS LEISURE PRODUCTS	FURNITURE, NON OFFICE	$5,211.00	$5,211.00
228001	101-7101-531.30-35	OLSEN SAFETY EQUIPMENT CORP	JANITORIAL SUPPLIES	$288.14	$288.14
228006	101-7101-531.31-65	PETTY CASH	KITCHEN SUPPLIES	$17.58	$65.20
			KITCHEN SUPPLIES	$47.62	
228019	101-7101-531.22-02	RIDE ILLINOIS	MEMBERSHIP DUES	$245.00	$245.00
228020	101-7101-531.20-05	RITTER GIS	CITYWORKS SUPPORT	$570.00	$570.00
228032	101-7101-531.31-45	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	$26.99	$26.99
	101-7101-531.31-55	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	$9.98	$17.57
			ELECTRICAL EQUIP & SUPPLY	$7.59	
228038	101-7101-531.31-45	STATE CHEMICAL SOLUTIONS	JANITORIAL SUPPLIES	$1,760.35	$1,760.35
228039	101-7101-531.31-75	STEINER ELECTRIC	ELECTRICAL EQUIP.& SUPPLY	$2,121.60	$2,121.60
228049	401-7101-571.50-30	THOMAS ENGINEERING GROUP LLC	SERVICE CONSULTING	$10,037.23	$10,037.23
228054	101-7101-531.31-65	ULINE INC	VEH MAINTENANCE SUPPLY	$178.51	$178.51
228059	101-7101-531.22-70	VERIZON WIRELESS	ACCT 64202486400001	$224.29	$224.29
228063	101-7101-531.22-70	VERIZON WIRELESS	ACCT 58675303500001	$2,044.06	$2,044.06
228072	101-7101-531.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	$85.00	$85.00
802040	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0002031003	$31.55	$1,461.02
			ACCT 2278061084	$256.09	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
802040	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	ACCT 2985063029	$433.21	$1,461.02
			ACCT 3183115007	$14.35	
			ACCT 4103039009	$467.84	
			ACCT 4643388009	$192.47	
			ACCT 5492508009	$65.51	
802041	101-7101-531.22-70	AT & T	ACCT 84725334382001	$106.36	$220.02
			ACCT 84739893361501	$56.08	
			ACCT 84739893901330	$57.58	
				Division 1 Total	$307,029.03
				Department 71 Total	$307,029.03

WARRANT REGISTER - GM0002

Department: 72 Water and Sewer

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
227851	505-7201-561.31-05	ADDISON BUILDING MATERIAL CO	SERVICE BLDG MAINT	$82.76	$82.76
227852	505-7201-561.20-05	AECOM	SERVICE CONSULTING	$4,687.20	$4,687.20
227873	505-7201-561.21-36	C C CARTAGE INC	RENTAL/LEASE EQUIPMENT	$5,118.40	$5,118.40
	505-7201-561.21-62	C C CARTAGE INC	SERVICE DISPOSAL	$1,322.20	$1,322.20
	505-7201-561.31-90	C C CARTAGE INC	STREET/SIDEWALK SUPPLIES	$7,027.66	$7,027.66
227881	505-7201-561.50-15	CHARLES EQUIPMENT CO	SERVICE EQUIPMENT	$9,675.00	$9,675.00
227886	505-7201-561.20-05	CHRISTOPHER B BURKE LTD	SERVICE CONSULTING	$2,276.08	$2,276.08
227892	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0705092066	$501.90	$501.90
227928	505-7201-561.31-55	GRAINGER W W INC	HARDARE SUPPLIES	$340.14	$340.14
227978	505-7201-561.31-02	LOWES COMMERCIAL SERVICES	ELECTRICAL EQUIP.& SUPPLY	$178.96	$178.96
	505-7201-561.31-55	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	$219.82	$406.25
			HARDWARE SUPPLIES	$14.69	
			HARDWARE SUPPLIES	$20.89	
			HARDWARE SUPPLIES	$150.85	
	505-7201-561.31-65	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	$14.24	$14.24
	505-7201-561.31-85	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	$16.61	$16.61
228001	505-7201-561.30-35	OLSEN SAFETY EQUIPMENT CORP	PERSONAL PROTECTIVE EQUIP.	$288.14	$288.14
228007	505-7201-561.20-05	PHENOVA INC	LAB PROFICIENCY TEST	$305.76	$305.76
228021	505-7201-561.20-05	RJN GROUP INC	SERVICE CONSULTING	$1,851.49	$1,851.49
228032	505-7201-561.31-02	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	$89.90	$134.82
			HARDWARE SUPPLIES	$44.92	
228046	505-7201-561.31-02	TAYLOR PLUMBING	WATER SEWER SYSTEM SUPPLY	$1,337.75	$1,337.75
228060	505-7201-561.22-70	VERIZON WIRELESS	ACCT 78635116200001	$1,992.24	$1,992.24

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
228063	505-7201-561.22-70	VERIZON WIRELESS	ACCT 58675303500001	$1,362.71	$1,362.71
228074	505-7201-561.31-01	ZIEBELL WATER SERVICE PRODUCTS	WATER SEWER SYSTEM SUPPLY	$3,294.00	$10,630.78
			WATER SEWER SYSTEM SUPPLY	$2,935.78	
			WATER SEWER SYSTEM SUPPLY	$2,200.50	
			WATER SEWER SYSTEM SUPPLY	$2,200.50	
802040	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0087155164	$289.25	$2,286.32
			ACCT 0117046072	$122.76	
			ACCT 0368380009	$30.70	
			ACCT 0645171017	$66.31	
			ACCT 0831076049	$153.19	
			ACCT 1092085063	$100.47	
			ACCT 1104021044	$102.94	
			ACCT 1257044037	$995.52	
			ACCT 1284169036	$239.29	
			ACCT 3973144001	$185.89	
802041	505-7201-561.22-70	AT & T	ACCT 84725301748135	$54.02	$54.02
				Division 1 Total	$51,891.43
				Department 72 Total	$51,891.43

WARRANT REGISTER - GM0002

Department: 73 Parking

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
802040	235-7301-532.21-50	COMMONWEALTH EDISON COMPANY	ACCT 4286290000	$610.67	$610.67
				Division 1 Total	$610.67

Division: 2

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
802041	235-7302-532.21-50	AT & T	ACCT 84725309782425	$168.18	$168.18
				Division 2 Total	$168.18

Division: 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
802041	235-7303-532.21-50	AT & T	ACCT 84763200281737	$211.83	$211.83
				Division 3 Total	$211.83

Division: 4

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
227853	235-7304-532.21-11	AFTERMATH	EVERGREEN GARAGE CLEANING	$155.00	$465.00
			EVERGREEN GARAGE CLEANING	$155.00	
			EVERGREEN GARAGE CLEANING	$155.00	
227928	235-7304-532.31-65	GRAINGER W W INC	ELECTRICAL EQUIP & SUPPLY	$154.13	$154.13
				Division 4 Total	$619.13
				Department 73 Total	$1,609.81

WARRANT REGISTER - GM0002

Department: 75 Municipal Fleet Services

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
2238	621-7501-551.21-07	IL SECRETARY OF STATE	VEH MAINTENANCE SUPPLY	$755.00	$755.00
2239	621-7501-551.21-07	IL SECRETARY OF STATE	VEH MAINTENANCE SUPPLY	$301.00	$301.00
227857	621-7501-551.31-51	ARLINGTON HTS FORD INC	VEH MAINTENANCE SUPPLY	$89.34	$1,438.94
			VEH MAINTENANCE SUPPLY	$64.31	
			VEH MAINTENANCE SUPPLY	$489.11	
			VEH MAINTENANCE SUPPLY	$368.41	
			VEH MAINTENANCE SUPPLY	$7.40	
			VEH MAINTENANCE SUPPLY	$274.05	
			VEH MAINTENANCE SUPPLY	$142.74	
			VEH MAINTENANCE SUPPLY	$3.58	
227872	621-7501-551.31-51	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	$51.54	$77.60
			VEH MAINTENANCE SUPPLY	$13.48	
			VEH MAINTENANCE SUPPLY	$12.58	
227882	621-7501-551.31-51	CHICAGO PARTS AND SOUND LLC	VEH MAINTENANCE SUPPLY	$148.92	$625.02
			VEH MAINTENANCE SUPPLY	$476.10	
227915	621-7501-551.31-51	FACTORY MOTOR PARTS	VEH MAINTENANCE SUPPLY	$130.71	$371.98
			VEH MAINTENANCE SUPPLY	$63.42	
			VEH MAINTENANCE SUPPLY	($147.66)	
			VEH MAINTENANCE SUPPLY	($295.32)	
			VEH MAINTENANCE SUPPLY	$179.95	
			VEH MAINTENANCE SUPPLY	$65.84	
			VEH MAINTENANCE SUPPLY	$48.12	
			VEH MAINTENANCE SUPPLY	$326.92	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
227921	621-7501-551.31-51	FOSTER COACH SALES INC	VEH MAINTENANCE SUPPLY	$488.88	$488.88
227942	621-7501-551.31-51	IL RECOVERY GROUP INC	VEH MAINTENANCE SUPPLY	$239.25	$239.25
227943	621-7501-551.21-07	IL SECRETARY OF STATE	VEHICLE REGISTRATION	$158.00	$158.00
227947	621-7501-551.31-51	INTERSTATE POWER SYSTEMS INC	VEH MAINTENANCE SUPPLY	$57.67	$141.05
			VEH MAINTENANCE SUPPLY	$83.38	
227963	621-7501-551.21-07	KARDS INC	VEH MAINTENANCE SUPPLY	$470.00	$470.00
227969	621-7501-551.31-51	KUEPER NORTH AMERICAN LLC	VEH MAINTENANCE SUPPLY	$4,080.00	$4,080.00
227971	621-7501-551.31-51	LEACH ENTERPRISES INC	VEH MAINTENANCE SUPPLY	($1,146.92)	$154.47
			VEH MAINTENANCE SUPPLY	$895.24	
			VEH MAINTENANCE SUPPLY	$143.84	
			VEH MAINTENANCE SUPPLY	$262.31	
227979	621-7501-551.31-51	MACQUEEN EMERGENCY GROUP	VEH MAINTENANCE SUPPLY	$260.34	$963.24
			VEH MAINTENANCE SUPPLY	$702.90	
227981	621-7501-551.31-51	MC MASTER CARR SUPPLY CO	VEH MAINTENANCE SUPPLY	$212.81	$228.97
			VEH MAINTENANCE SUPPLY	($40.91)	
			VEH MAINTENANCE SUPPLY	$38.85	
			VEH MAINTENANCE SUPPLY	$18.22	
227986	621-7501-551.31-51	MONROE TRUCK EQUIPMENT	VEH MAINTENANCE SUPPLY	$2,476.71	$2,476.71
227988	621-7501-551.31-51	MORTON GROVE AUTOMOTIVE WEST	VEH MAINTENANCE SUPPLY	$175.00	$175.00
227989	621-7501-551.22-02	MUNICIPAL FLEET MANAGERS ASSOC	MEMBERSHIP DUES	$30.00	$30.00
227990	621-7501-551.22-02	NAFA FLEET MGMT ASSOC	MEMBERSHIP DUES	$499.00	$499.00
227991	621-7501-551.31-51	NAPA HEIGHTS AUTOMOTIVE	VEH MAINTENANCE SUPPLY	$18.99	$2,101.39
			VEH MAINTENANCE SUPPLY	$123.84	
			VEH MAINTENANCE SUPPLY	$91.54	
			VEH MAINTENANCE SUPPLY	$38.81	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
227991	621-7501-551.31-51	NAPA HEIGHTS AUTOMOTIVE	VEH MAINTENANCE SUPPLY	$36.60	$2,101.39
			VEH MAINTENANCE SUPPLY	$7.27	
			VEH MAINTENANCE SUPPLY	$23.68	
			VEH MAINTENANCE SUPPLY	$56.44	
			VEH MAINTENANCE SUPPLY	$41.88	
			VEH MAINTENANCE SUPPLY	$17.66	
			VEH MAINTENANCE SUPPLY	$35.32	
			VEH MAINTENANCE SUPPLY	$52.18	
			VEH MAINTENANCE SUPPLY	$63.91	
			VEH MAINTENANCE SUPPLY	$135.31	
			VEH MAINTENANCE SUPPLY	$15.81	
			VEH MAINTENANCE SUPPLY	$205.68	
			VEH MAINTENANCE SUPPLY	$655.44	
			VEH MAINTENANCE SUPPLY	$165.56	
			VEH MAINTENANCE SUPPLY	$271.67	
			VEH MAINTENANCE SUPPLY	$36.25	
			VEH MAINTENANCE SUPPLY	$7.55	
227998	621-7501-551.31-51	NORTHWEST FREIGHTLINER	VEH MAINTENANCE SUPPLY	$91.80	$101.80
			VEH MAINTENANCE SUPPLY	$10.00	
228002	621-7501-551.31-51	PATLIN INC	VEH MAINTENANCE SUPPLY	$210.07	$210.07
228013	621-7501-551.21-07	RACEWAY CARWASH	CAR WASHES	$283.00	$283.00
228023	621-7501-551.31-51	ROLAND MACHINERY CO	VEH MAINTENANCE SUPPLY	$2,075.00	$2,075.00
228026	621-7501-551.31-51	INTERSTATE BILLING SERVICE INC	VEH MAINTENANCE SUPPLY	$53.11	$242.54
			VEH MAINTENANCE SUPPLY	$3.59	
			VEH MAINTENANCE SUPPLY	$131.54	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
228026	621-7501-551.31-51	INTERSTATE BILLING SERVICE INC	VEH MAINTENANCE SUPPLY	$54.30	$242.54
228036	621-7501-551.31-51	SPRING ALIGN	VEH MAINTENANCE SUPPLY	$5.00	$5.00
228037	621-7501-551.31-51	SPRING-ALIGN OF PALATINE INC	VEH MAINTENANCE SUPPLY	$1,813.43	$1,813.43
228055	621-7501-551.31-51	ULTRA STROBE COMMUNICATIONS INC	VEH MAINTENANCE SUPPLY	$229.95	$229.95
228056	621-7501-551.30-35	UNIFIRST CORPORATION	CLOTHING & APPAREL	$68.88	$137.76
			CLOTHING & APPAREL	$68.88	
228057	621-7501-551.22-05	UPS STORE #1051	SHIPPING/DELIVERY SERVICE	$12.42	$12.42
228065	621-7501-551.31-51	WATER PRODUCTS CO	VEH MAINTENANCE SUPPLY	$1,224.77	$1,224.77
228069	621-7501-551.21-07	WINDSHIELD PROS INC	VEH MAINTENANCE SUPPLY	$289.00	$289.00
228073	621-7501-551.31-51	ZARNOTH BRUSH WORKS INC	VEH MAINTENANCE SUPPLY	$766.80	$766.80
228075	621-7501-551.31-51	ZORO TOOLS INC	VEH MAINTENANCE SUPPLY	$199.00	$327.95
			VEH MAINTENANCE SUPPLY	$128.95	
				Division 1 Total	$23,494.99
				Department 75 Total	$23,494.99

WARRANT REGISTER - GM0002

Department: 90 Capital

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
227944	505-9001-571.50-25	IMEG CORP	SERVICE CONSULTING	$22,141.00	$22,141.00
				Division 1 Total	$22,141.00

Division: 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
228027	621-9003-572.50-05	RUSH TRUCK CENTERS OF ILLINOIS INC	VEHICLE MAJOR TRANSPORT	$219,463.00	$438,926.00
			VEHICLE MAJOR TRANSPORT	$219,463.00	
				Division 3 Total	$438,926.00
				Department 90 Total	$461,067.00
TOTAL ALL FUNDS:					$1,460,129.46

Village Board
3/1/2021

Item: Report of Committee of the Whole of February 22, 2021

Department: Village Managers Office

Report of Committee of the Whole Meeting of February 22, 2021

Diversity, Equity and Inclusion Report

Trustee Scaletta moved, seconded by Trustee Schwingbeck, that the Committee of the Whole recommend that the Village Board of Trustees adopt the draft Diversity, Equity and Inclusion Statement at the next Village Board meeting.

ATTACHMENTS:

Description	Type
Position Statement on Diversity, Equity and Inclusion	Agreement

POSITION STATEMENT ON DIVERSITY, EQUITY, AND INCLUSION

The Village of Arlington Heights supports a welcoming environment for all by fostering an inclusive work force, providing fair and equitable access to, and delivery of, all government services to all community members of Arlington Heights, and developing opportunities for employees and community members to reach their full human potential to the greatest, appreciable extent. Embracing diversity in Arlington Heights is recognized as leveraging the differences and similarities of all people, respecting those differences, and valuing an inclusive environment to live, work, and visit.

Diversity in Arlington Heights means respecting and welcoming all individuals with diverse backgrounds, experiences, perspectives, and cultures to include (but not limited to) each individual's culture, nation of origin, race, religion, ethnicity, age, gender, sexual orientation, and gender identity, and ability. This commitment to diversity is the foundation for building and maintaining a high-quality workforce, government operations, and community inclusion in these processes. Diversity and inclusion are core values and strategic imperatives that build and support the strength of the Village of Arlington Heights as a community and government.

All members of the Village, including employees, leadership, and community members have responsibilities to work collaboratively with one another to foster an environment where all employees and members of the community who engage with government feel included, valued, and respected. The Village of Arlington Heights' diversity initiatives are applicable, but not limited, to policies and strategies on government operations, employee recruitment and selection, compensation and benefits, and professional development and training. These practices are the benchmark of doing the work of government in Arlington Heights and encourage fair and equitable practices in support of respectful communication, collaboration, teamwork, achieving work/life balance, and continual efforts that promote greater understanding and respect for each other and the community we serve.

Village Board
3/1/2021

Item: Report of Committee of the Whole of March 1, 2021

Department: Village Managers Office

Report of Committee of the Whole Meeting of March 1, 2021

Interview of Michele Petrie for appointment to the Arlington Economic Alliance (downtown business) - term ending 4/30/2022

Village Board
3/1/2021

Item: Senior Center Needs Assessment RFP Award of Consultant

Department: Planning & Community Development

Request
Consideration and approval of consultant selection for the Senior Center space utilization, modernization and programming plan.

Business Plan 2020-2021
The Village's business plan includes a strategic priority as follows:
Update the Senior Center - Conduct facility assessment based upon possible facility changes to meet future generation, senior age cohort needs. Produce cosmetic technology and other changes, which will increase comfort use and encourage an energizing environment for patrons, volunteers, and staff.

Process
In late September, a Request for Proposal was issued to firms specializing in Senior facilities. The Village received excellent response with 12 firms submitting proposals to the RFP. Cost proposals from the firms ranged from approximately $39,000 to $140,000.

Recommendation
It is recommended that the Village Board authorize the Village Manager to enter in an agreement with BKV Group, Lifespan Design Studio and Jill Jackson Ledford, for the Senior Center utilization, modernization, and programming study in the amount of $58,000. It is further recommended that the 2021 budget be amended and funds be transferred from the contingency fund to account #401-7101-571.50-20.

ATTACHMENTS:

Description	Type
Memo	Memorandum

MEMORANDUM

TO: Randy Recklaus, Village Manager

FROM: Charles Witherington-Perkins
Director of Planning and Community Development

DATE: February 9, 2021

SUBJECT: Senior Center Request for Proposals Award of Consultant

Request

Consideration and approval of consultant selection for the Senior Center space utilization, modernization and programming plan.

Business Plan 2020-2021

The Village's business plan includes a strategic priority as follows:
Update the Senior Center - Conduct facility assessment based upon possible facility changes to meet future generation, senior age cohort needs. Produce cosmetic technology and other changes, which will increase comfort use and encourage an energizing environment for patrons, volunteers, and staff.

Due to COVID -19, and the fact that the Senior Center was closed for part of 2020, or with limited capacity, the timeline for issuing the RFP and selection of a consultant was pushed back from the original schedule.

Background

The Arlington Heights Senior Center was founded in 1982 and operated out of the former Park School until the mid to late 1990's, when the Village acquired a portion of a shopping center on Central Road and renovated a former 42,000 square foot vacant grocery store space. On January 31, 1998 the current Senior Center was dedicated at its new location 801 W. Central Road.

The senior population within Arlington Heights is large and its expected to continue to increase. Future seniors may desire different amenities for the Senior Center to be meaningful to them. The Health and Human Services Department and Senior Citizens Commission are currently evaluating the needs of the Village's current and future population via the AARP Age Friendly Process, and through the pursuit of the re-accreditation of the facility. Both processes are yielding valuable feedback for potential enhancements. The purpose of this feasibility study is to develop a programmatic and physical building/site strategy for the Arlington Heights Senior Center based upon analyzing the needs and desires of current customers, best practices and future trends using new and already collected feedback. It is important to maintain the Senior Center as an active, attractive, and relevant community asset. Certain physical improvements need to be made to maintain the Senior Center that have been delayed pending completion of this study.

Process

In late September, a Request for Proposal was issued to firms specializing in Senior facilities. The Village received excellent response with 12 firms submitting proposals to the RFP. Cost proposals from the firms ranged from approximately $39,000 to $140,000. Each proposal was reviewed by members of the selection team and ranked based on their experience. The cost proposals were then opened and firms were re-ranked. In late December three firms were selected for interviews. In addition to experience and qualifications of the team's proposals, the number of hours that were being devoted to the Arlington Heights project and response to the scope of work were evaluated by the selection team.

The selection team recommends the selection of BKV Group, in partnership with Lifespan Design Studio, who specialize in senior center programming needs across the country and Jill Jackson Ledford who provides leadership and specialty in senior center designs and community partnerships. Lifespan Design Studio have completed over 75 Senior Center Planning & Design Projects and Jill Jackson Ledford has conducted over 21 Senior Center Planning Needs Assessments. The BKV Group, Lifespan Design Studio and Jill Jackson Ledford cost proposal is $58,000.

Budget

The Fiscal year 2020 budget for the Senior Center Needs Assessment included $60,000 allocated in the Health Department account. These funds were not utilized last year as a result to deferring the project due to COVID-19. The cost proposal from BKV Group falls within the $60,000 budget line item from last year, however, a budget amendment would be necessary for the 2021 budget.

Recommendation

It is recommended that the Village Board authorize the Village Manager to enter in an agreement with BKV Group, Lifespan Design Studio and Jill Jackson Ledford, for the Senior Center utilization, modernization, and programming study in the amount of $58,000. It is further recommended that the 2021 budget be amended and funds be transferred from the contingency fund to account #401-7101-571.50-20.

C: James McCalister, Health & Human Services Manager
Cris Papierniak, Public Works Assistant Director
Tracey Colagrossi, Senior Center Manager
Nora Boyer, Housing Planner

CWP:lmn

Senior Center RFP Extract of Scope of Work

3. Overall Objectives of Project

The senior population of the Village of Arlington Heights is large and is expected to continue to increase. Future seniors may desire different amenities for the Senior Center to be meaningful to them. The purpose of this feasibility study is to develop a programmatic and building/site strategy for the Arlington Heights Senior Center's based on analyzing the needs and desires of current customers, best practices, and future trends of senior centers in in order to maintain the Senior Center as an active, attractive, and relevant community asset. The evaluation is intended to determine Senior Center modifications needed in order for this community asset to continue to be relevant to future generations and their changing requirements.

4. Senior Center Study Scope of Work

The selected Consultant will be responsible for addressing the following issues as part of the study:

1. Evaluate current Senior Center programming and provide analysis and recommendations on programming changes to meet the interests and needs for future visitors and future age cohorts.
    a. Consultant will review Arlington Heights Senior Center self-assessment and program data (to be provided by the Village) and conduct surveys, focus groups, interviews etc. Consultations will include discussions with Village staff, community partners (ex. Arlington Heights Park District and Arlington Heights Memorial Library), tenant agencies (ex. Catholic Charities, Escorted Transportation Service, Northwest, etc.), and current/prospective patrons of the Senior Center. These consultations are to be designed to identify current and future participants' needs, interests, and preferences and work with current program staff, community partners, and agency tenants to develop a vision/action plan for future programming. The Consultant will conduct group meetings, interviews, etc. in manners that comply with social distancing guidelines that may be in effect during the project period (ex. video conferences). Include research and recommendations on future participants' needs, interest and preferences based on national data and generational trends with this information to also be considered for inclusion in the vision/action plan for future programming.
2. Identify a comprehensive list of needs, upgrades and repairs for the Arlington Heights Senior Center focusing on future senior needs and relevance, customer service, attraction of new visitors, accessibility improvements, and optimal use of programming site and space.
    a. Identify changes needed to maintain relevance of the Senior Center to reflect the needs and desires of the next generation of seniors.
    b. Tour and review the building and site, identifying issues limiting or negatively impacting customer service, attraction of new visitors, accessibility, and optimal use of programming space.
    c. Develop a list of issues to be addressed in preliminary design for renovations, including the effective accommodation of new programs and services identified in step one above.
3. Provide information on whether or to what extent proposed programming and facility changes would impact parking.
    a. Project future parking needs based upon projected scheduling and attendance rates and the capacities of rooms and spaces included in the preliminary design for renovations (item 4 below).
4. Provide options for interior modifications and updating.
    a. Develop the architectural and interior design program for renovations based upon needs and goals identified above.
    b. Field measure and develop base floor plans of existing conditions using computer aided drawing (CAD) software.
    c. Develop two or more preliminary design floor plans, review with the client team, revise/refine the preferred option.
    d. Provide two or more interior design styles to update the aesthetics of the interior.

5. Provide options for exterior modifications and updating.
    a. Develop preliminary elevations based upon the approved floor plan
    b. Provide renderings
6. Prepare a preliminary cost estimate for construction of the recommended plan and a total preliminary project budget estimate including all other related costs for the project based on construction costs in the area.
7. Prepare an implementation timeline for completion of the project.
8. Prepare and deliver final report and presentation to the Village Board.

Village Board
3/1/2021

Item: Police Department - Interceptor Utility Vehicles Purchase 2021

Department: Public Works

The approved 2021 Capital Budget includes $217,800 for the replacement of Police Department vehicles in the Patrol Division. The proposed vehicles are five 2021 Ford Utility AWD Police Interceptors. Four of the Interceptors are hybrids and one is a non-hybrid vehicle. The non-hybrid purchase is for the K-9 Unit and is needed for the additional cooling demands for the animal.

The current vehicles will be in excess of five years old by the time they are replaced and have exceeded their useful lives as Police vehicles. The PW Fleet Unit has inspected these vehicles, and determined they are in need of replacement. The current vehicles will be repurposed to the Village's Pool Vehicle Program, or will be surplused in accordance with Village guidelines.

Staff is proposing to purchase the four 2021 Ford Utility hybrid vehicles at a cost of $38,221 each, and $35,376 for the one non-hybrid vehicle, for a total cost of $188,260.

Staff proposes to purchase these vehicles through the Suburban Purchasing Cooperative (SPC). SPC is a joint purchasing program for local communities. The SPC represents 143 municipalities in the six County area of Northern Illinois, and is administered through the Northwest Municipal Conference. This year's winning bidder is Currie Motors Commercial Center of Frankfort, IL. The Village has worked with Currie Motors Commercial Center in the past and found them to be acceptable.

Funds are available for these purchases in Account No. 621-9003-572.50-05 (VH9503).

RECOMMENDATION

It is recommended that the Village Board approve the purchase of the five Ford 2021 Police Interceptor Utility vehicles from Currie Motors Commercial Center of Frankfort, Illinois, in an amount not-to-exceed $188,260 and authorize staff to execute the necessary documents.

Village Board
3/1/2021

Item: Police Department - Police Sedan Purchase 2021

Department: Public Works

The approved 2021 Capital Budget includes $43,560 for the replacement of a patrol vehicle in the Police Department. The proposed vehicle is a 2021 Dodge Charger Sedan vehicle and will replace a Police Interceptor and is designed to be an unmarked patrol squad.

The current vehicle is in excess of five years old by the time it is replaced and has exceeded its useful life as a Police vehicle. The Fleet Unit of Public Works has inspected this vehicle and determined it is in need of replacement. The current vehicle will be repurposed to the Village's Pool Vehicle Program, or will be surplused in accordance with Village guidelines.

Staff is proposing to purchase the 2021 Dodge Charger Sedan vehicle at a cost of $28,350.

Staff proposes to purchase this vehicle through the Suburban Purchasing Cooperative (SPC). SPC is a joint purchasing program for local communities. The SPC represents 143 municipalities in the six County area of Northern Illinois, and is administered through the Northwest Municipal Conference. This year's winning bidder is Roesch Truck Center of Elmhurst, IL. The Village has worked with Roesch Truck Center in the past and found them to be acceptable.

Funds are available for this vehicle purchase in Account No. 621-9003-572.50-05 (VH9503).

RECOMMENDATION

It is recommended that the Village Board approve the purchase of the 2021 Dodge Charger Police Sedan vehicle from Roesch Truck Center of Elmhurst, Illinois, in an amount not-to-exceed $28,350 and authorize staff to execute the necessary documents.

Village Board
3/1/2021

Item: Microsoft Enterprise Agreement Renewal

Department: Integrated Service Department/I.T. Division

The Microsoft Enterprise Agreement initially signed in March 2012, renewed in 2018 is subject to renewal again in March 2021.

The Village uses Microsoft desktop, server and office productivity applications extensively throughout the organization. This includes Office 365 which comprises Microsoft Teams, OneDrive Word, Excel, PowerPoint and Access. These applications increase the efficiency of staff and provide standardization of computer deployments. The Enterprise Agreement preserves the right to deploy new versions of licensed products as they are released by Microsoft. In addition, the Agreement enables the Village to host email services in the Microsoft Government Cloud environment that provides premier disaster recovery capabilities.

Under this year's renewal agreement, the Village will be entitled to continue with software upgrades, maintenance and support for all Microsoft software and during the three-year term of the agreement.

Dell holds the Illinois State Master Contract as the Microsoft large account reseller (Contract# CMT1176800) and thereby offers the lowest cost for Microsoft products.

Funds are available and have been budgeted in I.T. account #401-0601-572-5015 EQ0103.

Payment Schedule:

1st Year	*2nd Year*	*3rd Year*
$84,411.82	$84,411.82	$84,411.82

RECOMMENDATION

It is recommended that the Village Board waive competitive bidding

requirements and authorize the Village staff to enter into a three-year agreement with Dell Marketing, Round Rock, TX. for $253,235.45, to be paid annually in the amount of $84,411.82. Funds for this project are budgeted annually.

Village Board
3/1/2021

Item: Resolution - Intergovernmental Agreement - City of Rolling Meadows - Weber Drive from Algonquin Road to Central Road

Department: Engineering/PW/Legal

This Intergovernmental Agreement between the Village of Arlington Heights and the City of Rolling Meadows is for the local share of Phase 1 engineering study costs required as part of the Federal funding guidelines for the Weber Drive Roadway Reconstruction project from IL62 (Algonquin Rd) to Central Road. The west half of the roadway right-of-way is under the jurisdiction of the City of Rolling Meadows, and the east half is under the jurisdiction of the Village of Arlington Heights.

The project has been earmarked $1.37 million in Federal STP funding for Phase 2 plan preparation and Phase 3 construction and construction engineering on the multi-year list of the Northwest Council of Mayors. The City of Rolling Meadows will act as the lead Local Agency and the Village will contribute 50% of the costs required to complete the Phase I engineering study, which is not eligible for Federal funding under the current guidelines.

The City of Rolling Meadows intends to enter into a contract provided by their City Engineer, Christopher B. Burke Engineering, Inc. to perform the Phase I engineering for $103,042 as detailed in the Intergovernmental Agreement. The local share costs to Rolling Meadows and Arlington Heights are calculated to be $51,521 per community (50% each). This percentage will be maintained throughout design and construction.

The City of Rolling Meadows approved this Intergovernmental Agreement at its City Council meeting on January 26, 2021.

Funding for the Village's share of the Phase 1 engineering ($51,521) is available in the Capital Projects Fund account number 401-7101-571.50-30 (ST2102).

RECOMMENDATION

It is recommended that the Village Board approve the attached Resolution Approving an Intergovernmental Agreement between the Village and the City of

Rolling Meadows.

ATTACHMENTS:

Description	Type
Intergovernmental Agreement - Rolling Meadows - Weber Dr	Resolution

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

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

SECTION ONE: A certain Intergovernmental Agreement by and between the Village of Arlington Heights and the City of Rolling Meadows, related to roadway improvements on Weber Drive (Old Wilke Road) from IL 62 (Algonquin Road) to Central Road, a true and correct copy of which is attached hereto, be and the same is hereby approved.

SECTION TWO: The Village President is hereby authorized and directed to execute said Intergovernmental Agreement on behalf of the Village of Arlington Heights.

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

AYES:

NAYS:

PASSED AND APPROVED this 1st day of March, 2021.

_____
Village President

ATTEST:

_____
Village Clerk

INTERGOVERNMENTAL AGREEMENT FOR
"WEBER DRIVE" - ROADWAY ENGINEERING
PHASE I ENGINEERING SERVICES

THIS AGREEMENT entered into by and between the Village of Arlington Heights, a municipal corporation of the County of Cook, State of Illinois ("Village") and the City of Rolling Meadows, a municipal corporation of the County of Cook, State of Illinois ("City").

WITNESSETH

WHEREAS, the Village and City are home rule communities as provided in the 1970 Illinois Constitution; and

WHEREAS, the Illinois Constitution and Illinois Compiled Statutes provide authority for intergovernmental cooperation; and

WHEREAS, the City has obtained Surface Transportation Program (STP) federal funding assistance for the proposed multi-use path and roadway improvements located at Weber Drive, ("Improvements") and

WHEREAS, the Weber Drive roadway and easements are located within both the corporate limits of the Village and the City, and the roadway provides transportation benefits to residents of both, and other communities; and

WHEREAS, the necessary engineering services for the proposed Improvements may be approached more effectively and economically with the City and the Village cooperating and using their joint efforts and resources; and

WHEREAS, the Village and the City want to construct the Improvements; and

WHEREAS, the City will attempt to secure the services of an engineering consultant to perform Phase I Engineering work for the proposed Improvements; and

WHEREAS, it is in the best interests of the Village and the City to share equally in the engineering design services for the proposed Improvements and

WHEREAS, the City and the Village desire to share equally in the future Phase II design engineering and Phase III construction costs for the Improvements and

WHEREAS, this Intergovernmental Agreement is authorized by the Illinois Constitution of 1970 and the Intergovernmental Cooperation Act of the State of Illinois (5 ILCS 220/1 et seq.), which provides for the execution of agreements and implementation of cooperative ventures between public agencies of the State of Illinois.

NOW, THEREFORE, in consideration of the foregoing, as well as the mutual covenants and agreements hereinafter set forth, the Village and the City hereby agree as follows:

SECTION ONE: The Recitals of set forth in this Agreement, are expressly made a part of this Agreement.

SECTION TWO: The City agrees as follows:

A. To enter into a contract for Phase I engineering services for the proposed Weber Drive Improvement Project, at an estimated total cost of. $103,042.00.

SECTION THREE: The Village hereby agrees to pay 50% of the cost for the engineering services, to the City of Rolling Meadows, within 30 days of appropriate receipt of an invoice from the City.

SECTION FOUR: All notices required to be sent to the Village shall be served by United States certified mail, postage prepaid, return receipt requested, to the Village Manager at the following address:

Village Manager
Village of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, Illinois 60005

or by personal delivery of any such notice delivered to an employee of the Village at its administration offices during the regular business hours of the office.

All notices required hereunder, to be sent to the City shall be served in writing by United States certified mail, postage prepaid, return receipt requested, to the City Manager at the following address:

City Manager
City of Rolling Meadows
3600 Kirchoff Road
Rolling Meadows, Illinois 60008

or by personal delivery of any such notice delivered to an employee of the City at its administration offices during the regular business hours of the office.

SECTION FIVE: It is mutually understood and agreed that all agreements and covenants in this Agreement are severable and that in the event any of them shall be held to be invalid by any court of competent jurisdiction, this Agreement shall be interpreted as if such invalid provision were not contained in this Agreement.

SECTION SIX: Neither party may assign, transfer or otherwise convey its rights or obligations under this Agreement without the prior written consent of the other party. This Agreement shall be binding upon and inure to the benefit of any successor entity that may assume and perform the duties of either party.

SECTION SEVEN: This Agreement sets forth the entire understanding of the parties and may only be amended or modified by a written instrument signed by the parties except as otherwise provided herein.

SECTION EIGHT: If any provisions of this agreement are invalid for any reason, such invalidation shall not render invalid any provisions of this agreement which can be given effect without the invalid provision.

SECTION NINE: This agreement may be terminated by a majority vote of the corporate authorities of either the City or the Village and by sending a copy of the terminating resolution to the City or Village. Costs incurred by the City up until the date of termination are to be shared equally and paid by the Village within thirty (30) days of termination.

SECTION TWELVE: This agreement shall be construed in accordance with the law and constitution of the State of Illinois.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized officers this 26 day of January 2021.

CITY OF ROLLING MEADOWS

Mayor

ATTEST:

Deputy City Clerk

VILLAGE OF ARLINGTON HEIGHTS

Village President

ATTEST:

Village Clerk

Village Board
3/1/2021

Item: 2021 Budget Encumbrance

Department: Finance

The appropriation of resources by a governing board represents the legal right to incur expenditures for its activities. Encumbrance accounting is designed to improve the control over government expenditures and to insure that total actual expenditures do not exceed budgeted amounts.

Encumbrances are purchase orders or other commitments for goods or services that have not yet been received and which become expenditures only upon receipt of those goods and services. Encumbrances are formally recorded in the general ledger as budgetary control accounts. The budget line is reduced by that amount so the line item is not overspent. When the goods are received, the encumbrance is removed and the true expense is recorded.

Encumbrances on the books at the end of the year present a problem. Legally, appropriations lapse at year end; however, we have ordered goods or entered into contracts that we have not yet paid for. If we intend to honor those contracts-in-progress at year-end, we must "rebudget" for them. Generally accepted accounting principles do not allow us to include these items as expenses in the old fiscal year. Therefore, within our accounting system we will remove the encumbrance from last fiscal year and reserve the fund balance for the amount of the encumbrances. Since we did not "spend" this amount last year even though it was budgeted and purchase orders were issued, the cash is available to be rebudgeted. We increase the amount of the new year budget by the amount of the encumbrances using the reserved fund balance as the source of funds. In effect, we have rebudgeted for items that were properly budgeted and ordered in the old year, but will be paid for in the new year. By increasing the new year budget to cover these expenditures, we maintain our budget controls and try to ensure that the new year budget will not be exceeded.

Attached is a schedule listing the account numbers and the amount of the encumbrances that need to be carried over to 2021. The encumbrance's total amount is $4,217,297. Major projects include Storm Water Control ($1,577,694), fleet equipment and vehicles ($890,698), road projects ($738,586), Water & Sewer Fund Capital projects ($160,116), and Police Station

items ($123,967). All other capital improvements and equipment from the prior year total $339,237. The balance of $386,999 is for regular operating expenses.

RECOMMENDATION:

It is recommended that the Village Board amend the 2021 Budget to include prior year encumbrances in the amount of $4,217,297.

ATTACHMENTS:

Description	Type
2021 Budget Encumbrance	Report

SUMMARY

2021 BUDGET AMENDMENTS
DUE TO PRIOR YEAR ENCUMBRANCE CARRYOVER

FUND	AMOUNT
General	$204,934
MFT	117,720
CDBG	27,850
Criminal Investigation	19,458
Parking Operations	160,225
TIF IV	10,839
TIF V	10,469
Capital Projects	789,904
Storm Water Control	1,577,694
Public Building Fund	123,967
Water & Sewer	250,756
A&E	4,828
Fleet Operations	890,698
Information Technology	27,955
TOTAL BUDGET AMENDMENTS DUE TO PRIOR YEAR ENCUMBRANCE CARRYOVER:	**$4,217,297**

PURPOSE	AMOUNT
Road Projects	$738,586
Storm Water Control	1,577,694
Police Station Build	123,967
Other Capital Improvements & Equipment	1,390,051
Operating Expenses	386,999
TOTAL BUDGET AMENDMENTS DUE TO PRIOR YEAR ENCUMBRANCE CARRYOVER:	**$4,217,297**

BUDGET AMENDMENT for 2021
DUE TO PRIOR YEAR ENCUMBRANCE CARRYOVER

Account #	Project #	Account Name	Project (or Vendor) Name	Amount
General Fund				
101-3001-511.3035		Clothing	JG Uniforms	$13,454
101-3001-511.3305		Other Supplies & Equipment	Crown Trophy	$1,149
101-3001-511.3305		Other Supplies & Equipment	Grand Frame Inc	$2,200
101-3001-511.3325		Operational Supplies	Corporate Identity	$4,690
101-3001-511.3325		Operational Supplies	Ray O'Herron	$6,378
101-3001-511.3325		Operational Supplies	Kiesler Police Supply & Ammunition	$4,772
101-3001-511.3325		Operational Supplies	JG Uniforms	$2,445
101-3001-511.3330		Community Service Supplies	Branding Touchpoint	$3,990
101-3501-512.2210		Printing	Stickercutting	$1,430
101-3501-512.3035		Clothing	Dive Right In Scuba	$4,050
101-3501-512.3035		Clothing	WS Darley & Co	$0
101-3501-512.3165		Other Equipment & Supplies	Motorola Solutions Inc	$714
101-3501-512.3165		Other Equipment & Supplies	Northwest Electrical Supply	$479
101-3501-512.3165		Other Equipment & Supplies	Penncare	$570
101-3501-512.3165		Other Equipment & Supplies	Dive Right In Scuba	$3,078
101-3501-512.3185		Small Tools and Equipment	Air One Equipment	$5,925
101-3501-512.3185		Small Tools and Equipment	WS Darley & Co	$10,119
101-3501-512.3350		Medical Supplies	Stryker Sales Co	348
101-3501-512.3350		Medical Supplies	Delta Gloves	2,673
101-3501-512.3350		Medical Supplies	Quadmed Inc	640
101-3501-512.3350		Medical Supplies	Penncare	1,149
101-3501-512.3350		Medical Supplies	JG Uniforms	1,342
101-4001-521.2005		Professional Services	TKB Associates	6,065
101-4001-521.2165		Other Services	Enterprise Community Partners	121
101-4001-521.3305		Other Supplies & Equipment	Lisa Eckert Design	1,950
101-4001-521.3305		Other Supplies & Equipment	Zenon Co	3,598
101-4001-521.3305		Other Supplies & Equipment	Design Factor Inc	2,090
101-4001-521.4040		Promote Economic & Business De	Global Aerial Video Inc	600
101-4001-521.4040		Promote Economic & Business De	Cornett Publishing	2,285
101-4001-521.4040		Promote Economic & Business De	Bannerville USA	2,630
101-4001-521.4041		Discover Arlington	Spring Board Brand & Creative Strategy	35,000
101-4001-521.4041		Discover Arlington	Daily Herald	5,840
101-4001-521.4041		Discover Arlington	Entercom Chicago	3,301
101-4001-521.4041		Discover Arlington	WGN AM	4,000
101-4001-521.4041		Discover Arlington	Chicago Tribune	4,000
101-7101-531.2005		Professional Services	Hampton Lenzini & Renwick Inc	21,426
101-7101-531.2005		Professional Services	Infrastructure Mgmt Services	4,379
101-7101-531.2102		Equipment Maintenance	Building Automation Solutions	13,000
101-7101-531.2111		Building Maintenance	Hayes Mechanical	13,382
101-7101-531.3175		Street Light Supplies	Active Electrical Supply Co	9,672
		Total General Fund		**$204,934**

BUDGET AMENDMENT for 2021
DUE TO PRIOR YEAR ENCUMBRANCE CARRYOVER

Account #	Project #	Account Name	Project (or Vendor) Name		Amount
MFT Fund					
211-7101-571.5040	ST-90-09	MFT Programs	Street Rehab Program	Builders Paving LLC	$117,720
		Total MFT Fund			**$117,720**
CDBG Fund					
215-4101-522.4103		Group/Transitional Housing Rehab	Little City Foundation		$27,850
		Total CDBG Fund			**$27,850**
Criminal Investigation Fund					
231-3003-511.4011		Expenditures - Justice	Kiesley Police Supply & Ammunition		$7,587
231-3003-511.4011		Expenditures - Justice	Minuteman Security Technologies		$11,871
		Total Criminal Investigation Fund			**$19,458**
Parking Operations Fund					
235-7101-571.5025	BL-96-03	Construction In Progress	Exterior Brick Maintenance	J Gill & Company	$5,000
235-7101-571.5025	BL-19-06	Construction In Progress	Downtown Parking Signs	QT Signs	$90,878
235-7101-571.5025	BL-00-06	Construction In Progress	Parking Structure Maint	J Gill & Company	$5,500
235-7101-571.5025	BL-19-03	Construction In Progress	LED Parking Garage Light Cc	Graybar Electric	$49,247
235-7302-532.2111		Building Maintenance	J Gill & Company		$4,800
235-7303-532.2111		Building Maintenance	J Gill & Company		$4,800
		Total Parking Operations Fund			**$160,225**
TIF IV Fund					
263-4001-571.2005		Professional Services	Pioneer Engineering		$2,114
263-4001-571.2005		Professional Services	Kane McKenna & Associates		$8,725
		Total TIF IV Fund			**$10,839**
TIF V Fund					
264-4001-571.5030	ST-17-20	Road Projects	Rand Road Corridor	Hampton Lenzini & Renwick Inc	$6,069
264-4001-571.5030	ST-17-20	Road Projects	Rand Road Corridor	Haeger Engineering	$4,400
		Total TIF V Fund			**$10,469**
Capital Projects Fund					
401-3001-572.5015	EQ-95-01	Other Equipment	Operational Equip. - Police	Kiesler Police Supply & Ammunition	$11,775
401-3501-572.5010	EQ-95-03	Office Equipment	Office Equipment	Lowes Commercial Services	$22,395
401-3501-572.5010	EQ-95-03	Office Equipment	Office Equipment	ABT Electronics	$21,146
401-3501-572.5010	EQ-95-03	Office Equipment	Office Equipment	Performance Decorative Concrete LLC	$10,324
401-3501-572.5010	EQ-95-03	Office Equipment	Office Equipment	William Horvath Carpentry Inc	$4,700
401-3501-572.5015	EQ-95-02	Other Equipment	Operational Equip. - Fire	MPC Communications & Lighting Inc	5,702
401-4001-571.5030	ST-17-20	Road Projects	Rand Road Corridor	Haeger Engineering	7,200
401-4001-571.5030	ST-17-02	Road Projects	Davis/Sigwalt Fence	Lampignano & Sons Concrete	9,000
401-4001-571.5030	ST-19-03	Road Projects	South AH Rd Corridor	Hampton Lenzini & Renwick Inc	8,201
401-4001-571.5030	ST-19-03	Road Projects	South AH Rd Corridor	Kane McKenna & Associates	4,935
401-7101-571.5020	BL-95-05	Building Improvements	Municipal Bldg. Refurbishing	Cabinets & Granite Direct	6,708

BUDGET AMENDMENT for 2021
DUE TO PRIOR YEAR ENCUMBRANCE CARRYOVER

Account #	Project #	Account Name	Project (or Vendor) Name			Amount
401-7101-571.5020	BL-95-05	Building Improvements	Municipal Bldg. Refurbishing	Hardroc Inc		12,307
401-7101-571.5020	BL-96-03	Building Improvements	Exterior Brick Maintenance	PF Construction		8,650
401-7101-571.5020	BL-96-04	Building Improvements	Historical Soc Building Repair	PF Construction		15,800
401-7101-571.5020	BL-20-02	Building Improvements	Senior Center Study		REBUDGET	60,000
401-7101-571.5030	SG-08-02	Road Projects	Traffic Signal Improvements I	IL Dept of Transportation		36,211
401-7101-571.5030	SG-14-10	Road Projects	Traffic Signal Pedestrian	Village of Mt Prospect		52,260
401-7101-571.5030	ST-16-20	Road Projects	NW Hwy Landscape	Ecology & Vision Llc		1,871
401-7101-571.5030	ST-05-01	Road Projects	Paver Brick Maintenance	Haeger Engineering		45,100
401-7101-571.5030	ST-16-20	Road Projects	NW Hwy Landscape	Union Pacific Railroad		12,000
401-7101-571.5030	ST-90-08	Road Projects	Street Resurfacing Program	IL Dept of Transportation		48,697
401-7101-571.5030	SG-17-01	Road Projects	Algonquin / New Wilke Intersc	City of Rolling Meadows		43,641
401-7101-571.5030	ST-90-08	Road Projects	Street Resurfacing Program	Builders Paving LLC		243,505
401-7101-571.5030	SG-18-01	Road Projects	Ped/Bike Crossing - Lake Co	IL Dept of Transportation		67,400
401-7101-571.5030	ST-90-08	Road Projects	Street Resurfacing Program	Thomas Engineering		25,165
401-7101-571.5030	ST-14-01	Road Projects	Downtown Street Furniture	Nutoys Leisure Products		5,211
		Total Capital Projects Fund				**$789,904**
Storm Water Control Fund						
426-7101-571.5025	SW-15-20	Construction In Progress	Storm Water Rehab/Replacm	Red Zone Robotics Inc		955,573
426-7101-571.5025	SW-15-20	Construction In Progress	Storm Water Rehab/Replacm	Christopher B Burke		$3,045
426-7101-571.5025	SW-18-02	Construction In Progress	Cypress Detention Basin	Christopher B Burke		$109,168
426-7101-571.5025	SW-18-03	Construction In Progress	Area D-Greenbriar/Roanoke	Christopher B Burke		$293,342
426-7101-571.5025	SW-20-02	Construction In Progress	Area C/SE Hintz Rd W of AH	Crawford Murphy & Tilly		$216,566
		Total Storm Water Control Fund				**$1,577,694**
Public Building Fund						
431-9013-571.2005	BL-16-01	Professional Services	Police Facility	Legat Architects		$123,967
		Total Public Building Fund				**$123,967**
Water & Sewer Fund						
505-7201-561.2005		Professional Services	M E Simpson Co Inc			51,113
505-7201-561.2005		Professional Services	RJN Group Inc			4,727
505-7201-561.2005		Professional Services	Aecom			34,800
505-7201-561.5015	EQ-15-30	Other Equipment	Pump & Motor Controls	Aecom		22,500
505-7201-561.5015	EQ-94-01	Other Equipment	Operational Equip. - PW	Xylem Water Solutions USA		46,666
505-7201-561.5015	BL-19-02	Other Equipment	IRMA Compliance Upgrades	Natl Ladder & Scaffold Co		5,222
505-9001-571.5025	WA-90-01	Construction In Progress	Watermain Repl Program	Christopher B Burke		41,098
505-9001-571.5025	SW-90-01	Construction In Progress	Sewer Rehab/Repl Program	Hoerr Construction		35,450
505-9001-571.5025	WA-03-02	Construction In Progress	Automatic Meter Reading	United Systems		9,180
		Total Water & Sewer Fund				**$250,756**

BUDGET AMENDMENT for 2021
DUE TO PRIOR YEAR ENCUMBRANCE CARRYOVER

Account #	Project #	Account Name	Project (or Vendor) Name		Amount
A&E Fund					
515-1022-525.4055	AE-06-46	Special Events	Community Awareness Event	American Print Inc	$262
515-1022-525.4055	AE-06-46	Special Events	Community Awareness Event	Fastsigns	$4,566
		Total A&E Fund			**$4,828**
Fleet Fund					
621-7501-551.2102		Equipment Maintenance	Gabriel Environmental Services		$13,600
621-9003-572.5005	VH-95-02	Vehicle Equipment	Vehicle/Spec Equip. - Water	Sutton Ford	$118,936
621-9003-572.5005	VH-95-01	Vehicle Equipment	Vehicle/Spec Equip. - PW	Rush Truck Centers of Illinois	$689,661
621-9003-572.5005	VH-95-03	Vehicle Equipment	Vehicles - Police	Currie Motors	$39,173
621-9003-572.5005	VH-95-03	Vehicle Equipment	Vehicles - Police	Miles Chevrolet	$29,328
		Total Fleet Fund			**$890,698**
Information Technology Fund					
625-0601-553.3305		Other Supplies & Equipment	Insight Public Sector		$5,250
625-0601-572.5010	EQ-19-04	Office Equipment	Plante Moran LLC		$18,965
625-0601-572.5010	EQ-97-08	Office Equipment	CDS Office Technologies		$3,740
		Total IT Fund			**$27,955**
TOTAL BUDGET AMENDMENTS DUE TO PRIOR YEAR ENCUMBRANCE CARRYOVER:					**$4,217,297**

Year End Encumbrance Carryover

Fiscal Year	Total Encumbrance carry over from prior year	
2006-07	$ 4,373,360	Watermain Repl $1.3M; AMR $523K; L.A. Hanson $355K
2007-08	$ 6,564,508	Municipal Campus $2.5M; Lynnwood $1M; TIF I Development $1M
2008-09	$ 2,941,746	Vehicles $608K; Municipal Campus $418K; Sewer/Watermain $608K
2009-10	$ 1,455,156	Vehicles $222K; Sewer Rehab $131K; All Road Projects $392K
2010-11	$ 2,344,749	Vehicles $301K; Downtown Devl $420; Sewer Rehab $260K; Watermain Rehab $259K; All Road Projects $357K
2011-12	$ 1,324,284	All Road Projects $286K; Roof Maint Program $127K
2012-13	$ 1,543,873	All Road Projects $569K; Water Tank Painting $181K; Vehicle Equipment $171K
2013-14	$ 2,894,482	Vehicles $681K; Parkway Ash Tree Removal/Replacement $356K; Road Projects $535K; Roof Maintenance Program $181K; Flood Control $174K
2014-15	$ 3,046,057	Road Projects $1.3M; Parkway Ash Tree Removal/Replacement $550K; Flood Control $326.5K; Vehicles $208K
8-Month Per. End. Dec. 2015	$ 4,746,933	Road Projects $1.5M; Parkway Ash Tree Removal/Replacement $632K; Vehicles $2.1M
2016	$ 4,965,455	Road Projects $1.4M; Storm Water Control $841K; Vehicles $1.5M
2017	$ 6,211,858	Road Projects $1.3M; Police Station $697K; Emergency Generator $822K; Vehicles $1.6M
2018	$ 11,192,160	Police Station $8,080K; Road Projects $1.0M; Storm Water Control $905K
2019	$ 6,184,100	Police Station $2,769K; Vehicles $1,026K; Storm Water Control $812K; Road Projects $705K; Watermain Replacement $209K
2020	$ 7,280,126	Storm Water Control $1,922K; Vehicles $1,910K; Road Projects $1,556K; Water & Sewer Capital $780K; Parking Guidance & Signs $410K
2021	$ 4,217,297	Storm Water Control $1,578K; Fleet Equipment & Vehicles $891K; Road Projects $739K;

Village Board
3/1/2021

Item: Comprehensive Plan Amendment TIF 4 - PC#21-001

Department: Planning and Community Development Department

Requested Action

In order to facilitate redevelopment of the Tax Increment Financing District #4, staff is recommending an amendment to the Village Comprehensive Plan Land Use Map for approximately 18 acres within the TIF district. The proposed recommendation is to amend the Village's Comprehensive Plan Land Use Map from "Commercial" to "Mixed Use".

Recommendation

A public hearing was held by the Plan Commission on January 27, 2021 where Commissioner Green moved and Commissioner Cherwin seconded:

A motion to recommend to the Village Board of Trustees, approval of PC#21-001, that the Comprehensive Plan Land Use Map for approximately 18 acres within TIF District No. 4 be amended from 'Commercial' to 'Mixed-Use' as shown in Exhibit A of the Staff memo.

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

ATTACHMENTS:

Description	Type
Memo Proposed Amendment to the Comprehensive Plan Land Use Map Tax Increment Financing District #4	Memorandum
PC Minutes 1/27/21 DRAFT	Minutes
Comp Plan Subcommittee Minutes - 1/13/21	Minutes

Memorandum

To: Chairman Ennes and Members of the Plan Commission

From: Bill Enright, Assistant Director Planning and Community Development

Date: January 21, 2021

Subject: Proposed Amendment to the Comprehensive Plan Land Use Map: Tax Increment Financing District #4

Background

In order to facilitate redevelopment of Tax Increment Financing District #4, staff is proposing an Amendment to the Village's Comprehensive Plan Land Use Map for approximately 18 acres within TIF District #4. The amendment would change the land use designation from "Commercial" to "Mixed Use". This will allow for more flexibility in how the area, specifically International Plaza and adjacent properties to the west, redevelops. The mixed use designation would allow for a mix of commercial, office, multi family housing, senior housing, among others.

In 2018, the Village Board commissioned a highest and best use market study for TIF #4 by the consulting firm Ehlers Associates. This study evaluated the market and trends in development and determined that the TIF District could not support the existing 164,000 square feet of commercial space at International Plaza. Ehlers recommended a mix of uses such as market rate rental multi family, senior housing, and medical offices at the rear of the site and then along the Arlington Heights Road frontage and the Golf Road frontage, commercial space for service and restaurant uses.

Concurrent with this proposed amendment, staff has moved forward with an amendment to the Tax Increment Financing District #4 Redevelopment Plan and Project Land Use Map to also change 18 acres from "Commercial" to "Mixed Use". It is a requirement of State Statute that the TIF Redevelopment Plan Land Use Map match the Village's Comprehensive Plan Land Use Map. The TIF #4 amendment is proceeding forward as part of a separate process but will come before the Redevelopment Commission in February. Attached as Exhibit A is the proposed Comprehensive Plan Land Use Map. Exhibit B is the current Comprehensive Plan Land Use Map.

Recommendation

It is recommended that the Comprehensive Plan Land Use Map for approximately 18 acres within TIF District #4 be amended from “Commercial” to “Mixed Use” as shown in Exhibit A.

Exhibit A – Proposed Comprehensive Plan Land Use Map

Comprehensive Plan Land Use Map

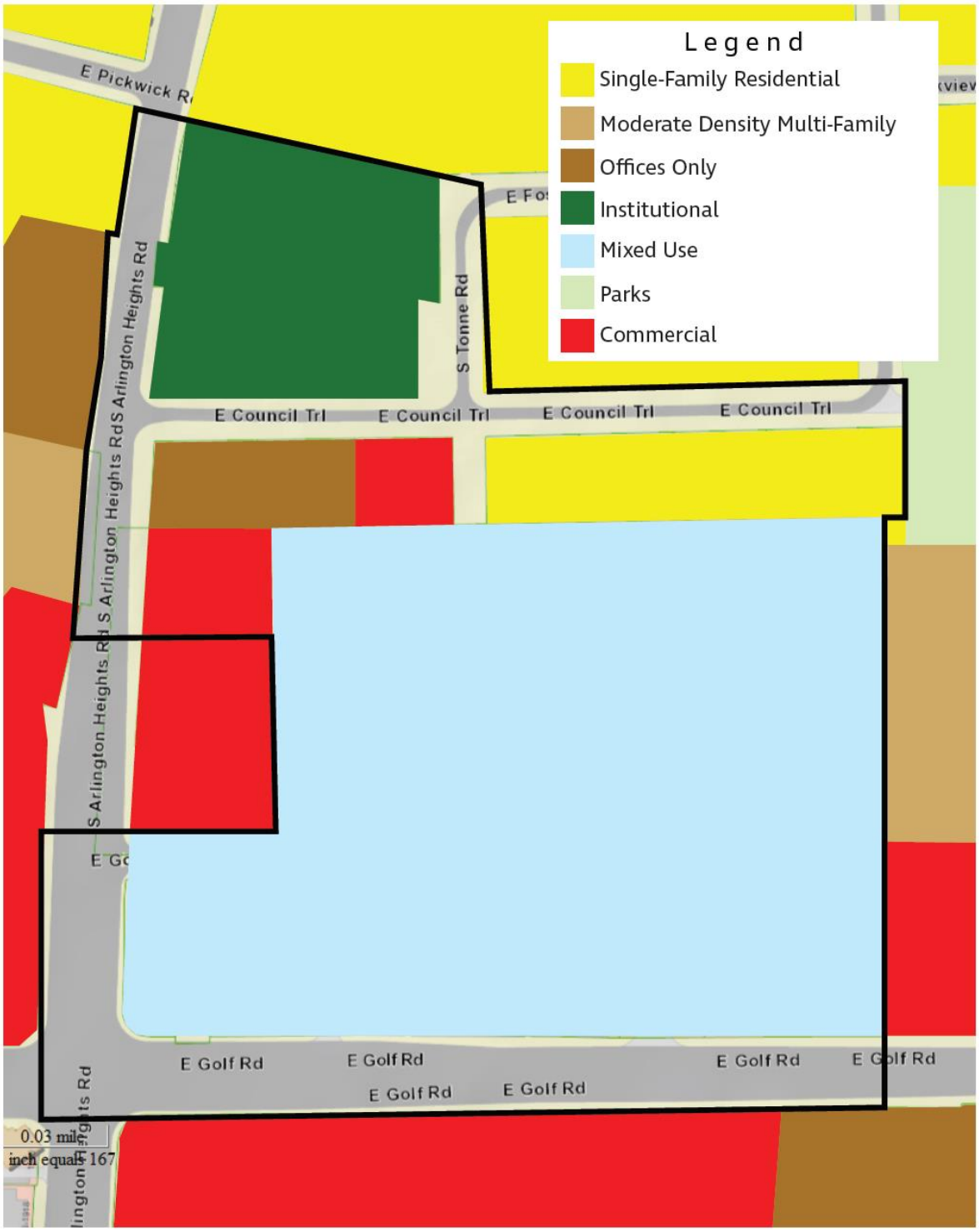
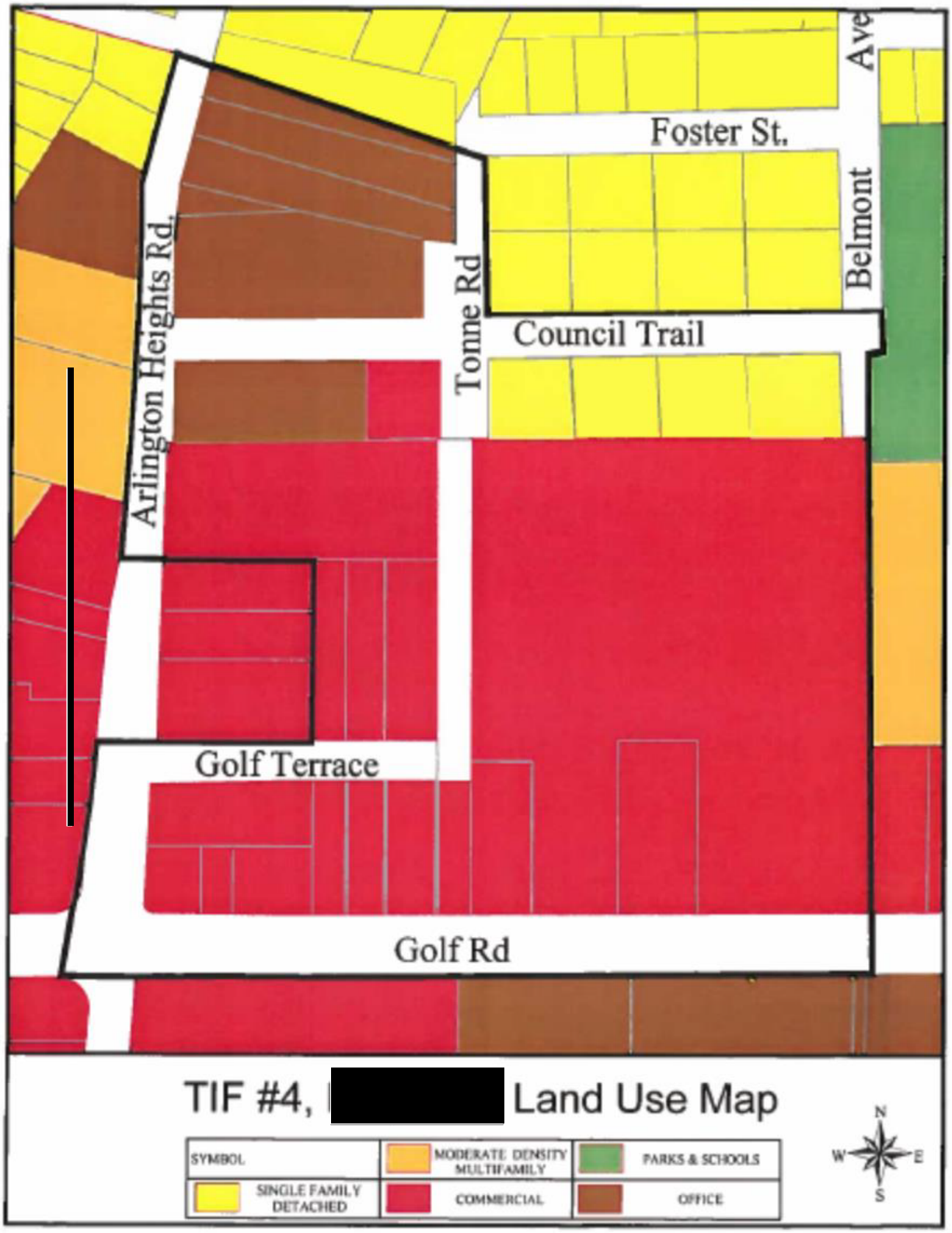


Exhibit B – Current Comprehensive Plan Land Use Map



PLAN
COMMISSION

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

RE: COMPREHENSIVE PLAN AMENDMENT TIF 4 - PC #21-001

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Plan Commission Meeting held virtually in response to the COVID-19 pandemic, which permits the public to fully participate via their computers or using their phones, on the 27th day of January, 2021 at the hour of 7:30 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

BILL ENRIGHT, Deputy Director of Planning and Community Development

DRAFT

CHAIRPERSON ENNES: This meeting of the Arlington Heights Plan Commission is called to order.

Bruce, you have the flag, would you do the pledge?

COMMISSIONER GREEN: I would be happy to. If you guys would all join in? I know it's tough.

(Pledge of Allegiance recited.)

CHAIRPERSON ENNES: Thank you.

COMMISSIONER GREEN: Good job, guys!

CHAIRPERSON ENNES: Can we get the roll read?

MR. ENRIGHT: Certainly.

CHAIRPERSON ENNES: By Bill.

MR. ENRIGHT: Yes.

Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. ENRIGHT: Commissioner Drost.

COMMISSIONER DROST: Here.

MR. ENRIGHT: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. ENRIGHT: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. ENRIGHT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. ENRIGHT: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. ENRIGHT: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MR. ENRIGHT: Commissioner Dawson.

(No response.)

MR. ENRIGHT: Chairman Ennes.

COMMISSIONER GREEN: Unmute, Sue.

CHAIRPERSON ENNES: Here.

COMMISSIONER DAWSON: Right, here. I think I was in the, I didn't come in, I was in like, I was watching you guys do the pledge like as an attendee, like watching, not on the panel. So, I went out and came back in, but you did a wonderful job with the pledge, everybody.

COMMISSIONER GREEN: There we go. That's the right thing to do.

CHAIRPERSON ENNES: Did you kneel?

COMMISSIONER GREEN: I never grab a knee during the pledge, Terry, you know me.

CHAIRPERSON ENNES: Okay, no, no, I meant Sue.

Anyways, so we have the first item of business on our agenda today is the minutes from the last hearing. I do not have the number in front of me. Does anybody have that?

COMMISSIONER GREEN: It's the December 2nd, 2020, Trammell Crow Senior Living.

DRAFT

CHAIRPERSON ENNES: Trammell Crow, yes.
COMMISSIONER GREEN: Yes.
CHAIRPERSON ENNES: Has everybody received and reviewed? Can we have a vote on the approval of that?
COMMISSIONER DROST: I'll make that motion to approve those minutes.
CHAIRPERSON ENNES: Is there a second?
COMMISSIONER JENSEN: I'll second.
CHAIRPERSON ENNES: Thank you, Lynn. All in favor?
(Chorus of ayes.)
COMMISSIONER GREEN: You've got to do a roll call vote, Terry.
CHAIRPERSON ENNES: Right. Anyone opposed?
MR. ENRIGHT: Roll call.
COMMISSIONER GREEN: We have to do a roll call vote on that, Terry.
MR. ENRIGHT: Commissioner Drost.
COMMISSIONER DROST: Aye.
MR. ENRIGHT: Commissioner Green.
COMMISSIONER GREEN: Yes.
MR. ENRIGHT: Commissioner Sigalos.
COMMISSIONER SIGALOS: Yes.
MR. ENRIGHT: Commissioner Warskow.
COMMISSIONER WARSKOW: Was not in attendance.
MR. ENRIGHT: Commissioner Jensen.
COMMISSIONER JENSEN: Yes.
MR. ENRIGHT: Commissioner Lorenzini.
COMMISSIONER LORENZINI: Yes.
MR. ENRIGHT: Commissioner Cherwin.
COMMISSIONER CHERWIN: Yes.
MR. ENRIGHT: Commissioner Dawson.
COMMISSIONER DAWSON: Yes.
MR. ENRIGHT: Chairman Ennes.
CHAIRPERSON ENNES: Yes.

So, we'll move on to the next item of business. I believe that will be handled by the Plan Commission. Village Planning Department.

MR. ENRIGHT: Yes, it's a Village of Arlington Heights petition.
CHAIRPERSON ENNES: Yes.
MR. ENRIGHT: So, I'll make the presentation. I'm Bill Enright, Assistant Director of Planning for the Village of Arlington Heights.

The petition tonight, the public hearing is for an amendment to the Comprehensive Plan for 18 acres within TIF District No. 4 which is located at the northeast quadrant of Arlington Heights Road and Golf Road. The TIF District as a whole is about 37 acres, about 12 or so is public right-of-way. So, this amendment tonight being proposed to the Village's overall Comprehensive Plan affects about 18 acres, and I'll pull that up on the screen in a minute.

What the proposal is, currently these 18 acres are designated as commercial on the Village's Comprehensive Plan, which would call for future development as

either retail stores, restaurants, professional offices, medical office, service type uses, basically your typical shopping centers. Of course, most of this property is International Plaza which is a shopping center.

The amendment that we're proposing is to amend the Village's land use future plan for this area, these 18 acres, from commercial to mixed use. The mixed-use designation is similar to our downtown which allows for a variety of uses dependent upon market conditions. We wanted to be more flexible with how we view this area given the constraints of the commercial market that has been a trend for quite sometime. But also, a couple of years ago, in 2017-early 2018, the Village Board commissioned a study by Ehlers Associates, and they did a highest and best use market study of this TIF District. They advised that the area could not sustain long term the existing shopping center which is about 164,000 square feet, in addition to the additional land that's within the TIF adjacent to the west that could be part of an overall master development if this area is redeveloped.

So, the Village is looking towards, with that study, some of the recommendations were to go with mixed use development. The market study showed a very high demand for senior housing, which is no surprise. We've been seeing that trend for a number of years now. Also, medical office, but also professional offices, and potentially some restaurants, although, you know, this is pre-COVID, but hopefully post-COVID some of those types of uses will come back.

So, the recommendation from Ehlers was to maintain some of the commercial presence along Golf Road and Arlington Heights Road, but allow for, you know, mixed uses like senior housing or market rate apartments, but also, because they saw a demand for that as well, but also for medical offices. So, you could see some medical office, for instance, along the frontages of the roads with senior housing in back. We did have a proposal from Ryan Companies for senior housing in the rear of the International Plaza site with some medical office, professional office, and potentially some restaurants fronting Golf Road to take advantage of the traffic signal.

So, this amendment is, we're kind of in a dual track with amending the Village's Comprehensive Plan which is what the subject matter of this public hearing is, but then also amending the TIF for redevelopment plan which is on a separate concurrent track for the same amendment to the land use plan for the TIF #4. That will be coming to the Redevelopment Commission on February 10th for public hearing. The Redevelopment Commission is basically the same body of the Plan Commission, but you'll convene then. So, you'll see the same thing, but it will be, instead of an amendment to the Comprehensive Plan tonight, on February 10th it will be an amendment to the TIF #4 plan specifically, and the two need to match each other. So, we first have to amend the Village's Comprehensive Plan, and then follow up with the amendment to the TIF #4 redevelopment plan consistent with state law.

So, I'm going to share my screen here just to show the land use map for the area that we're proposing. So, if I can, oh, sorry. Yes, right now my map itself is, for some reason, not popping up on here.

COMMISSIONER WARSKOW: Yes, it gave you an error message. You might have to close down and re-open that document.

MR. ENRIGHT: Yes, so let me try and share that again. Yes, it's still doing the same thing. So, let me see if I can --

COMMISSIONER CHERWIN: It's the same one on the website, right, Bill?

MR. ENRIGHT: Yes, it's available on our website on Novis, and I'm going to try and back out of that to see if I can pull it back up. If I'm able to.

So, again, it comprises mostly about 13 acres is International Plaza and about five acres is adjacent to the West International Plaza. Some of those properties the Village already owns, so we're looking at an amendment to 18 acres of land. Let's see here. It's taking me a while to get through.

CHAIRPERSON ENNES: Bill, who currently owns International Plaza?

MR. ENRIGHT: A Golf, LLC. They're based in Deerfield. They've owned the property since the mid-90's, probably '93 I think. So, they still own it. It is under contract with Ryan Companies. So, we'll see how that progresses.

CHAIRPERSON ENNES: Is that subject to zoning changes and stuff to make it right for them?

MR. ENRIGHT: Yes, that would be subject to coming before the Commission of the Whole.

CHAIRPERSON ENNES: Bill, you're trying to pull up the light blue, it's not a rectangle, the square with the corner from Arlington Heights Road and Golf? So, that's larger than International Plaza, right?

MR. ENRIGHT: Right. Yes, okay, here we go. Everybody can see that now, I suppose?

CHAIRPERSON ENNES: Yes.

MR. ENRIGHT: Okay, so most of this blue area is International Plaza. Now, the Village owns three parcels at the corner that we purchased, and then right here there's three little homes, and then the Village also bought this parcel up here. So, this total blue area is about 18 acres. It's currently shown on the Village's Comprehensive Plan as red, which is commercial. You can see Golf Terrace here, like I said there's three houses here. The Village already owns this parcel up here and then the three corner pieces, and then International Plaza is over in this area.

So, the amendment would give us a lot more flexibility by changing the land use designation to mixed use, and mixed use can allow a variety of uses. It can be commercial which can include offices or service uses or restaurants. It can include moderate density to high density market rate housing. It could also include senior housing. So, there's a variety of uses that could be appropriate for mixed use designation. But whatever gets developed here in the future would require a rezoning and a planned unit development, so that would be a full public process for that.

So, basically, that's what we're proposing, is an amendment to the Village's Comprehensive Plan for this TIF District for this portion. So, at that point, I'd like to open it up to questions.

CHAIRPERSON ENNES: Okay, do any of the Commissioners have questions? Well, Bill, do you show if we have any public visitors on the call?

MR. ENRIGHT: We have a couple of citizens attending.

CHAIRPERSON ENNES: Do we know if any of those citizens have a question or would like to make a remark?

MR. ENRIGHT: Well, since you've opened up the public portion, we do have one hand raised from a Ms. Cayer. So, I will go ahead and allow her to ask her question.

Okay, Ms. Cayer, please feel free to speak.

QUESTIONS FROM AUDIENCE

MS. CAYER: All right, I was looking through the minutes for the --

CHAIRPERSON ENNES: Ms. Cayer? Ms. Cayer? For our court reporter, would you please spell your name?

MS. CAYER: Melissa Cayer, C-a-y-e-r. I was looking for the Joint Review Board meeting minutes from July online and I couldn't find them.

MR. ENRIGHT: They're not completed yet. They will be posted online in advance of the Redevelopment Commission. So, that's not until February 10th, so it will be posted on February 5th.

MS. CAYER: Then is there a community member as a member of the Joint Review Board?

MR. ENRIGHT: Well, this is not the Joint Review Board tonight, this is our Plan Commission. The Joint Review Board meeting was held on January 12th that reviewed this, and yes, there was a public member, Greg Ford.

MS. CAYER: And how is that public member getting on that board? Appointed by the Mayor?

MR. ENRIGHT: Yes, appointed by the Village Board of Trustees.

MS. CAYER: Okay, thank you.

CHAIRPERSON ENNES: Thank you, Ms. Cayer.

Bill, anyone else?

MR. ENRIGHT: No one else has raised their hand.

CHAIRPERSON ENNES: Okay, we'll close the public portion of the hearing, unless somebody else does have a question from the public, and go to any questions from the Commissioners.

COMMISSIONER DROST: I don't have a question, but I was expecting Lynn Jensen to add his comments about creating a more flexible environment for development in Arlington Heights. Meeting the market I think was the speech, and you've shared a Wall Street Journal article about resiliency of boards and municipal organizations to be more responsive to the needs, to the current conditions, as COVID is sort of advancing the future right now.

COMMISSIONER JENSEN: Right, I did send that on to Sam, and he forwarded it on to Bill. Bill wrote a very nice e-mail memo back which he circulated to the Plan Commission indicating that the Staff really has a very flexible view about the requirement for commercial space in some of these developments. In the past, it did seem to me we were a bit rigid in requiring commercial space when I didn't think the trend would support that. But Bill has allayed my concerns, and he circulated that I believe to the whole Plan Commission.

I thought, I liked what you said, it reflected the flexibility that the Staff has. Maybe you've had it all along, it just didn't come through in the reports, but I do appreciate that because I think the commercial environment landscape is going to change even further, and I didn't want us to be requiring some commercial space that would be unused and be a cost to the petitioner.

COMMISSIONER DROST: That is, you know, something that I think many of us on the Plan Commission had really taken as a view, that we need to change with the times

and we've seen this acceleration of change in this COVID period. So, thank you, Bill. Thank you, Lynn.

CHAIRPERSON ENNES: This mixed-use classification will provide that, correct?

MR. ENRIGHT: I believe so, yes.

CHAIRPERSON ENNES: Because any development that comes within that area is going to have to come back to be reviewed, so, you know, whether it's good or, you know, whether we think it will work?

MR. ENRIGHT: True. The property is currently zoned commercial, so any change in zoning or any planned unit development would need to be reviewed by the Plan Commission via the public process and approved by the Village Board.

CHAIRPERSON ENNES: Okay.

COMMISSIONER DROST: I think that's good to get it on the record, you know, as to kind of a philosophy or kind of a sense of this panel.

CHAIRPERSON ENNES: Okay, any other questions about the amendment?

COMMISSIONER SIGALOS: No, I'd just like to weigh in. I agree that we have to change with the times, and to designate this area as all commercial isn't happening, it was not working. So, we have to go to the mixed use which will help develop this parcel of property. So, I'm fully supportive of it.

CHAIRPERSON ENNES: Any other comments? Sue?

COMMISSIONER DAWSON: I agree. I think it's a great use. I like what you're doing to change the use. I think it will make better use of the property.

CHAIRPERSON ENNES: Okay, Bill, we should be having a motion then? Unless there's some other comment or questions?

MR. ENRIGHT: Yes. The Staff report had a suggested recommendation if anybody has that in front of them; otherwise, I can read it out to make a motion.

COMMISSIONER GREEN: I would like to make that motion; I have it in front of me.

A motion to recommend that the Comprehensive Plan Land Use Map for approximately 18 acres within TIF District No. 4 be amended from "Commercial" to "Mixed Use" as shown in Exhibit A of the Staff memo.

COMMISSIONER CHERWIN: I second.

CHAIRPERSON ENNES: Okay, we have a second. We should have a roll call vote.

MR. ENRIGHT: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. ENRIGHT: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. ENRIGHT: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. ENRIGHT: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. ENRIGHT: Commissioner Warskow.
COMMISSIONER WARSKOW: Yes.
MR. ENRIGHT: Commissioner Lorenzini.
COMMISSIONER LORENZINI: Yes.
MR. ENRIGHT: Commissioner Sigalos.
COMMISSIONER SIGALOS: Yes.
MR. ENRIGHT: Commissioner Jensen.
COMMISSIONER JENSEN: Yes.
MR. ENRIGHT: Chairman Ennes.
CHAIRPERSON ENNES: Yes. So, we have unanimous approval.
MR. ENRIGHT: Yes.
CHAIRPERSON ENNES: That's very good. I should, I need to make a comment that I should have made at the beginning of the meeting during our COVID times. That is that I find that public health concerns related to the Corona virus pandemic render in-person attendance at the regular meeting location not feasible, and therefore, we are having this online Zoom meeting. Sorry, I missed that.

Can we have a motion to adjourn the meeting?
COMMISSIONER JENSEN: So moved.
COMMISSIONER CHERWIN: Second.
CHAIRPERSON ENNES: Roll call.
MR. ENRIGHT: Commissioner Jensen.
COMMISSIONER JENSEN: Yes.
MR. ENRIGHT: Commissioner Cherwin.
COMMISSIONER CHERWIN: Yes.
MR. ENRIGHT: Commissioner Dawson.
COMMISSIONER DAWSON: Yes.
MR. ENRIGHT: Commissioner Drost.
COMMISSIONER DROST: Aye.
MR. ENRIGHT: Commissioner Green.
COMMISSIONER GREEN: Yes.
MR. ENRIGHT: Commissioner Warskow.
COMMISSIONER WARSKOW: Yes.
MR. ENRIGHT: Commissioner Lorenzini.
COMMISSIONER LORENZINI: Yes.
MR. ENRIGHT: Commissioner Sigalos.
COMMISSIONER SIGALOS: Yes.
MR. ENRIGHT: And Chairman Ennes.
CHAIRPERSON ENNES: Yes.

So, thank you all for meeting tonight, and Bill for the presentation.

(Whereupon, the above-mentioned meeting was adjourned at 8:01 p.m.)

DRAFT

Minutes of the Comprehensive Plan Subcommittee

Wednesday, January 13, 2021 6:30pm

Meeting held via Zoom Webinar

Members In attendance:

Chairman George Drost

Trustee Jim Tinaglia

Commissioner John Sigalos

Commission Joe Lorenzini

Staff Present:

Bill Enright, Assistant Director Planning and Community Development

Agenda Item: Comprehensive Plan Amendment TIF District #4

Discussion:

Chairman Drost called the zoom webinar to order and B. Enright called the Roll.

B. Enright presented the background for the Village request to amend the Comprehensive Plan Land Use map for 18 acres within TIF District #4. The amendment would change the future land use designation from Commercial to Mixed Use. The reasoning is to allow for more flexibility in development of this TIf 4 area. In addition a couple years ago Village consultant Ehlers Associates conducted a highest and best use study for the site and concluded that the site could no longer support a large 165,000 square foot commercial center but that there is demand for mixed uses such as multi family residential including senior housing, and demand for medical offices, services, smaller retailers and restaurant uses along Golf Road. If area redevelops, the frontages should remain commercial with residential at the rear.

The current Comprehensive Plan is Red for commercial including International Plaza and three homes to the west, and vacant lots owned by Village. Staff recommends changing map from Red to Blue "Mixed Use". Also concurrent with this process the Village proposes amending the TIF 4 Redevelopment Plan and land use map, which went to the Joint Review Board yesterday and received unanimous support. Both the TIF 4 Redevelopment Plan and the Village Comprehensive Plan need to match so we are on dual processes for amending the land use maps o each plan. The next steps include the Plan Commission pubic hearing on January 27 and then the Redevelopment Commission public hearing on February 10. Both amendments will then be forwarded to the Village Board on March 1st. Tonight the Comprehensive Plan subcommittee is to review this proposal and make a recommendation to the Plan Commission.

Chairman Drost opened the meeting for discussion among the Committee members.

Trustee Tinaglia asked is there are any uses excluded from the proposed Mixed Use designation?

B. Enright indicated that mixed uses are not consistent with single family nor Industrial uses. The underlying zoning is primarily commercial B-2 so any changes in land use would require a zoning change/PUD so the Village has control over what develops.

Trustee Tinaglia indicated that this is a very good plan and vision for future redevelopment and he reiterated that the existing zoning stays as is and changes to zoning would require rezoning or a PUD. The Village needs to make this a viable piece of property and he fully supports this amendment.

Commissioner Sigalos thought that this change makes all the sense and this is consistent with a recent project reviewed by Conceptual Plan Review Committee for a mixed use project with senior housing.

Commissioner Lorenzini agreed that this change will help to facilitate redevelopment. He asked if this site was still part of a TIF district?

B. Enright indicated that yes this was still part of the 35 acre TIF District #4, which was extended to 35 years.

Chairman Drost said that this amendment is an example of meeting the market place for development need, responding to the new economy with changes in commercial and we need to be ahead of the curve. He then opened the meeting to public comment.

Public Comment

George Motto asked about senior housing in this area and is there coordination on affordable housing with other commissions? Is there an overall vision for affordable housing and does this committee work on that?

Chairman Drost indicated that this meeting is about the Comprehensive Plan whereas the type of housing would be discussed as part of a separate process. This Committee does not work on affordable housing issues.

B. Enright stated that issues related to affordable housing are issues that thee housing commission would work on. The Village Board in 2020 adopted a new inclusionary housing Ordinance for certain development which is outlined at the Village web site.

Trustee Tinaglia indicated that this is a steering committee for future land uses but when a developer brings in a project, it will be reviewed by the various commissions and Village Board for issues related to affordable housing if the project included housing.

Keith Moens asked who makes the decision if affordable housing is included in a project? Mr. Moens reference the staff report for Ryan Companies and that the decision on affordable housing had already been made.

B Enright indicated that the Village Board makes that decision once a development project goes to the Village Board for consideration. Inclusionary Housing is a separate issue from tonight's topic. The Village Board has previously approved the inclusionary housing Ordinance. With respect to Ryan Companies, the staff report is merely reflecting the approved Inclusionary Housing Ordinance approved by the Board.

Ms. Cayer asked if property taxes for the single family homes to the north would be affected by rezoning?

B. Enright said that tonight does not include a rezoning. He indicated that future redevelopment for mixed use should not impact the assessed values for the homes to the north.

Motion to approve the amendment to the Comprehensive Plan was made by Commissioner Lorenzini and Seconded by Commissioner Sigalos.

Roll Call Vote:

Commissioner Lorenzizi: Yes

Commissioner Sigalos: Yes

Trustee Tinaglia: Yes

Chairman Drost: Yes

Motion to Adjourn made by Trustee Tinaglia and Seconded by Commissioner Lorenzini.

All voted in favor to Adjourn. Meeting Adjoured at 6:58pm

Submitted by Chairman Drost

Recorded Bill Enright

Village Board
3/1/2021

Item: Tax Increment Financing District #4: Third Amendment to Redevelopment Plan and Project (RC #21-003)

Department: Planning & Community Development

Requested Action

In order to facilitate redevelopment of Tax Increment Financing District #4, staff is recommending an amendment to the Tax Increment Financing District #4 Redevelopment Plan and Project by amending the Future Land Use Map for approximately 18 acres within the TIF district. The proposed recommendation is to amend the Future Land Use Plan from Commercial to Mixed Use.

Attached is the proposed Ordinance and Amended Redevelopment Plan.

Please note that since this Amendment was made public, there are minor edits to the Amendment simply to change reference to this amendment from "Second" Amendment to "Third" Amendment, as there have been two previous amendments to the TIF 4 Redevelopment Plan (these two previous changes are now both listed on the second page of the proposed amendment).

The Joint Review Board, which consists of several taxing districts including School District's 59 and 214, recommended approval of this amendment 6 to 0 at their January 12, 2021 meeting.

Recommendation

A public meeting was held by the Redevelopment Commission on February 10, 2021 where Commissioner Green moved and Commissioner Sigalos seconded:

A motion to recommend to the Village Board of Trustees, approval of RC#21-003, the proposed Third Amendment to the TIF District No. 4 Redevelopment Plan and Project.

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

ATTACHMENTS:

Description	Type
TIF 4 Amendment: Ordinance & Amended Redevelopment Plan	Exhibits
Redevelopment Commission Minutes - 2/10/21 DRAFT	Minutes
Joint Review Board Resolution	Resolution
Joint Review Board Minutes 1-12-21 - DRAFT	Minutes

AN ORDINANCE APPROVING AN AMENDMENT TO THE TAX INCREMENT REDEVELOPMENT PLAN AND PROJECT FOR THE ARLINGTON HEIGHTS/GOLF REDEVELOPMENT PROJECT AREA

WHEREAS, on July 1, 2002, the President and the Board of Trustees of the Village ("*Corporate Authorities*") adopted: (i) Ordinance No. 02-049, approving a redevelopment plan and project prepared by Kane, McKenna and Associates, Inc. ("*Arlington Heights/Golf Redevelopment Plan and Project*") for an area consisting of approximately 35 acres generally including the properties located at the northeast corner of the intersection of Golf Road and Arlington Heights Road in the Village ("*Arlington Heights/Golf Redevelopment Project Area*"); (ii) Ordinance No. 02-050, designating the Arlington Heights/Golf Redevelopment Project Area as a redevelopment project area pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* ("*TIF Act*"); and (iii) Ordinance No. 02-051, adopting tax increment allocation financing for the Arlington Heights/Golf Redevelopment Project Area, pursuant to the TIF Act; and

WHEREAS, on November 19, 2013, the Corporate Authorities adopted Ordinance No. 13-062, amending the Future Land Use Map within the Arlington Heights/Golf Redevelopment Plan and Project (*"Future Land Use Map"*); and

WHEREAS, on September 15, 2014, the Corporate Authorities adopted Ordinance No. 14-048, further amending the Arlington Heights/Golf Redevelopment Plan and Project to reflect the extension of the term of the Arlington Heights/Golf Redevelopment Plan and Project from 23 years to 35 years, as authorized by the Illinois General Assembly; and

WHEREAS, the President and Board of Trustees have approved an amendment to the Comprehensive Plan of the Village to contemplate the use of certain properties within the Arlington Heights/Golf Redevelopment Project Area (collectively, the *"Subject Properties"*) for "mixed-use" developments, which Subject Properties are depicted and legally described in Exhibit A attached to this Ordinance; and

WHEREAS, the Future Land Use Map of the Arlington Heights/Golf Redevelopment Plan and Project, as amended, contemplates that the Subject Properties may be used for commercial uses and developments, but not for mixed-use developments; and

WHEREAS, certain areas of the Village that are appropriate for mixed-use development, including but not limited to the Subject Properties, are not reasonably anticipated to be developed or redeveloped without the Village's investment in infrastructure and other improvements adequate for mixed-use needs; and

WHEREAS, the Village has examined the conditions of the Subject Properties specifically and the Arlington Heights/Golf Redevelopment Project Area generally, which examinations have identified extensive improvements that are necessary or appropriate to sustain and enhance mixed-use development in the Subject Properties; and

WHEREAS, the Village has explored various sources of revenue to pay for the expense of the improvements needed to sustain, enhance, and preserve the viability of the Subject Properties for mixed-use development; and

WHEREAS, one means by which the Village could raise sufficient revenue for undertaking necessary and appropriate improvements of the Subject Properties is the use of tax increment financing ("*TIF*") and the amendment of the Arlington Heights/Golf Redevelopment Project Area to allow the use of the Subject Properties for mixed-use development, as authorized under the TIF Act; and

WHEREAS, in light of its review of the Subject Properties and the Arlington Heights/Golf Redevelopment Project Area, the Village has caused to be prepared by Kane, McKenna and Associates, Inc. a proposed amendment to the Arlington Heights/Golf Redevelopment Plan and Project to allow the use of the Subject Properties for mixed-use development ("*Amended Redevelopment Plan and Project*"); and

WHEREAS, the Amended Redevelopment Plan and Project have been on file and available at the Village Hall since November 24, 2020; and

WHEREAS, pursuant to Section 11-74.4-5 of the TIF Act, the Corporate Authorities convened a meeting of the joint review board on January 12, 2021; and

WHEREAS, at its meeting on January 12, 2021, the joint review board: (i) reviewed the public record, planning documents, and proposed ordinances approving the Proposed Amendment; and (ii) approved a resolution recommending to the Corporate Authorities the approval of the Proposed Amendment (the "*JRB Resolution*"); and

WHEREAS, pursuant to Section 11-74.4-4(k) of the TIF Act, and Section 6-206 of VILLAGE CODE, the Corporate Authorities have established the Village of Arlington Heights Redevelopment Commission (*"Commission"*) to exercise the powers enumerated in Section 11-74.4-4 of the TIF Act; and

WHEREAS, pursuant to Section 11-74.4-5 of the TIF Act, the Commission held a public hearing relative to the Redevelopment Plan and Project and Redevelopment Project Area on

February 10, 2021 (the "*Public Hearing*"), at which hearing the Commission: (i) reviewed the Proposed Amendment and the JRB Resolution; (ii) heard testimony and received written information concerning the Proposed Amendment; and (iii) reviewed other information, documentation, and studies so as to be generally informed about the conditions of the Arlington Heights/Golf Redevelopment Project Area; and

WHEREAS, the Corporate Authorities have reviewed the Proposed Amendment, the existing comprehensive planning process for development of the Village as a whole, and the information concerning the factors presented at the Public Hearing to determine whether the Proposed Amendment conforms to the existing comprehensive planning process of the Village; and

WHEREAS, all notices required pursuant to the TIF Act were provided in accordance with the TIF Act; and

WHEREAS, pursuant to the findings and determinations as provided in this Ordinance, the Corporate Authorities have determined that it is desirable and in the best interest of the public and the Village to approve the Proposed Amendment;

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

SECTION ONE: 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 TWO: The Corporate Authorities hereby find that the following facts have been established by the preponderance of the evidence:

A. The Subject Properties specifically, and the Arlington Heights/Golf Redevelopment Project Area on the whole, have not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Proposed Amendment to the Arlington Heights/Golf Redevelopment Plan and Project.

B. The Proposed Amendment to the Arlington Heights/Golf Redevelopment Plan and Project conforms to the existing comprehensive planning process for the development of the Village as a whole.

C. As set forth in the Proposed Amendment to the Arlington Heights/Golf Redevelopment Plan and Project, it is anticipated that all obligations incurred to finance redevelopment project costs, if any, as defined in the Arlington Heights/Golf Redevelopment Plan and Project, shall be retired no later than December 31st of the year in which the payment to the Village Treasurer, pursuant to the TIF Act, is to be made with respect to the ad valorem taxes levied in the 35th calendar year after the Arlington Heights/Golf Redevelopment Project Area was initially designated.

D. All other findings and certifications set forth in the Proposed Amendment to the Arlington Heights/Golf Redevelopment Plan and Project are hereby adopted as the findings and certifications of the Corporate Authorities as if fully set forth in this Ordinance.

SECTION THREE: The Proposed Amendment to the Arlington Heights/Golf Redevelopment Plan and Project, which was the subject matter of the Public Hearing, is hereby adopted and approved. A copy of the Proposed Amendment to the Arlington Heights/Golf Redevelopment Plan and Project is set forth in Exhibit B attached to and, by this reference, made a part of this Ordinance. In the event of a conflict between the Redevelopment Plan and Project approved pursuant to Ordinance No. 02-049 or the amendments approved pursuant to Ordinance Nos. 13-062 or 14-048 on the one hand, and the Proposed Amendment adopted pursuant to this Ordinance on the other, the Proposed Amendment will control.

SECTION FOUR: The President and Board of Trustees hereby authorize and direct the Village Manager to take any and all other statutorily required steps in connection with the approval of the Proposed Amendment to the Arlington Heights/Golf Redevelopment Plan and Project, including, without limitation, the transmission of a certified copy of this Ordinance to the County Clerk of Cook County, Illinois.

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

AYES:

NAYS:

PASSED AND APPROVED THIS 1st day of March, 2021.

_____
Village President

ATTEST:

_____
Village Clerk

TIF Ordinances:TIF 4 Third Amendment Ordinance
w/exhibits without highlighting

EXHIBIT A

DEPICTION AND LEGAL DESCRIPTION OF SUBJECT PROPERTIES

Exhibit A

1665 S Arlington Heights Rd, Arlington Heights, IL 60005
PIN 08-09-402-003-0000

That part of the Southeast ¼ of Section 9, Township 41 North, Range 11, East of the Third Principal Meridian, described as follows: commencing at a point 837.37 feet North of the Southeast corner of said Section 9 and running thence West 281.00 feet; thence Southerly 167.89 feet; thence East 281.00 feet to the East line of said section; thence North 167.47 feet to the point of beginning, in Cook County, Illinois.

5-39 E Golf Terrace, Arlington Heights, IL 60005
PIN 08-09-402-023-0000

Lot 2 (except that part thereof described as follows: beginning at the Southwest corner of said Lot 2; thence on an assumed bearing of North 3 degrees 25 minutes 58 seconds East along the West line of said Lot 2 for a distance of 100.78 feet; thence South 1 degree 38 minutes 34 seconds West 100.63 feet to a point on the South line of said Lot 2; thence South 89 degrees 54 minutes 00 seconds West along said South line, 3.15 feet to the point of beginning) in Anderson's Subdivision of part of the Southeast ¼ of Section 9, Township 41 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

133 E Golf Terrace, Arlington Heights, IL 60005
PIN 08-09-402-011-0000

That part of the Southeast ¼ of the Southeast ¼ of Section 9, Township 41 North, Range 11, East of the Third Principal Meridian, described as follows: commencing 334.95 feet North of and 195.06 feet West of the Southeast corner of Section 9, Township 41 North, Range 11, East of the Third Principal Meridian, thence North 334.95 feet parallel to the East line of said Section 9, thence West 79.33 feet parallel to the South line of said Section 9, thence South 334.95 feet; thence East 79.33 feet, to the point of beginning.

135 E Golf Terrace, Arlington Heights, IL
PIN 08-09-402-012-0000

That part of the Southeast ¼ of the Southeast ¼ of Section 9, Township 41 North, Range 11, East of the Third Principal Meridian, described as follows: commencing 334.95 feet North and 130.04 feet West of the Southeast corner of Section 9, Township 41 North, Range 11, East of the Third Principal Meridian, thence 334.95 feet; thence West 65.02 feet parallel to the South line of said Section 9, thence South 334.95 feet parallel to East line of said Section 9, thence 65.02 feet East to the point of beginning, in Cook County, Illinois

139 E Golf Terrace, Arlington Heights, Illinois
P.I.N. 08-09-402-013-0000

That part of Section 9, Township 41 North, Range 11, East of the Third Principal Meridian, in Elk Grove Township, Cook County, Illinois described as follows: commencing 334.95 feet North of the South East corner of said Section 9; thence West 130 feet; thence North 334.95 feet; thence East 130 feet to the East line of said Section 9; thence South in the East line of said Section 9, 334.95 feet, to the place of beginning.

4 E Golf Rd, Arlington Heights, IL
PIN 08-09-402-025, 08-09-402-027, 08-09-402-028

Lot 2 in "Tom's Acres" (except that part thereof condemned in Case No. 93 L 50743), in said "Tom's Acres," a subdivision in the South East ¼ of Section 9, Township 41 North, Range 11, East of the Third Principal Meridian, according to plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois on June 26, 1973 as Document No. LR2700380, in Cook County, Illinois.

20 E Golf Rd, Arlington Heights, IL
PIN 08-09-402-026-0000

Parcel 1:
That part of the Southeast ¼ of the Southeast ¼ of Section 9, Township 41 North, Range 11 East of the Third Principal Meridian, described as follows: commencing at a point of the South line of Section 9, which is 425.08 feet West of the Southeast corner of said Section 9; thence North and parallel with the East line of said Section 159.50 feet to the point of beginning; thence continuing North of said parallel line 7.50 feet; thence East and parallel with the South line of said section 165.00 feet to a point that is 260.08 feet West of and 167.00 feet North of Southeast corner of said section, as measured on the South and East lines thereof; thence South and parallel with the East line of said Section 1 foot; thence West 165.06 feet to the point of beginning in Cook County, Illinois.
Parcel 2:
Lot 1 1(excepting therefrom the South 10 feet taken in Case 93L50353) in Tom's Acres, a subdivision in the Southeast ¼ of Section 9, Township 41 North, Range 11, East of the Third Principal Meridian in Cook County, Illinois.

International Plaza
120 E Golf Rd to 388 E Golf Rd (even numbered addresses)
PIN 08-09-402-008, 08-09-402-016, 08-09-402-017; 08-10-302-025, 08-10-302-026, 08-10-302-005

That part of the Southeast 1/4 of Section 9 and part of the Southwest 1/4 of Section 10, all in Township 41 North, Range 11, East of the Third Principal Meridian described as follows: beginning at the Southeast corner of Section 9, as aforesaid; thence West along the South line of said Section 9, a distance of 260.08 feet; thence North, parallel with the East line of said Section 9, a distance of 334.95 feet; thence East parallel with the South line of said Section 9, a distance

of 290.08 feet to the East line of said Section 9, being also the West line of Section 10, Township and Range aforesaid; thence North along said West line 502.41 feet to the South line of the North 502.5 feet of the West 1/2 of the Southwest ¼ of the Southwest 1/4 of said Section 10,thence East along said South line 660.93 feet to the East line of the West 1/2 of the Southwest ¼ of the Southwest 1/4 of said Section 10; thence South along said East line 799.07 feet to the North line of Golf Road as dedicated by Document Numbers LR2351615 and 1048808; thence West along said North line, 289.07 feet to a line 372.0 feet East of and parallel with the West line of said Section 10; thence South along said parallel line 43.70 feet to the South line of said Section 10; thence West along said South line 130.0 feet thence North parallel with the West line of said Section 10, a distance of 45.90 feet to the North line of Golf Road, as aforesaid; thence West along said North line 142.0 feet to a line 100.0 feet East of and parallel with the West line of said Section 10; thence South along said parallel line 48.31 feet to the South line of said Section 10; thence West along said South line 100.0 feet to the place of beginning, in Cook County, Illinois.

EXHIBIT B

PROPOSED AMENDMENT

VILLAGE OF ARLINGTON HEIGHTS
THIRD AMENDMENT TO THE ARLINGTON HEIGHTS ROAD/GOLF ROAD REDEVELOPMENT PLAN AND PROJECT NO. 4

Prepared jointly by:

Village of Arlington Heights

and

Kane, McKenna and Associates, Inc.

____, 2020

Document	**Date**
Original Plan and Project	February, 2002
First Amendment to Plan and Project	November, 2013
Second Amendment to Plan and Project	September, 2014
Third Amendment to Plan and Project	_____,2021

The Village of Arlington Height's Arlington Heights Road/Golf Road Redevelopment Plan and Project No. 4 (attached as Exhibit 1) is amended as follows:

1. Subsection C General Land Use Plan of Section IV Redevelopment Plan located on page 12, is amended by inserting a new paragraph after the first paragraph with the following statements:

> The First Amendment to the TIF 4 Tax Increment Finance District, passed as part of Ordinance No. 13-062, on 11/19/2013, amended the TIF 4 Redevelopment Plan and Project so that the proposed land use designation for the property located at

1625 S. Arlington Heights Road, Arlington Heights, IL changed from “offices only” to “institutional” use.

The Second Amendment to the TIF 4 Tax Increment Finance District, passed as part of Ordinance 14-048 on 9/15/2014, amended the TIF 4 Redevelopment Plan and Project to reflect the extension of term of the TIF from 23 years to 35 years as approved by the State of Illinois General Assembly.

The Third Amendment to the TIF 4 Tax Increment Finance District, passed as part of Ordinance No. __ on __, amended the TIF 4 Redevelopment Plan and Project so that the proposed land use designation for the properties located at:
1665 S Arlington Heights Road (approximately east half) and;
133 E Golf Terrace and; 135
E Golf Terrace and:
139 E Golf Terrace and:
5 to 35 E Golf Terrace and: 4
E Golf Road and;
20 E Golf Road and:
120 E Golf Road to 388 E Golf Road (even numbered addresses) and:
E Golf Terrace (within the TIF 4 boundaries) are changed from “Commercial” to “Mixed Use”. “Mixed Use” land uses include multi-family housing, including housing for seniors, office uses, institutional uses, and retail and other commercial uses.

2. Exhibit 4 Proposed Land Use Map is replaced with the attached Exhibit 2 Third Amendment to the TIF 4 Redevelopment Plan and Project Proposed Land Use Map.

Attached Exhibits

Exhibit 1 – Village of Arlington Heights Arlington Heights Road/Golf Road Redevelopment Plan and Project No. 4

Exhibit 2 – Third Amendment to the TIF 4 Redevelopment Plan and Project Proposed Land Use Map

EXHIBIT 1

Village of Arlington Heights Arlington Heights Road/Golf Road Redevelopment Plan and Project No. 4

02/26/02

APPROVED

VILLAGE OF ARLINGTON HEIGHTS
ARLINGTON HEIGHTS ROAD/GOLF ROAD
REDEVELOPMENT PLAN AND PROJECT NO. 4

Jointly Prepared By:

Village of Arlington Heights, Illinois

And

Kane, McKenna and Associates, Inc.

FEBRUARY, 2002

I. INTRODUCTION

In the context of planning for an Arlington Heights Redevelopment Project No. 4, the Village of Arlington Heights (the "Village") has initiated action related to the study of the Redevelopment Project Area (the "RPA") in its entirety to determine whether it qualifies for consideration as a Tax Increment Financing ("TIF") District. Kane, McKenna and Associates, Inc. ("KMA"), in accordance with such resolutions, has agreed to undertake the study of the area with the assistance of Village staff.

The RPA consists of residential single-family uses, retail/commercial properties and unimproved properties.

The RPA suffers from deficiencies related to obsolescence, deterioration, excessive vacancies, inadequate utilities, deleterious layout, lack of community planning, and lag in equalized assessed valuation growth.

The development of the RPA can be characterized as having been influenced by the proximity to major arterials such as Golf Road. Lot depth and the presence of obsolete facilities limit the availability of land for commercial uses that could maximize the location.

From a Village economic development perspective, the properties represent a significant potential for development and are included in the South Arlington Heights Road corridor (see Section III below). The Village has identified a number of goals and objectives for business development, including opportunities for additional property and sales taxes to be generated within the RPA.

The qualification factors discussed with this Report qualify the area described below as a "blighted area", as such term is hereinafter defined pursuant to the TIF Act.

The Village has reviewed the RPA for possible development for a period of time. In planning for this potential development, the Village has conducted a study of possible land use plans for the area. The land use plans recognize the existence of older commercial and residential structures located on irregular lots. A key goal of the Village is to promote the development of the underutilized land and redevelop the existing improved sites in order to attract new development.

There are numerous uses within the RPA. Because of this, it will be difficult to develop the area in a coordinated manner. It has been determined that in order to attract development to the area, the Village must improve infrastructure improvements in the north part of the area. Further, many of the existing improvements and improved structures within the RPA evidence vacancies and obsolescence, and as such, offer constraints to any redevelopment effort.

Without public funds, the RPA may continue to be underutilized. Additionally, the existing structures and improvements suffer from the long-term effects of a lack of community planning.

The creation and utilization of a TIF redevelopment plan is being investigated by the Village to help provide the assistance required to eliminate conditions detrimental to successful redevelopment of the RPA.

The RPA may be suitable for redevelopment for modern and more intensive mixed use if there is coordination of uses and infrastructure by the Village. The Village has undertaken an initiative, through the designation of the RPA, to redevelop key areas within the Village and, in doing so, stabilizing and expanding benefits to the community and affected taxing districts.

The Redevelopment Plan

The Village recognizes the need for implementation of a strategy to revitalize existing properties within the boundaries of the RPA and to stimulate and enhance private development. Investment attraction and expansion are key components of the strategy. The needed private investment may only be possible if tax increment financing (TIF) is adopted pursuant to the terms of the Tax Increment Allocation Redevelopment Act (the "Act") Illinois Compiled Statutes, Chapter 65, Section 5/11-74.4-1 et seq., as amended. Incremental property tax revenue generated by the development will play a decisive role in encouraging private development. Site conditions that may have precluded intensive private investment in the past will be eliminated. Ultimately, the implementation of the Redevelopment Plan and Project will benefit the Village and all the taxing districts that encompass the area in the form of a significantly expanded tax base.

The designation of the area as a Redevelopment Project Area will allow the Village to address area deficiencies including (but not limited to):

- Providing a viable reuse/redevelopment for underutilized parcels;
- Establishing a pattern of land-use activities that will increase efficiency and economic relationships, especially as such uses complement adjacent commercial, retail and other Village redevelopments;
- Providing infrastructure that is adequate in relation to Village redevelopment plans;
- Providing of roadway and traffic improvements within the area, including the continued review of ingress and egress requirements that satisfy area circulation, parking and connections to major arterials;
- Entering into redevelopment agreements in order to include the redevelopment of property and/or to induce new development to locate within the RPA;
- Providing for the improvements and/or rehabilitation of existing structures;
- Coordinating and providing adequate parking for all redevelopments;

- Improving area appearance through landscape, streetscape and signage programs; and

- Coordinating land assembly in order to provide sites for more modern redevelopment plans.

A map of the RPA boundaries is included in Exhibit 2 and is a part of this Redevelopment Plan and Project. The area on the whole would not reasonably be anticipated to be developed in a coordinated manner without the adoption of a Redevelopment Plan and Project. The Village, with the assistance of Kane, McKenna and Associates, Inc. has commissioned this Redevelopment Plan and Project to use tax increment financing in order to address local needs and to meet redevelopment goals and objectives.

The adoption of this Redevelopment Plan and Project makes possible the implementation of a comprehensive program for the economic redevelopment of the area. By means of public investment, the RPA will become a more viable area that will attract private investment. The public investment will set the stage for the redevelopment of the area with private capital. This in turn will lead to operation of viable residential and commercial mixed uses within the area.

Pursuant to the Act, the RPA includes only those contiguous parcels of real property and improvements thereon substantially benefited by the redevelopment project. Also pursuant to the Act, the area is not less in the aggregate than 1½ acres.

Through this Redevelopment Plan and Project, the Village will serve as the central force for marshalling the assets and energies of the private sector for a unified cooperative public-private redevelopment effort. Ultimately, the implementation of the Redevelopment Plan and Project will benefit the Village and all the taxing districts that encompass the RPA in the form of a stabilized and expanded tax base and creation of new employment and investment opportunities within the Village as a result of new private redevelopment in the area.

Summary

It is found and declared by the Village, through legislative actions as required by the Act, that in order to promote and protect the health, safety, and welfare of the public, that certain conditions that have adversely affected redevelopment within the RPA need to be addressed, and that redevelopment of such areas must be undertaken; and, to alleviate the existing adverse conditions, it is necessary to encourage private investment and enhance the tax base of the taxing districts in such areas by the development or redevelopment of certain areas. Public/private partnerships are determined to be necessary in order to achieve development goals. Without the development focus and resources provided under the Act, the development goals of the municipality would not reasonably be expected to be achieved.

It is found and declared by the Village that the use of incremental tax revenues derived from the tax rates of various taxing districts in the Redevelopment Project Area for the payment of redevelopment project costs is of benefit to said taxing districts. This is because these taxing districts whose jurisdictions are included in the Redevelopment

Project Area would not derive the benefits of an increased assessment base without addressing the coordination of redevelopment.

It is further found, and certified by the Village, in connection to the process required for the adoption of this Plan and Project pursuant to 65 ILSC Section 5/11-74.4.3(n)(5) of the Act, that this Plan and Project will not result in the displacement of 10 or more inhabited residential units and there are less than seventy-five (75) inhabited residential units within the RPA. Therefore, this Plan and Project does not include a housing impact study as would otherwise be required. The Village will amend this Plan and Project (and the RPA) and provide a housing impact study in the manner prescribed by the Act should the Village determine a need to withdraw such certification at a future time. In the event that any residential units are to be displaced (under 10 inhabited units), the Village will determine if residents are very low or low income residents. If the residents are very low or low income, the Village shall conform to federal relocation standards for the very low or low income residents, if applicable, including affordable housing and relocation assistance not less than that which would be provided under the federal Uniform Relocation Assistance and Real Properties Acquisition Policies Act of 1970.

The redevelopment activities that will take place within the RPA will produce benefits that are reasonably distributed throughout the RPA.

Redevelopment of the RPA is tenable only if a portion of the improvements and other costs are funded by TIF District revenues.

II. REDEVELOPMENT PROJECT AREA LEGAL DESCRIPTION

The Redevelopment Project Area legal description is attached in Exhibit 1.

III. REDEVELOPMENT PROJECT AREA GOALS AND OBJECTIVES

The following goals and objectives are presented for the RPA in accordance with the Village's Zoning Ordinance and comprehensive planning process (including any amendments thereto). The Redevelopment Plan and Project also conform to the Village's comprehensive plan for development with the area.

Village Goals and Policies

The 1988 Comprehensive Plan (amended in 1997) for the Village established many goals and policies for future development of the Village. In particular, the Land Use Goals and Policies and the Economic Development Goals and Policies apply to the Redevelopment Project Area by guiding future decisions which implement the Comprehensive Plan. The specific goals and objectives were developed for redevelopment areas and for corridor study areas, which includes the South Arlington Heights Road corridor. The Redevelopment Project Area falls within this corridor. The following Redevelopment Plans Goal and Objectives, as well as the Corridor Plan Goals and Objectives should be used to guide efforts to redevelop the RPA (as set forth in the Comprehensive Plan). Also, more specific goals and objectives are developed for the RPA.

Redevelopment Plan Goal: *To ensure that the future development of blighted, vacant and/or underutilized land in selected areas throughout the Village is properly developed.*

Objective 1. To limit the effects of piecemeal development by encouraging unified, cohesive development.

Objective 2. To limit the impacts of non-residential uses on adjacent residential uses by providing adequate buffering and screening.

Objective 3. To promote and enhance the economic vitality of each redevelopment area.

Corridor Plans Goal: *To improve upon existing conditions which detract from the overall functioning of the South Arlington Heights Road corridor.*

Objective 1. Develop a strong and positive image and appearance which establishes a unified image and sense of place which reinforces and supports commercial and economic activities along the South Arlington Heights Road corridor.

Objective 2. Create a system of on and off-street parking facilities which adequately serve the needs of commercial uses within the South Arlington Heights Road corridor in a safe and functional manner.

Objective 3. Promote a safe and effective traffic circulation system which adequately accommodates the varied types of traffic movement utilizing the South Arlington Heights Road corridor.

Objective 4. That development activities within the area be compatible with adjacent non-residential and residential uses.

Proposed Tax Increment Financing Redevelopment Plan

Exhibit 6 includes a Qualification Report that concludes that blighted conditions exist within the Redevelopment Project Area, thus rendering the RPA detrimental to the public health, safety and welfare of the community. Since the area has been determined to be a blighted area, the purpose of this Plan is to recommend a redevelopment program which will eliminate these conditions through redevelopment of the RPA.

As outlined previously, overall program goals and objectives were established in order to give direction towards development of redevelopment and corridor plans. In addition to the broad goals of the program, more specific objectives and redevelopment activities are recommended in order to address this redevelopment area.

Redevelopment Plan Objectives

1. Eliminate blighted conditions in the RPA.

2. Assembling sites for redevelopment through appropriate land assemblage techniques including: (a) acquiring and removing deteriorated and/or obsolete buildings and buildings so situated as to interfere with re-platting of the land into parcels suitable for redevelopment accordance with this redevelopment plan; and (b) assisting in the relocation of businesses, families, and individuals where necessary to achieve objectives of the redevelopment plan.

3. Redevelop both the north and south sections of the RPA.

4. Encourage consolidated development of parcels (when necessary) by requiring cross access and shared parking and shared driveways.

5. Provide certain public improvements in order to facilitate redevelopment of the project area, which may include improvements to water, storm sewer, sanitary sewer and other utilities as necessary.

6. Increase goods and services and tax revenues produced by the redevelopment area.

7. Provide safe and efficient ingress and egress to the area for both vehicles and pedestrians.

8. Entering into redevelopment agreements for the rehabilitation or construction of improvements in accordance with this redevelopment plan.

The implementation of the Redevelopment Project will serve to improve the physical appearance of the RPA and contribute to the economic development of the area. The implementation of the RPA will provide new employment opportunities for community and Village residents.

IV. EVIDENCE OF THE LACK OF DEVELOPMENT AND GROWTH WITHIN THE RPA AND ASSESSMENT OF FISCAL IMPACT ON AFFECTED TAXING DISTRICTS

A. Evidence of the Lack of Development and Growth Within the RPA

As found in Exhibit 6 of this Plan, the RPA has suffered from certain impediments to redevelopment. The area has not in recent years benefited from significant private investment and/or development. As a result, is not likely to sustain or gain significant value without encouragement by the Village.

The RPA evidences inadequate utilities, deleterious land use, lack of community planning, deterioration of structures and site improvements, obsolescence, excessive vacancies, and lag in equalized assessed valuation growth.

B. Assessment of Fiscal Impact on Affected Taxing Districts

It is not anticipated that the implementation of this Redevelopment Plan and Project will have a negative financial impact on the affected taxing districts. Instead, action taken by the Village to stabilize and cause growth of its tax base through the implementation of this Redevelopment Plan and Project will have a positive impact on the affected taxing districts by arresting potential assessed valuation declines.

It is not anticipated that the RPA will require increased services from any affected taxing districts except by the Village. Though strategies will be encouraged to promote growth via private investment within the area, specific objectives are geared to stabilize the RPA's existing strengths and revitalize the RPA's redevelopment potential. Should the Village achieve success in attracting private investment which does result in the need for documented increased services from any taxing districts, the Village will consider the declaration of sufficient surplus funds, which funds are neither expended or obligated, as provided by the Act, to assist affected taxing districts in paying the costs for the increased services.

Any surplus Special Tax Allocation Funds, to the extent any surplus exists, will be proportionately shared, based on the appropriate tax rates for a given year, with the various taxing districts, including the Village, after all TIF eligible costs either expended or incurred as an obligation by the Village have been duly accounted for through administration of the Special Tax Allocation Fund to be established by the Village as provided by the Act. The exception to this provision will be to the extent that the Village utilizes TIF funding to assist in the redevelopment of residential units. In such cases, the Village will provide for the cost incurred by eligible school districts in the manner prescribed by 65 ILCS Section 5/11-74.4.3(q)(7.5) of the Act.

V. TIF QUALIFICATION FACTORS EXISTING IN THE REDEVELOPMENT PROJECT AREA

Findings

The RPA was studied to determine its qualifications under the Tax Increment Allocation Redevelopment Act. It was determined that the area as a whole qualifies as a TIF district under Illinois law. Refer to the TIF Qualification/Designation Report, (Exhibit 6) which is attached as part of this Plan.

Eligibility Survey

The RPA was evaluated in January through February, 2002 by representatives of Kane, McKenna and Associates, Inc., (KMA) and Village staff. Analysis was aided by certain reports obtained from the Village and other sources. In KMA's evaluation, only information was recorded which would directly aid in the determination of eligibility for a TIF district.

VI. REDEVELOPMENT PROJECT

A. Redevelopment Plan and Project Objectives

The Village proposes to realize its goals and objectives of encouraging the development of the RPA and encouraging private investment through public finance techniques including, but not limited to, Tax Increment Financing:

1) By implementing a plan that provides for the attraction of investment to redevelop underutilized property and buildings that are available within the RPA.

2) By constructing public improvements which may include (if necessary):

   i. Street and sidewalk improvements (including new street construction and widening of current streets)
   ii. Utility improvements (including, but not limited to, water, stormwater management, and sanitary sewer projects consisting of construction and rehabilitation)
   iii. Signalization, traffic control and lighting
   iv. Off-street parking (if applicable)
   v. Landscaping and beautification

3) By entering into Redevelopment Agreements with developers for qualified redevelopment projects, including (but not limited to) the provision of interest rate subsidy as allowed under the Act.

4) By providing for site assembly, site preparation, clearance, and demolition, including grading and excavation.

5) By the redevelopment of existing building inventory through necessary rehabilitation and improvement of structures.

6) By exploration and review of job training programs in coordination with any Village, federal, state, and county programs.

B. Redevelopment Activities

Pursuant to the foregoing objectives, the Village will implement a coordinated program of actions, including, but not limited to, acquisition, site preparation, clearance, demolition, environmental clean-up, provision of public infrastructure and related public improvements, and rehabilitation of structures, if necessary.

Site Preparation, Clearance, and Demolition

Property within the RPA may be acquired and improved through the use of site clearance, excavation, environmental remediation or demolition prior to redevelopment. The land may also be graded and cleared prior to redevelopment.

Land Assembly and Relocation

Certain properties in the RPA (or the entire RPA) may be acquired, assembled and reconfigured into appropriate redevelopment sites. Relocation activities may also be undertaken by the Village. A proposed acquisition map is attached as Exhibit 5.

Public Improvements

The Village may, but is not required to provide, public improvements in the RPA to enhance the immediate area and support the Redevelopment Plan and Project. Appropriate public improvements may include, but are not limited to:

- Improvements and/or construction of public utilities including extension of water mains, as well as sanitary and storm sewer systems and detention related improvements; and

- Beautification, identification makers, landscaping, streetscape, lighting, and signage of public right-of-ways.

Rehabilitation

The Village may provide for the rehabilitation of certain structures within the RPA in order to provide for the redevelopment of the area and conformance to Village code provisions. Improvements may include exterior and façade related work as well as interior related work.

Interest Rate Write-Down

The Village may enter into agreements with owners/developers whereby a portion of the interest cost of a construction, renovation or rehabilitation project is paid for on annual basis out of the Special Tax Allocation fund of the RPA, in accordance with the Act.

Job Training

The Village may assist facilities and enterprises located within the RPA in obtaining job training assistance. Job training and retraining programs currently available from or through other governments include, but are not limited to:

- Federal programs;
- State of Illinois programs;
- Applicable local vocational educational programs, including community college sponsored programs;
- Other federal, state, county or non-profit programs that are currently available or will be developed and initiated over time.

C. General Land Use Plan

Existing land use generally consists of mixed, residential, unimproved, and retail/commercial uses. Existing land uses are shown in Exhibit 3, attached hereto and made a part of this Plan. Exhibit 4, attached hereto and made a part of this Plan designates intended general land uses in the Redevelopment Project Area that will generally be similar to existing uses. Residential land uses in the center of the RPA are expected to be replaced by commercial/retail uses, and unimproved land to the north is expected to be developed as commercial/retail uses. The land uses will conform to the Zoning Ordinance and the Comprehensive Plan of the Village.

D. Additional Design and Control Standards

The appropriate design controls including any Planned Unit Developments, as set forth in the Village's Zoning Ordinance, shall apply to the RPA.

E. Estimated Redevelopment Project Costs

Redevelopment project costs mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, as provided in the TIF statute, and any such costs incidental to this Redevelopment Plan and Project. Private investments, which supplement "Redevelopment Project Costs", are expected to substantially exceed such redevelopment project costs. Eligible costs permitted under the Act which may be pertinent to this Redevelopment Plan and Project include:

1. Costs of studies and surveys, development of plans and specifications, implementation and administration of the redevelopment plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, marketing, financial, planning, other special services, provided, however, that no charges for professional services may be based on a percentage of the tax increment collected. No contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of three (3) years. In addition, "redevelopment project costs" shall not include lobbying expenses.

    1.1 Annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment project area or approved a redevelopment plan;

    1.2 The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;

2. Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to, parking lots and other concrete or asphalt barriers, and the clearing and grading of land;

3. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; and the costs of replacing an existing public building if, pursuant to the implementation of a redevelopment project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;

4. Costs of the construction of public works or improvements, and redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to the effective date of the amendatory Act of the 91st General Assembly or (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provided that basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;

5. Costs of job training and retraining projects including the costs of "welfare to work" programs implemented by businesses located within the redevelopment project area;

6. Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued pursuant to the Act accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;

7. To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project;

8. Relocation costs to the extent that the Village determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law;

9. Costs of job training, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the Redevelopment Project Area; and (ii) when incurred by a taxing district or taxing districts other than the Village, are set forth in a written agreement by or among the Village and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Section 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Section 10-22.20a and 10-23.3a of the School Code.

10. Interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:

    a) such costs are to be paid directly from the Special Tax Allocation Fund established pursuant to the Act;

    b) such payments in any one-year may not exceed 30% of the annual interest costs incurred by the developer with regard to the redevelopment project during that year;

    c) if there are not sufficient funds available in the Special Tax Allocation Fund to make the payment pursuant to this paragraph (10) then the amounts so due shall accrue and be payable when sufficient funds are available in the Special Tax Allocation Fund; and

    d) the total of such interest payments paid pursuant to the Act may not exceed 30% of the (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act.

11. Unless explicitly stated herein, the costs of construction of new privately owned buildings shall not be an eligible redevelopment project cost.

12. None of the redevelopment project costs enumerated in this subsection shall be eligible redevelopment projects if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality. For purposes of this paragraph, termination means a closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project area, but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, has become economically obsolete, or was no longer a viable location for the retailer or serviceman.

Estimated costs are shown in the next section. Adjustments to these cost items may be made without amendment to the Redevelopment Plan.

ARLINGTON HEIGHTS
REDEVELOPMENT PROJECT AREA NO. 4
ESTIMATED PROJECT COSTS

Program Actions/Improvements	Estimated Costs (A)	
	Low End	High End
1. Land Acquisition and Assembly Costs including Demolition and Relocation	$10,000,000	$19,000,000
2. Site Preparation/Environmental Remediation	$100,000	$500,000
3. Utility Improvements including, but not limited to, water, storm, sanitary sewer, detention, and road improvements.	$500,000	$1,000,000
4. Interest Costs Pursuant to the Act	$0	$500,000
5. Planning, Legal, Engineering, Administrative and Other Professional Service Costs	$500,000	$1,000,000
6. Job Training	$0	$0
TOTAL ESTIMATED PROJECT COSTS	$11,100,000	$22,000,000

(A) All project cost estimates are in year 2002 dollars. In addition to the above stated costs, any bonds issued to finance a phase of the Project may include an amount sufficient to pay customary and reasonable charges associated with the issuance of such obligations as well as to provide for capitalized interest and reasonably required reserves. Adjustments to the estimated line item costs above are expected. Each individual project cost will be reevaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the Act. The totals of line items set forth above are not intended to place a total limit on the described expenditures as the specific items listed above are not intended to preclude payment of other eligible redevelopment project costs in connection with the redevelopment of the RPA, provided the total amount of payment for Eligible Redevelopment Project Costs shall not exceed the amount set forth above, as adjusted pursuant to the Act. Adjustments may be made in line items within the total, either increasing or decreasing line item costs for redevelopment.

F. Sources of Funds to Pay Redevelopment Project Costs Eligible Under Illinois TIF Statute

Funds necessary to pay for public improvements and other project costs eligible under the Act are to be derived principally from property tax increment revenues, proceeds from municipal obligations, if any, to be retired primarily with tax increment revenues and interest earned on resources available but not immediately needed for the Redevelopment Plan and Project.

"Redevelopment Project Costs" specifically contemplate those eligible costs set forth in the Act. The majority of development costs will be privately financed, and TIF or other public sources are to be used, subject to approval by the Village, only to leverage and commit private redevelopment activity.

The tax increment revenues which will be used to pay debt service on the municipal obligations, if any, and to directly pay redevelopment project costs shall be the incremental increase in property taxes attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the RPA over and above the initial equalized assessed value of each such lot, block, tract or parcel in the RPA in the 2000 tax year for the RPA.

Among the other sources of funds which may be used to pay for redevelopment project costs and debt service on municipal obligations issued to finance project costs are the following: certain local sales or utility taxes, special service area taxes, the proceeds of property sales, certain land lease payments, certain Motor Fuel Tax revenues, certain state and federal grants or loans, certain investment income, and such other sources of funds and revenues as the Village may from time to time deem appropriate. Pursuant to the Act, the Village may utilize property tax increment revenues from any contiguous Redevelopment Project Areas to fund eligible redevelopment costs that are incurred as part of the Redevelopment Plan and Project.

The Redevelopment Project Area would not reasonably be expected to be developed in a coordinated manner without the use of the incremental revenues provided by the Act.

G. Nature and Term of Obligations to be Issued

The Village may issue obligations secured by the tax increment Special Tax Allocation Fund established for the Redevelopment Project Area pursuant to the Act or such other funds as are available to the Village by virtue of its power pursuant to the Illinois State Constitution.

Any and/or all obligations issued by the Village pursuant to this Redevelopment Plan and Project and the Act shall be retired not more than twenty-three (23) years from the date of adoption of the ordinance approving the Redevelopment Project Area. However, the final maturity date of any obligations issued pursuant to the Act may not be later than twenty (20) years from their respective date of issuance. One or more series of obligations may be issued from time to time in order to implement this Redevelopment Plan and Project. The total principal and interest payable in any year on all obligations shall not exceed the amount available in that year or projected to be available in that year, may be payable from tax increment revenues and from bond sinking funds, capitalized interest, debt service reserve funds, and all other sources of funds as may be provided by ordinance, including tax increment revenues from contiguous RPAs.

Those revenues not required for principal and interest payments, for required reserves, for bond sinking funds, for redevelopment project costs, for early retirement of outstanding securities, and to facilitate the economical issuance of additional bonds necessary to accomplish the Redevelopment Plan, may be declared surplus and shall then become available for distribution annually to taxing districts overlapping the RPA in the manner provided by the Act.

Such securities may be issued on either a taxable or tax-exempt basis, as general obligation or revenue bonds, with either fixed rate or floating interest rates; with or without capitalized interest; with or without deferred principal retirement; with or without interest rate limits except as limited by law; and with or without redemption provisions, and on such other terms, all as the Village may determine.

H. Most Recent Equalized Assessed Valuation (EAV) of Properties in the Redevelopment Project Area

The most recent estimate of equalized assessed valuation (EAV) for tax year 2000 of the property within the RPA is approximately $5,976,496 for the RPA. The Boundary Map, Exhibit 2, shows the location of the RPA.

I. Anticipated Equalized Assessed Valuation (EAV)

Upon completion of the anticipated private development of the Redevelopment Project Area over a twenty-three (23) year period, it is estimated that the equalized assessed valuation (EAV) of the property within the Redevelopment Project Area will increase by approximately $27,500,000 to $33,500,000, depending upon the scope of the projects and actual market conditions.

VII. DESCRIPTION AND SCHEDULING OF REDEVELOPMENT PROJECT

A. Redevelopment Project

An implementation strategy will be employed with full consideration given to the availability of both public and private funding. It is anticipated that a phased redevelopment will be undertaken.

The Redevelopment Project will begin as soon as the private entities have obtained financing approvals for appropriate projects and such uses are conformant with Village zoning and planning requirements. Depending upon the scope of the development as well as the actual uses, the following activities may be included in each phase:

Land Assembly: Certain properties in the RPA may be acquired and assembled into an appropriate redevelopment site.

Demolition/Site Preparation/Environmental Remediation: Existing improvements located within the RPA may have to be reconfigured or prepared to accommodate new uses. Demolition may be undertaken by the Village. Additionally, the redevelopment plan contemplates site preparation, or other requirements necessary to prepare sites for desired redevelopment projects, including environmental clean-up, if necessary.

Rehabilitation: The Village may assist in the rehabilitation of buildings or site improvements located within the RPA.

Landscaping/Buffering/Streetscaping: The Village may fund certain landscaping projects and gateway enhancements, which serve to beautify public properties or rights-of-way and provide buffering between land uses.

Water, Sanitary Sewer, Storm Sewer and Other Utility Improvements: Certain utilities may be extended or re-routed to serve or accommodate the new development. Upgrading of existing utilities may be undertaken. The provision of necessary detention or retention facilities may also be undertaken by the Village.

Roadway/Street/Parking Improvements: Widening and/or improvement of existing road improvements and/or vacation of roads may be undertaken by the Village. Certain secondary streets/roads may be extended or constructed. Related sidewalk, curb, gutter, and paving improvements could also be constructed as needed. Parking facilities may be constructed that would be available to the general public.

Utility services may also be provided or relocated in order to accommodate the renovation or expansion of buildings.

Relocation: - If very low or low income residents are to be displaced, the Village will conform to federal relocation guidelines. Other uses will be subject to village review and evaluation.

Traffic Control/Signalization: Traffic control or signalization improvements that improve access to the RPA and enhance its redevelopment may be constructed.

Public Safety Related Infrastructure: Certain public safety improvements including, but not limited to, public signage, public facilities, and streetlights may be constructed or implemented.

Interest Rate Write Down: The Village may fund a portion of interest costs incurred by a developer for construction, renovation or rehabilitation of a redevelopment project. Such funding would be paid for out of annual tax increment revenue generated from the RPA as allowed under the Act.

Professional Services: The Village may fund necessary planning, legal, engineering, administrative and financing costs during project implementation. The Village may reimburse itself for eligible administrative costs pursuant to the Act.

B. Commitment to Fair Employment Practices and Affirmative Action

As part of any Redevelopment Agreement entered into by the Village and any private developers, both will agree to establish and implement an honorable, progressive, and goal-oriented affirmative action program that serves appropriate sectors of the Village. The program will conform to the most recent Village policies and plans.

With respect to the public/private development's internal operations, both entities will pursue employment practices which provide equal opportunity to all people regardless of sex, color, race or creed. Neither party will discriminate against any employee or applicant because of sex, marital status, national origin, age, or the presence of physical handicaps. These nondiscriminatory practices will apply to all areas of employment, including: hiring, upgrading and promotions, terminations, compensation, benefit programs and education opportunities.

All those involved with employment activities will be responsible for conformance to this policy and the compliance requirements of applicable state and federal regulations.

The Village and private developers will adopt a policy of equal employment opportunity and will include or require the inclusion of this statement in all contracts and subcontracts at any level. Additionally, any public/private entities will seek to ensure and maintain a working environment free of harassment, intimidation, and coercion at all sites, and in all facilities at which all employees are assigned to work. It shall be specifically ensured that all on-site supervisory personnel are aware of and carry out the obligation to maintain such a working environment, with specific attention to minority and/or female individuals.

Finally, the entities will utilize affirmative action to ensure that business opportunities are provided and that job applicants are employed and treated in a nondiscriminatory manner. Underlying this policy is the recognition by the entities that successful affirmative action programs are important to the continued growth and vitality of the community.

C. Completion of Redevelopment Project and Retirement of Obligations to Finance Redevelopment Costs

This Redevelopment Project and retirement of all obligations to finance redevelopment costs will be completed within twenty-three (23) years after the adoption of an ordinance designating the Redevelopment Project Area. The actual date for such completion and retirement of obligations shall not be later than December 31 of the year in which the payment to the municipal treasurer pursuant to the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year in which the ordinance approving the RPA is adopted. The actual construction activities for expected projects are anticipated to be completed within approximately 4 to 6 years.

VIII. PROVISIONS FOR AMENDING THE TAX INCREMENT REDEVELOPMENT PLAN AND PROJECT

This Redevelopment Plan and Project may be amended pursuant to the provisions of the Act.

Db/s:/Arlington Heights/Arlington Heights Redevelopment Plan TIF 4
02.26.02

EXHIBIT 1

LEGAL DESCRIPTION

T.I.F. 4
LEGAL DESCRIPTION

All that part of the Southeast ¼ of Section 9 and Southwest ¼ of Section 10, all in Township 41 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois described as follows:

Beginning at the Southwest corner of the Northwest ¼ of the Southwest ¼ of said Section 10; running thence northeasterly along the Westerly line of the property conveyed by Emil Curtis and Doris Curtis to William Diehl and recorded as Document No. 9225797 to a point of intersection with the Southwesterly line of a parcel of land described as having a point of commencement on the West line of said Section 10, 15.41 feet North of the Southwest corner, hereinbeforesaid, and as described in deed Document 20690506 recorded November 29, 1968; thence northwesterly along said Southwesterly described line and projected through to a point of intersection with the Westerly line of Arlington Heights Road as said road is now traveled; thence southwesterly along said westerly line to a point of intersection with a westerly projection of the North line of the South 669.90 feet of the Southeast ¼ of the Southeast ¼ of said Section 9 lying easterly of said Arlington Heights Road; thence east along said line to a point on a line 274.39 feet from and parallel with the East line of said Section 9; thence South on said parallel line 301.94 feet to a point on the North line of Golf Terrace as said street was opened per Document 14057529 and recorded May 15, 1947; thence west along said line and a west extension of said line to the westerly line of Arlington Heights Road aforesaid; thence southwesterly along said westerly line to a point of intersection with a westerly projection of the South line of Golf Road; thence east along said line projected and the South line of Golf Road aforesaid to the East line of the West ½ of the Southwest ¼ of the Southwest ¼ of said Section 10 projected south; thence north along said projected line and said East line of the West ½ of the Southwest ¼ of the Southwest ¼, to a point on the centerline of Belmont Avenue intersecting the South line of Council Trail extended east; thence East along said extended South line to the East line of Belmont Avenue, aforesaid; thence north along said East line to the North line of Council Trail extended East; thence west along said extended line and the North line of Council Trail projected through to the centerline of Tonne Road; thence north along said centerline to the centerline of Foster Street also being the place of beginning.

EXHIBIT 2

BOUNDARY MAP

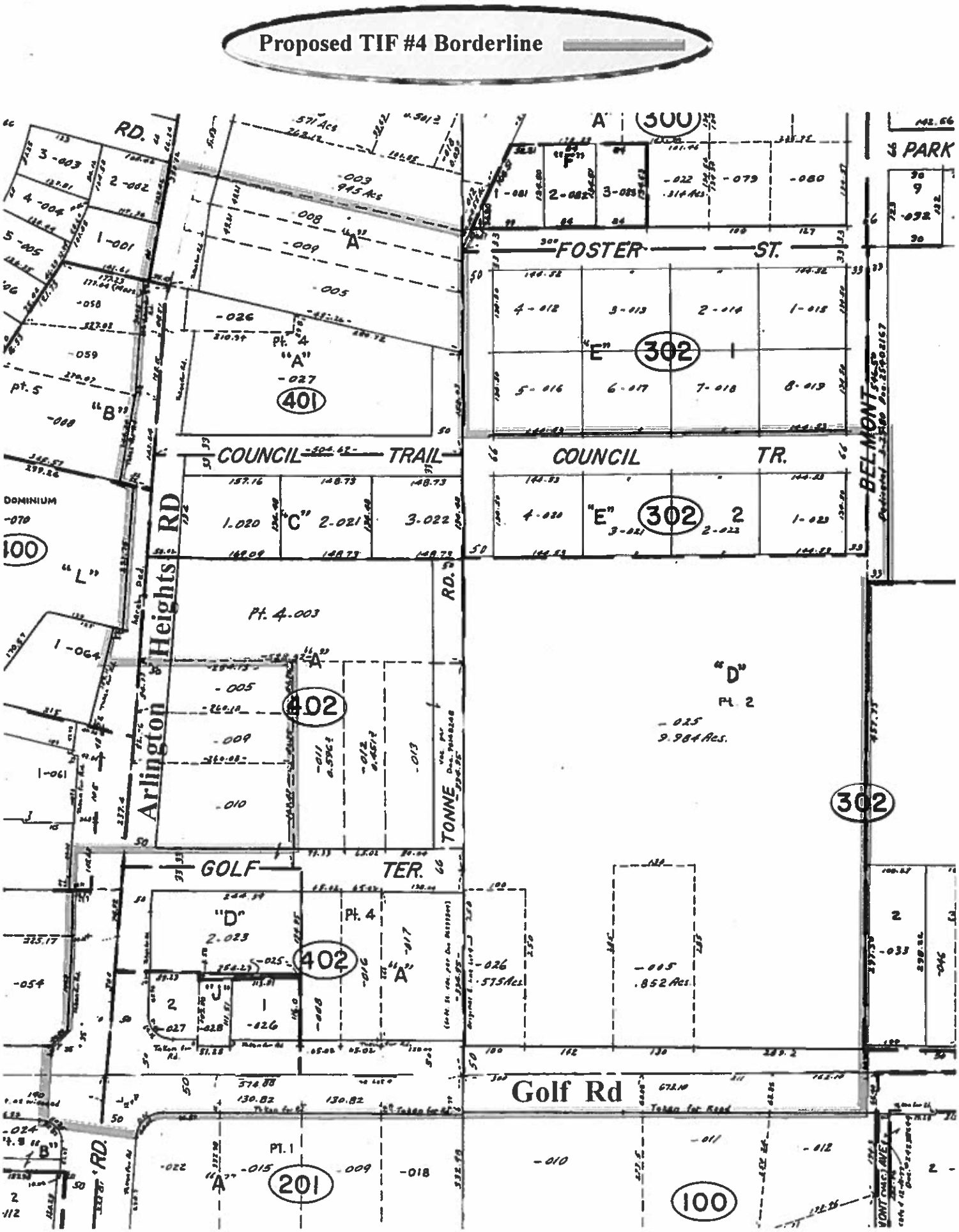

Proposed TIF #4 Borderline
FOSTER ST.
COUNCIL TRAIL
COUNCIL TR.
GOLF TER.
Golf Rd
Arlington Heights RD
BELMONT
TONNE
PARK
"A"
"B"
"C"
"D"
"E"
"F"
"L"
Pt. 4
Pt. 4.003
Pt. 2
Pt. 1
9.984 Acs.
.852 Acs.
.575 Acs.
.945 Acs.
.314 Acs.
2.023
401
402
302
201
100

EXHIBIT 3

EXISTING LAND USE MAP

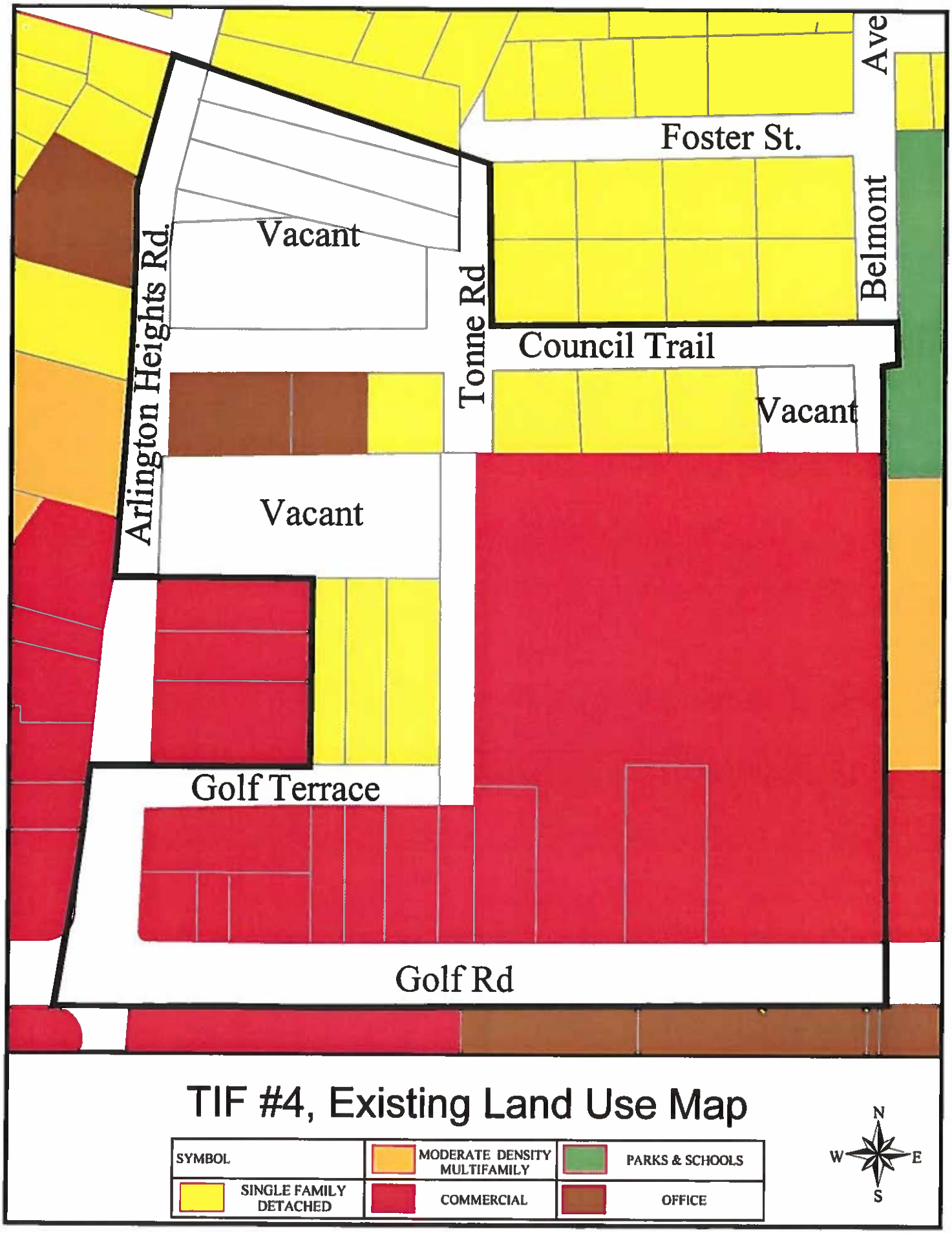
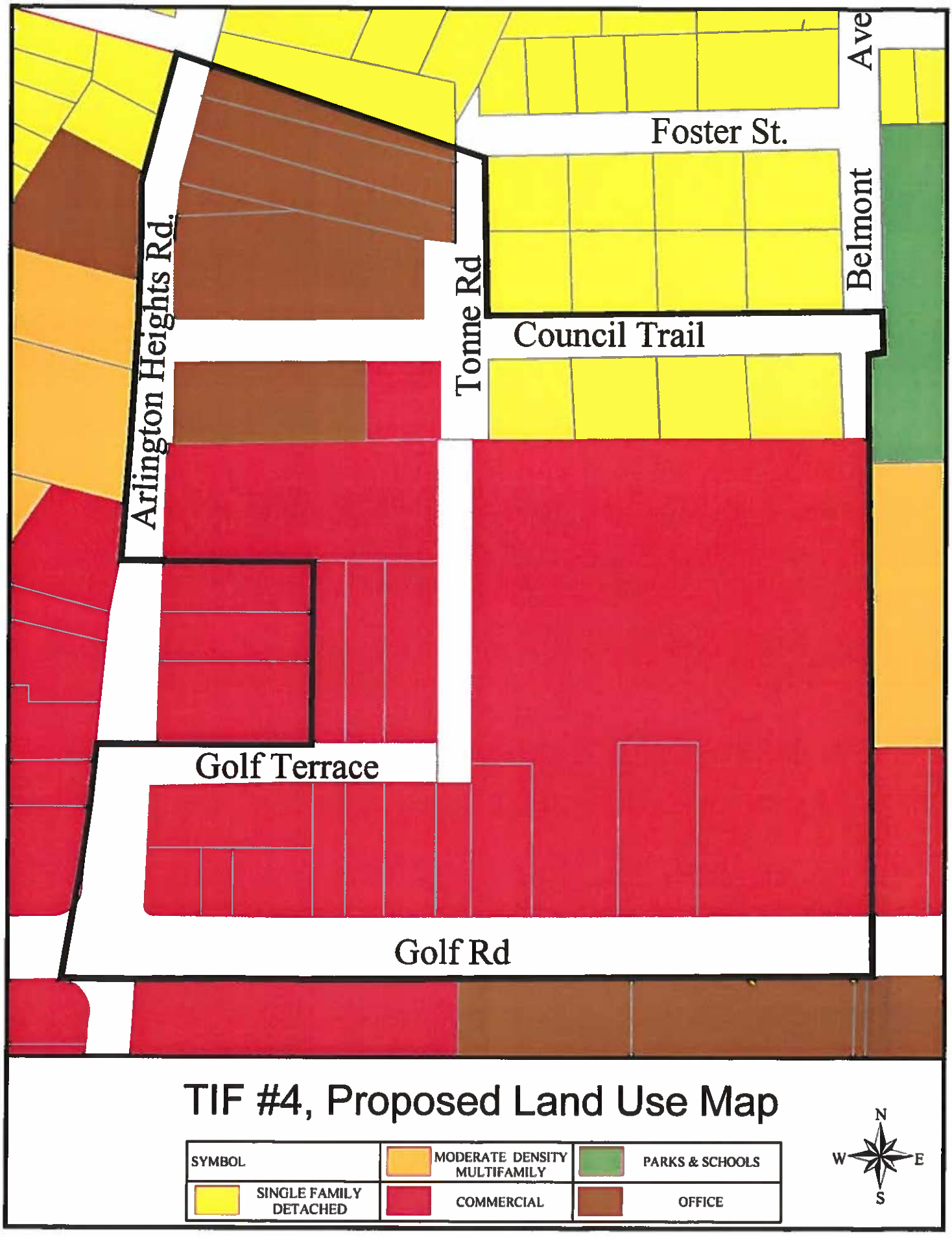
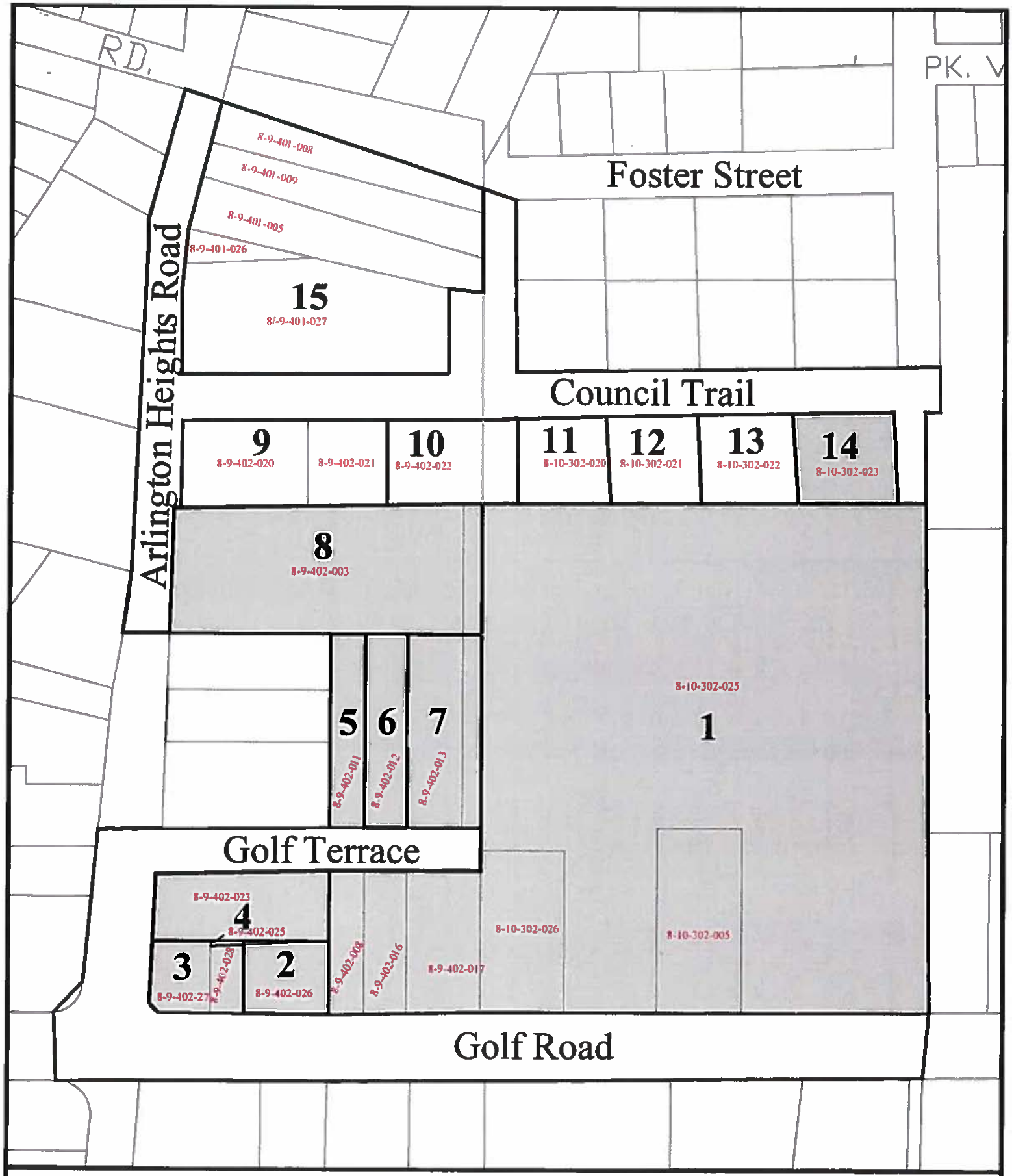

Ave
Foster St.
Belmont
Vacant
Arlington Heights Rd.
Tonne Rd
Council Trail
Vacant
Vacant
Golf Terrace
Golf Rd
TIF #4, Existing Land Use Map
SYMBOL
SINGLE FAMILY DETACHED
MODERATE DENSITY MULTIFAMILY
COMMERCIAL
PARKS & SCHOOLS
OFFICE
N
W
E
S

EXHIBIT 4

PROPOSED LAND USE MAP


Ave
Foster St.
Belmont
Arlington Heights Rd.
Tonne Rd
Council Trail
Golf Terrace
Golf Rd
TIF #4, Proposed Land Use Map
SYMBOL
SINGLE FAMILY DETACHED
MODERATE DENSITY MULTIFAMILY
COMMERCIAL
PARKS & SCHOOLS
OFFICE
N
W
E
S



TIF #4 PROPOSED ACQUISITION

Proposed Acquisition Properties =

N
W
E
S

EXHIBIT 6

TIF QUALIFICATION/DESIGNATION REPORT

3/4/02

VILLAGE OF ARLINGTON HEIGHTS
PRELIMINARY TIF QUALIFICATION/DESIGNATION REPORT
PROPOSED TIF NO. 4

A study to determine whether all or a portion of an area located in the Village of Arlington Heights qualifies as a blighted improved area and as a blighted vacant area as set forth in the definition in the Tax Increment Allocation Redevelopment Act of 65 ILCS Section 5/11-74.4-3, et seq. of the Illinois Compiled Statutes, as amended.

Prepared By:

Village of Arlington Heights, Illinois

and

Kane, McKenna and Associates, Inc.

FEBRUARY, 2002

VILLAGE OF ARLINGTON HEIGHTS
PRELIMINARY TIF QUALIFICATION REPORT
PROPOSED TIF NO. 4
TABLE OF CONTENTS

SECTION	TITLE	PAGE
I.	Introduction and Background	1
II.	Qualification Criteria Used	4
III.	The RPA	10
IV.	Methodology of Evaluation	11
V.	Qualification of RPA Findings of Eligibility	12
VI.	Summary of Findings and Overall Assessment of Qualification	18

MAP

TIF Boundary

EXHIBIT 1

Legal Description

I. INTRODUCTION AND BACKGROUND

In the context of planning for the designation of the proposed Redevelopment Project Area No. 4 (the "RPA"), the Village of Arlington Heights (the "Village") has authorized the study of the area in its entirety to determine whether it qualifies for consideration as a Tax Increment Financing (the "TIF") District. Kane, McKenna and Associates, Inc. ("KMA"), has agreed to undertake the study of the area in conjunction with Village staff. The RPA is located in the south part of the Village. The area has been developed for mixed uses, including retail, office, single-family residential, and unimproved land.

The RPA is generally bordered by the extension of Foster Street and Council Trail to the north, Golf Road to the south, Arlington Heights Road to the west, and Belmont Avenue and the property line of the International Plaza to the east.

The RPA primarily contains commercial, retail and unimproved uses, with single-family residential in the central and north portion of the RPA. The RPA includes approximately twenty-five (25) acres in size (not including rights-of-way).

The RPA developed incrementally over time, and several different land uses exist. Three single-family homes along Golf Terrace are enclosed by commercial property or business zoned property. Properties on the south side of Council Trail are directly adjacent to commercial properties with minimal buffering. Commercial uses at the intersection of Arlington Heights Road and Golf Road occupy irregular lots, exhibit uneven grades, and have limited parking, limited access and egress, and loading/unloading capacity.

The RPA as a whole suffers from a lack of community planning. The area was developed in stages, and exhibits mixed uses such as residential single-family homes surrounded by commercial properties, minimal coordination of parking and access/egress arrangements for commercial properties. The qualification factors discussed within this report qualify the area as a "blighted" area, as that term is hereinafter defined pursuant to the Tax Increment Allocation Redevelopment act of 65 ILCS Section 5/11-74.4-3, et. seq., as amended (the "TIF Act").

Site preparation and the redevelopment of existing structures may also be required. In order to accommodate new uses within the area, provision of infrastructure services would be needed in the northern part of the RPA. The area's roadways, walkways and ingress and egress also need improvement and coordination if redevelopment were to occur. The Village believes that a TIF District designation will be essential as part of the strategy to address issues described above. The RPA's Equalized Assessed Valuation (EAV) has decreased dramatically since 1994 and property tax receipts for all taxing districts have been affected.

Site improvements within the RPA were found to have varying degrees of deterioration. This lack of proper upkeep resulted in the parking lots suffering from many of the detrimental effects related to aging. Sidewalks and driveways were cracked and broken. Outside storage was also found within the area. Such conditions present a challenge for future coordinated development.

In order to integrate the north area with the remainder of the rest of the RPA, the Village needs to provide adequate infrastructure, as well as site preparation for potential users.

The property located south of Council Trail within the RPA is evaluated as "improved" land as defined within the TIF Act, and the property north of Council Trail is evaluated as "vacant" land as defined within the TIF Act.

OBJECTIVES

The Village's redevelopment objectives propose to enhance retail and commercial redevelopment opportunities within the RPA as a whole. To achieve this objective the Village proposes the following guidelines:

- To coordinate existing uses or reuses within the RPA.
- To attract market driven redevelopment.
- To assemble properties in an efficient manner in order to assist area redevelopment objectives.
- To assist site preparation and rehabilitation in order to provide for the reuse of properties.
- To assist and provide services to businesses and enterprises that seek retail and commercial locations within the Village.
- To revitalize growth in the area as part of the provision of new and efficient infrastructure improvements of the Village.

Given Village goals under its comprehensive planning process and the conditions briefly described above, the Village has made a determination that it is highly desirable to promote the redevelopment of the RPA. Without an implementation plan for redevelopment, Village officials believe current conditions will worsen. The Village intends to create and implement such a plan in order to increase tax revenues associated with the RPA and to increase the community's tax base.

Given the conditions into which the RPA has required coordination for a variety of uses, the Village is favorably disposed toward supporting redevelopment efforts. However, the Village is determined that redevelopment takes place through the benefit and guidance of comprehensive economic planning by the Village. Through this coordinated effort, the area is expected to improve. Development barriers, inherent with current conditions, which impede economic growth under existing market standards, are expected to be eliminated.

The Village has determined that redevelopment currently planned for the RPA may only be feasible with public finance assistance. The creation and utilization of a TIF redevelopment plan is intended by the Village to help provide the assistance required to eliminate conditions detrimental to successful redevelopment of the area.

The use of TIF relies upon induced private redevelopment in the RPA creating higher real estate value that would otherwise decline without such investment, leading to increased property taxes and sales taxes compared to the previous land-use. In this way the existing tax base for all tax districts is protected and a portion of future increased taxes are pledged to attract the needed private investment.

II. QUALIFICATION CRITERIA USED

With the assistance of Village staff, Kane, McKenna and Associates, Inc. examined the RPA in January to February, 2002 and reviewed information collected for the area to determine the presence or absence of appropriate qualifying factors listed in the Illinois "Real Property Tax Increment Allocation Act" (hereinafter referred to as "the Act") Ch. 65 ILCS Section 5/11-74.4-1 et. seq. of the Illinois Compiled Statutes, as amended. The relevant sections of the Act are found below.

The Act sets out specific procedures, which must be adhered to in designating a redevelopment project area. By definition, a "Redevelopment Project Area" is:

> "an area designated by the municipality, which is not less in the aggregate than 1 ½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as a blighted area or a conservation area, or a combination of both blighted area and conservation area."

Under the Act, "blighted area" means any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where:

(1) If improved, industrial, commercial and residential buildings or improvements are detrimental to the public safety, health or welfare because of a combination of five (5) or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the improved part of the redevelopment project area:

(A) Dilapidation: An advanced state of disrepair or neglect of necessary repairs to the primary structural components of building or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

(B) Obsolescence: The condition or process of falling into disuse. Structures become ill-suited for the original use.

(C) Deterioration: With respect to buildings, defects including, but not limited to major defects in the secondary building components such as doors, windows, porches, gutters and downspouts and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas evidence deterioration, including, but limited to, surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.

(D) Presence of Structures Below Minimum Code Standards: All structures that do not meet the standards of zoning, subdivision, building, fire and other governmental codes applicable to property, but not including housing and property maintenance codes.

(E) Illegal Use of Individual Structures: The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

(F) Excessive Vacancies: The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent or duration of the vacancies.

(G) Lack of Ventilation, Light, or Sanitary Facilities: The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refer to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

(H) Inadequate Utilities: Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, telephone and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area; (ii) deteriorated, antiquated, obsolete or in disrepair; or (iii) lacking within the redevelopment project area.

(I) Excessive Land Coverage and Overcrowding of Structures and Community Facilities: The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking or inadequate provision for loading service.

(J) Deleterious Land-Use or Layout: The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses or uses considered to be noxious, offensive or unsuitable for the surrounding area.

(K) Environmental Clean-Up: The redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for the clean-up of hazardous waste, hazardous substances or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

(L) Lack of Community Planning: The redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards or other evidence demonstrating an absence of effective community planning.

(M) The total equalized assessed value of the redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years, for which information is available or increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.

(2) If vacant, the sound growth of the redevelopment project area is impaired by a combination of two (2) or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:

(A) Obsolete platting of vacant land that results in parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-way for streets or alleys or that created inadequate right-of way widths for streets, alleys, or other public rights-of-way or that omitted easements for public utilities.

(B) Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.

(C) Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax code within the last five (5) years.

(D) Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.

(E) The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for the clean-up of hazardous waste, hazardous substances or underground storage tanks required by State or Federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

(F) The total equalized assessed value of the redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.

(3) If vacant, the sound growth of the redevelopment project area is impaired by one of the following factors that (i) is present, with that presence documented to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act an (ii) is reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains (included in part):

(A) The area consists of one or more unused quarries, mines or strip mine ponds.

(B) The area consists of unused railyards, rail tracks or railroad rights-of-way.

(C) The area, prior to its designation, is subject to chronic flooding that adversely impacts on real property in the area a certified by a registered professional engineer or appropriate regulatory agency.

(D) The area consists of an unused or illegal disposal site containing earth, stone, building debris or similar materials that were removed from construction, demolition, excavation or dredge sites.

(E) Prior to the effective date of this amendatory Act of the 91st General Assembly, the area is not less than fifty (50) nor more than one hundred (100) acres and 75% of which is vacant; not withstanding that the area has been used for commercial agricultural purposes within five (5) years prior to the designation of the redevelopment project area, and the area meets at least one of the factors itemized in paragraph one (1) of this subsection, the area has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982 and the area has not been developed for that designated purpose.

(F) The area qualified as a blighted improved area immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area.

The RPA is considered to consist of a combination of improved property and vacant properties for purposes of examination under the criteria for blighted findings under the Act. All of the land described herein met at least the minimum requirements for designation as either a blighted improved or blighted vacant. The vacant land was reviewed under the criteria for blighted vacant property under the Act. The vacant parcels evaluated under the blighted vacant criteria as part of this Report were found to have met the criteria for such status as a result of KMA's site and research analysis for the affected land. The improved land was examined as improved property under the blighted criteria of the Act. The improved land when evaluated on the whole, was found to evidence at least five (5), the minimum required, of the thirteen (13) factors dictated by the Act for qualification as a blighted improved property. The vacant land when evaluated on the whole, was found to evidence at least two (2), the minimum required, of the six (6) factors dictated by the Act for qualification as a blighted vacant property. The vacant land contained two (2) of six (6) qualifying factors identified in the TIF Act. In addition, the sound growth of the vacant portion of the redevelopment project area is subject to chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer. It was further found that in both the cases for the vacant land and the improved land that the required qualifying factors are reasonably distributed throughout the RPA.

Summary:

The south part of the RPA is considered improved property for purposes of examination under the criteria for blighted findings under the Act. The area contains at least five (5) of thirteen (13) "blighted improved" qualifying factors. The vacant area north of Council Trail contains at least two (2) of six (6) "blighted vacant" qualifying factors. Also the vacant area qualifies as the sound growth of the area is impaired as it is subject to chronic flooding as certified by a professional engineer.

The presence of these qualifying factors are reasonably distributed throughout the RPA.

III. THE STUDY AREA

The improved portion of the RPA or approximately 21.5 acres, includes properties bounded by Council Trail to the north, Arlington Heights Road to the west, Golf Road to the south, and the property of International Plaza to the east.

The vacant portion or approximately 3.5 acres, is bounded by the extension of Foster Street to the north, Tonne Road to the east, Council Trail to the south, and Arlington Heights Road to the west.

IV. METHODOLOGY OF EVALUATION

In evaluating the RPA's potential qualification as a TIF District, the following methodology was utilized:

1) Site surveys of the RPA were undertaken by representatives from Kane, McKenna and Associates, Inc. and Village staff. Site surveys were completed from each tract of land (based upon Sidwell blocks), within the area.

2) Exterior evaluation of structures and associated site improvements, noting such conditions as deterioration, obsolescence and deleterious layout and land-use was completed. Additionally, 1994 through 2000 tax information from the Cook County Clerk's Office, Sidwell parcel tax maps, historical series of aerial photos, site data, local history (discussions with Village officials and staff), and an evaluation of area-wide factors that have affected the area's development (e.g., lack of community planning, deleterious land-use and layout, obsolete platting, etc.). Kane, McKenna reviewed the area in its entirety. Village redevelopment goals and objectives for the area were also reviewed with Village officials. A aerial photograph analysis of the area was conducted and was used to aid this evaluation.

3) Existing structures and site conditions were initially surveyed only in the context of checking, to the best and most reasonable extent available, criteria factors of specific structures and site conditions on the parcels. The area was studied in relation to review of available economic development and traffic planning reports, Village ordinances, 1994 through 2000 tax information from the Cook County Clerk's Office and other Village data, Sidwell parcels tax maps, aerial photos, site data, local history (discussions with Village staff), and an evaluation of area-wide factors that have affected the area's development (e.g., lack of community planning, deleterious land-use and layout, obsolete platting, etc.). Kane, McKenna reviewed the area in its entirety. Village redevelopment goals and objectives for the area were also reviewed by Village staff with Village officials.

4) The RPA was examined to assess the applicability of the different factors, required for qualification for TIF designation under the Act. Evaluation was made by reviewing the information and determining how each measured when evaluated against the relevant factors. Improved land within the RPA was examined to determine the applicability of the thirteen (13) different blighting factors for qualification for TIF designation under this statute. Vacant land was reviewed in relation to the six (6) different blighting factors and the "stand alone" factors set forth in the TIF Act.

V. QUALIFICATION OF RPA/FINDINGS OF ELIGIBILITY

As a result of KMA's and the Village's evaluation of each parcel in the TIF District, an analysis of each of the eligibility factors summarized in Section II, it has been determined that the following factors are present to support qualification of the RPA as a "blighted improved" area.

IMPROVED AREA FACTORS

The RPA is found to qualify as a "blighted improved area" under the Act.

1. Obsolescence: "The condition or process of falling into disuse. Structures have become ill-suited for their original use".

   Fifty percent (50%) of the parcels are either functionally or economically obsolete.

   - International Plaza demonstrates characteristics of an outdated shopping center and has evidenced chronic vacancies, poor layout (the "U" shape impairs interior tenant visibility), and no strong anchor tenants.

   - The International Plaza Equalized Assessed Valuation (EAV) has dropped by approximately 45% since 1994 due to vacancies and obsolescence.

   - Frontage parcels along Golf Road have exhibited loss in EAV due to vacancy and/or obsolescence.

   - Single-family residences along Golf Terrace are surrounded by commercial property or business zoned property. The platting is also obsolete in relation to current uses.

   - Single-family residences bordering the International Plaza to the north are not adequately buffered to the adjacent commercial use.

2. Lag in Equalized Assessed Valuation (EAV):

The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) years. The rate of growth has also been less than the CPI for three (3) of the last five (5) years.

Year	Improved TIF EAV	Percent	Balance of Village EAV	Percent
2000	$5,819,814	1.37%	$1,826,253,893	4.12%
1999	$5,741,321	1.57%	$1,754,069,654	6.06%
1998	$5,652,575	28.32%	$1,653,863,305	.11%
1997	$4,405,061	(4.02)%	$1,651,970,853	1.58%
1996	$4,589,529	.99%	$1,626,210,065	8.45%
1995	$4,544,590	(49.76)%	$1,499,476,664	(.92)%
1994	$9,045,903		$1,513,397,043	

Source: Cook County Clerk's Office

The total EAV of the proposed RPA is increasing at a rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years.

3. Excessive Vacancies: "The presence of buildings that are unoccupied or under utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies".

International Plaza has suffered from chronic vacancies for several years. Reference to data available from the Village indicates that the center has had vacancy rates over the last five (5) years of 11%, 26%, 25%, 25% and 25%. Prior to that, vacancy rates had been as high as 75%. Poor layout and lack of an anchor tenant have contributed to such rates. Typical retail vacancy rates are in the range of 3% to 4%, based on Urban Land Institute data.

The gas station at the intersection of Arlington Heights Road and Golf Road has been vacant for over five (5) years.

According to Village staff, the adjacent Arlin Golf center has also exhibited high vacancy rates of 29% (2001), 29% (2000), 59% (1997-1999). Tenants to face the main arterial (Arlington Heights Road) and are hampered by limited access from said arterial (northbound traffic only).

4. Deleterious Layout: "The existence of incompatible land use relationships or layout. The existence of inappropriate mixed uses, or uses considered to be noxious, offensive or unsuitable for the surrounding area".

   Ninety percent (90%) of the parcels exhibit incompatible land use relationships or layout.

   - The layout of International Plaza and Arlin Golf Center have contributed to vacancies and economic/functional obsolescence.

   - The single-family home uses are not properly buffered and/or situated to adjacent commercial uses.

   - The commercial/office use along Council Trail exhibits minimal buffering to adjacent residential uses.

   - Commercial uses between Golf Terrace and Golf Road occupy irregular lots with limited access/egress and loading/unloading space.

5. Lack of Community Planning: "The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to met contemporary development standards, or other evidence demonstrating an absence of effective community planning".

   The RPA exhibits several characteristics which support a lack of community planning.

   The retail and commercial portion of the redevelopment project area has developed incrementally over time with several different land uses, including single-family homes entirely surrounded by commercial property. Incremental development of the area has resulted in poorly designed retail areas leading to high vacancy rates, parcels of inadequate shape and size for contemporary redevelopment, obsolete platting of land parcels with limited access and visibility, and lack of cross access easements and shared parking agreements. This lack of community planning has contributed to underdevelopment of the redevelopment project area resulting in a lower tax base than would be expected if the area developed in a cohesive, consolidated and planned development which maximizes the development potential of the area.

6. Inadequate Utilities: "Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone and electrical services that are shown to be inadequate. Inadequate utilities are those that are: 1) of insufficient capacity to serve the uses in the RPA; 2) deteriorated, antiquated, obsolete or in disrepair; or 3) lacking within the RPA".

   Based upon Village review, the area along Council Trail suffers from flooding at the south portion. In addition, redevelopment to the north will require storm sewer connection to the east (along Council Trail) rather than to the adjacent State of Illinois's storm sewer under Arlington Heights Road.

   Golf Terrace and Council Trail are substandard roadways and are narrow and do not include curb/gutters, sidewalks, or streetlights.

7. Deterioration: "With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding though paved surfaces.

   Over thirty percent (30%) of the parcels exhibit deterioration of site improvements, primarily parking lot and/or driveway related improvements. These conditions include: severe cracking of pavement, potholes and buckled pavement.

   In addition, the former gas station use located along the intersection of Arlington Heights Road and Golf Road is deteriorated as evidenced by the condition of the building and the canopy.

For the vacant part of the Redevelopment Project Area, the following factors are present:

1. Obsolete Platting: "Obsolete Platting of vacant that results in parcels of limited or narrow size or configurations of parcels of irregular size and shape that would be difficult to develop in a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create right-of-ways for streets or alleys or that created inadequate right-of-way widths for streets, alleys, or other public right-of-way or that omitted easements for public utilities".

   The vacant parcels within the redevelopment project area are in an area approximately 3.5 acres in size along the east side of Arlington Heights Road north Council Trail. The area is designated for office development on the Comprehensive Plan, however, many of the land parcels are either too narrow, or irregular in shape and size, to develop for contemporary office development and would require replatting.

2. Lag in Equalized Assessed Valuation (EAV):

   The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) years. The rate of growth has also been less than the CPI for three (3) of the last five (5) years.

Year	Vacant TIF EAV	Percent	Balance of Village EAV	Percent Change
2000	$156,682	(1.20)%	$1,831,917,025	4.11%
1999	$158,584	3.24%	$1,759,652,391	6.04%
1998	$153,608	14.12%	$1,659,362,272	.19%
1997	$134,599	(.13)%	$1,656,241,315	1.57%
1996	$134,774	1.29%	$1,630,664,820	8.43%
1995	$133,058	12.34%	$1,503,888,196	(1.21)%
1994	$118,439		$1,522,320,507	

Source: Cook County Clerk's Office.

The total EAV of the proposed RPA is increasing at a rate that is less than the balance of the municipality for those of the last five (5) calendar years.

In addition, the vacant part meets one of the stand alone criteria as set forth in 65 ILCS 11-74.4-3 (a) (3) (C), that if vacant, the sound growth of the redevelopment project area is impaired by one of the six factors A through F. One factor was found to be present to a meaningful extent so that the municipality has reasonably found that the factor is clearly and is reasonably distributed throughout the vacant part of the redvelopment project area.

The following factor was found: the area, prior to its designation, is subject to chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency.

VI. SUMMARY OF FINDINGS AND OVERALL ASSESSMENT OF QUALIFICATION

The following is a summary of relevant qualification findings as it relates to potential RPA No. 4 by the Village:

1. The area is contiguous and is greater than 1½ acres in size.

2. Portions of the area qualify as a "blighted improved area" and portions qualify as a "blighted vacant" area. A more detailed analysis of the qualification findings is outlined in this report.

3. All property in the area would substantially benefit by the redevelopment project improvements.

4. The sound growth of taxing districts applicable to the area, including the Village, has been impaired by the factors found present in the area.

5. The area would not be subject to redevelopment without the investment of public funds, including property tax increments.

These findings, in the judgment of KMA, provide the Village with sufficient justification to consider designation of the RPA as a TIF District.

The area has not benefited from coordinated planning efforts by either the public or private sectors. There is a need to focus redevelopment efforts relating to business attraction as well as the coordination of redevelopment efforts for market place redevelopment. There efforts will be important to the area's continued improvement and preservation of tax base.

Db/f:/Reports /Arlington Heights Qualification Report
02.08.02

TIF BOUNDARY MAP

Proposed TIF #4 Borderline

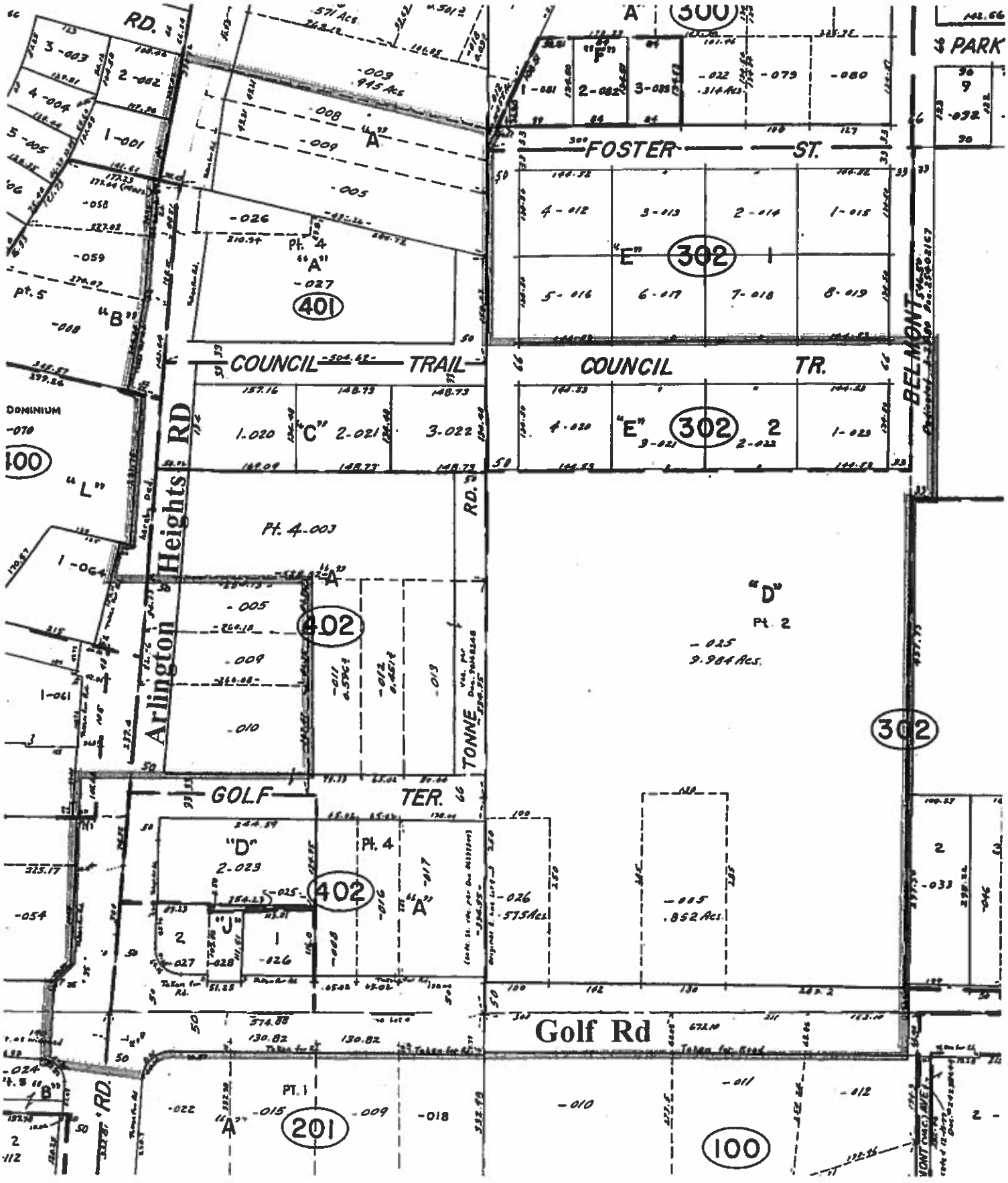


EXHIBIT 1

T.I.F. 4
LEGAL DESCRIPTION

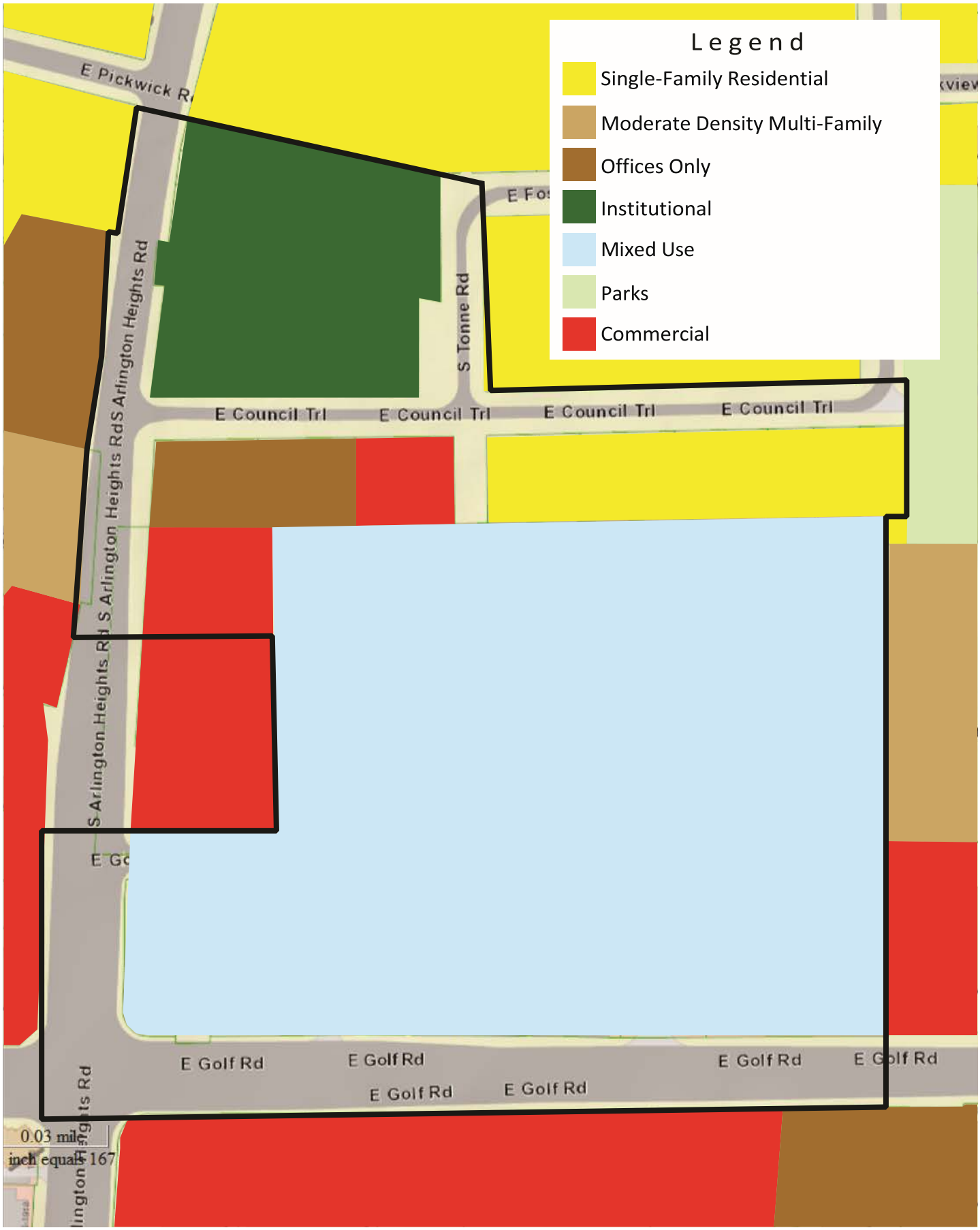
All that part of the Southeast ¼ of Section 9 and Southwest ¼ of Section 10, all in Township 41 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois described as follows:

Beginning at the Southwest corner of the Northwest ¼ of the Southwest ¼ of said Section 10; running thence northeasterly along the Westerly line of the property conveyed by Emil Curtis and Doris Curtis to William Diehl and recorded as Document No. 9225797 to a point of intersection with the Southwesterly line of a parcel of land described as having a point of commencement on the West line of said Section 10, 15.41 feet North of the Southwest corner, hereinbeforesaid, and as described in deed Document 20690506 recorded November 29, 1968; thence northwesterly along said Southwesterly described line and projected through to a point of intersection with the Westerly line of Arlington Heights Road as said road is now traveled; thence southwesterly along said westerly line to a point of intersection with a westerly projection of the North line of the South 669.90 feet of the Southeast ¼ of the Southeast ¼ of said Section 9 lying easterly of said Arlington Heights Road; thence east along said line to a point on a line 274.39 feet from and parallel with the East line of said Section 9; thence South on said parallel line 301.94 feet to a point on the North line of Golf Terrace as said street was opened per Document 14057529 and recorded May 15, 1947; thence west along said line and a west extension of said line to the westerly line of Arlington Heights Road aforesaid; thence southwesterly along said westerly line to a point of intersection with a westerly projection of the South line of Golf Road; thence east along said line projected and the South line of Golf Road aforesaid to the East line of the West ½ of the Southwest ¼ of the Southwest ¼ of said Section 10 projected south; thence north along said projected line and said East line of the West ½ of the Southwest ¼ of the Southwest ¼, to a point on the centerline of Belmont Avenue intersecting the South line of Council Trail extended east; thence East along said extended South line to the East line of Belmont Avenue, aforesaid; thence north along said East line to the North line of Council Trail extended East; thence west along said extended line and the North line of Council Trail projected through to the centerline of Tonne Road; thence north along said centerline to the centerline of Foster Street also being the place of beginning.

EXHIBIT 2

Third Amendment to the TIF 4 Redevelopment Plan and Project Proposed Land Use Map

TIF IV PROPOSED LAND USE MAP



The Village of
Arlington Heights
Illinois
Planning & Community Development

REDEVELOPMENT
_____
_____
_____

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

COMMISSION

RE: TAX INCREMENT FINANCING DISTRICT #4: THIRD AMENDMENT TO REDEVELOPMENT PLAN AND PROJECT (RC #21-003)

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Redevelopment Commission Meeting held virtually in response to the COVID-19 pandemic, which permits the public to fully participate via their computers or using their phones, on the 10th day of February, 2021 at the hour of 7:30 p.m.

MEMBERS PRESENT:

TERRY ENNES, Chairperson
JOHN SIGALOS
BRUCE GREEN
JOE LORENZINI
MARY JO WARSKOW
SUE DAWSON
GEORGE DROST

ALSO PRESENT:

BILL ENRIGHT, Deputy Director of Planning and Community Development

CHAIRPERSON ENNES: So, this meeting of the Arlington Heights Redevelopment Commission, virtual meeting, is called to order. This meeting is being held virtually which permits the public to fully participate via their computers or use of their phones. We find that the public health concerns related to the Corona virus pandemic render in-person attendance at our regular meeting not feasible.

So, Bill, if you would call the roll?

MR. ENRIGHT: Certainly.

Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. ENRIGHT: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. ENRIGHT: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. ENRIGHT: Commissioner Warskow. Please unmute.

COMMISSIONER WARSKOW: Here.

MR. ENRIGHT: Thank you, and Chairman Ennes.

CHAIRPERSON ENNES: Here.

The minutes that we received from the Joint Review Board in our packet?

MR. ENRIGHT: Yes?

CHAIRPERSON ENNES: Those aren't for us to approve?

MR. ENRIGHT: No, they are not. They're for information purposes.

CHAIRPERSON ENNES: Yes, okay. That's what I thought.

So, for this meeting, for the purposes of this meeting, we do not have minutes to approve. The only report that I'm aware of is, Bill, just for you to confirm that public notice was given?

MR. ENRIGHT: Yes.

CHAIRPERSON ENNES: The records show that that was. I don't believe there's any old business?

MR. ENRIGHT: There is not.

CHAIRPERSON ENNES: Okay, so we'll move right on to the new business, the Tax Increment Financing District No. 4, Third Amendment to Redevelopment Plan and Project, RC #21-003.

Bill, if you would give us your report on that?

MR. ENRIGHT: Certainly. Thank you, Chairman Ennes, and members of the Plan Commission and members of the public who have joined. The meeting tonight is the Redevelopment Commission. The Redevelopment Commission of the Village is comprised of our Plan Commission members, so they serve dual roles depending upon the purpose of the meeting.

Generally speaking, the Plan Commission, the members that are participating tonight serve on the Plan Commission and most zoning cases and so forth. On the rare occasion, we convene the Redevelopment Commission typically related to Tax Increment Financing as required by state law. So, this is the Redevelopment Commission. It operates the same way as any other board and commission in terms of the protocols, and eventually we'll get to public input a little bit later in the meeting.

We're here tonight with a requested action by the Village of Arlington Heights in order to facilitate the redevelopment of TIF District No. 4, which is at Golf and Arlington Heights Roads. Staff is recommending an amendment to the TIF District No. 4 Redevelopment Plan and Project by amending the future land use map for approximately 18 acres within the TIF District. The proposed recommendation is to amend the future land use plan from commercial to mixed-use for these 18 acres. The TIF District as a whole is larger, it's about 35 acres, so this is a large portion of the TIF; therefore, we're going through the amendment process.

In the packet which is also up on NOVIS, I just want to make public that as of yesterday morning, our website was up running. However, over the weekend, it was offline due to the third-party vender that we use had complications, I believe with their programming, their server. So, people weren't able to get to the agenda items until yesterday. However, we did post the agenda at Village Hall as required by law 48 hours in advance. So, the Village has fully complied with posting the agendas. The NOVIS posting is merely a public convenience, it's not an absolute requirement, but it was up and running as of yesterday.

One note to make with respect to this particular amendment, when the Village first filed the TIF plan a couple of months ago, we made a couple, just minor edits to it. We had been referring to the TIF plan when originally filed as the second amendment tonight. However, this is actually the third amendment. The first amendment was to change the land use for about five acres at the northwest corner of this TIF District from offices to institutional to allow the development of the memory care homes. Then the second amendment was amending the redevelopment plan to reflect the extension of the TIF from 23 years to 35 years which was approved by the State of Illinois General Assembly. So, the Village followed that up with an update to the plan just to merely reflect that the TIF runs 35 years and not 23 years. This particular TIF was created in 2002. So, I just want to make that clarification.

As you mentioned earlier, Chairman Ennes, the Joint Review Board reviewed this proposed amendment on January 12th, 2021, and the Joint Review Board recommended approval six to zero. The Joint Review Board consists of various taxing districts, and those present at that meeting were School District 59, School District 214, the Village of Arlington Heights, the Harper Community College, and the Arlington Heights Park District, as well as the public member Mr. Ford. So, it was a unanimous recommendation by the Joint Review Board.

In your packets, and included on the NOVIS, was the Joint Review Board recommendation. It's called a resolution recommendation, and that was forwarded and that included all the signatures from those six supporting members of the Joint Review Board. So, I just want to make that clear that that's part of the statutory requirement for TIF districts when you amend a TIF district or create a TIF district, that the taxing districts are part of the review process.

What we're recommending is that the Redevelopment Commission approve a proposed third amendment to the TIF District No. 4 Redevelopment Plan and Project. I want to share with you the, let me see here, the actual change that we're recommending. I'm going to have to pull this up.

As part of the proposed amendment, the Village of Arlington Heights had to introduce the ordinance that will be acted on by the Village Board of Trustees on March 1st; however, this ordinance is made part of the public record now and is part of the review

process. It's basically a standard ordinance but it recommends the approval of the proposed amendment to this TIF District. This ordinance was forwarded as part of the NOVIS packet to the members of the Redevelopment Commission, and the public certainly has access to it as part of this plan. I won't obviously read through it, but it's available and I'm sure everybody has had the chance to read it.

I did want to get into what the actual change we're recommending is. Let me see here. As I mentioned, we're amending the land use plan for a portion of the TIF District. Currently, the TIF District is comprised of about 35 acres, so that's outlined in black. But the portion that we're looking at changing includes International Plaza Shopping Center in this area, including three single-family homes along Golf Terrace, three properties at the corner of Golf and Arlington Heights Road the Village owns, and as well as the back half of a parcel that fronts in Arlington Heights Road that the Village of Arlington Heights also owns. So, all this area in blue constitutes mixed-use which allows more flexibility.

CHAIRPERSON ENNES: Bill, are you looking at your use plan, the colored plan?

MR. ENRIGHT: Yes.

CHAIRPERSON ENNES: Could you go to that? Because we still have the --

COMMISSIONER GREEN: Outline.

CHAIRPERSON ENNES: Your file outline.

COMMISSIONER GREEN: The picture is not there.

MR. ENRIGHT: The picture is not here?

COMMISSIONER LORENZINI: No. We just have your --

CHAIRPERSON ENNES: Directory.

MR. ENRIGHT: Interesting.

CHAIRPERSON ENNES: While you're going to make that change, if I can point out for LeGrand that Commissioner Dawson has joined us.

(Commissioner Dawson joined the virtual meeting.)

MR. ENRIGHT: Is that showing up?

COMMISSIONER GREEN: No.

CHAIRPERSON ENNES: No.

COMMISSIONER LORENZINI: Try releasing the screen first, Bill, and then try and pick it up again.

MR. ENRIGHT: We had this technical glitch previously. Let's bring you back out of that.

But as I mentioned, the area that we're looking at is comprised of International Plaza, the corner pieces and three single-family homes, as well as a portion of the vacant lot that the Village owns. If I can't do it, I've got no other way to show it unless technical --

CHAIRPERSON ENNES: Is that everything except for the Manor Care?

MR. ENRIGHT: No, it doesn't include any parcels that front Golf Terrace and the south side of Golf Terrace. Those would remain as is, and then the frontage of the parcel the Village owns fronting Arlington Heights Road.

CHAIRPERSON ENNES: Okay.

MR. ENRIGHT: So, I'm having some technical glitches on that, but I will be able to pull up, hopefully, on my phone to be able to show the actual land use map. So, I don't

know if you can, yes, I don't know if we're going to be able to see that. No.

CHAIRPERSON ENNES: Well, I think for the most part we're familiar with it. We're concerned about the audience --

MR. ENRIGHT: Right.

CHAIRPERSON ENNES: -- but if you're going to get to it in your presentation a little bit later?

MR. ENRIGHT: Well, this is the presentation.

CHAIRPERSON ENNES: Oh, okay.

MR. ENRIGHT: So, this is what we've got.

CHAIRPERSON ENNES: Okay. Okay, I'm sorry.

MR. ENRIGHT: I'm just trying to pull up some of my files.

CHAIRPERSON ENNES: Sure.

MR. ENRIGHT: If we can. I think George Drost has also joined us.

(Commissioner Drost joined the virtual meeting.)

CHAIRPERSON ENNES: Okay.

MR. ENRIGHT: Is it showing up?

CHAIRPERSON ENNES: Yes.

MR. ENRIGHT: Okay, I apologize for that.

CHAIRPERSON ENNES: No, no problem.

MR. ENRIGHT: I'm not sure why that does it other times.

So, the area in blue is currently shown as red on the Village's Comprehensive Plan as well as the TIF 4 Redevelopment Plan. That would allow for commercial type uses, like restaurants, office uses, retail uses. It would not allow for residential uses or institutional uses.

So, the objective here is, the area in blue is 18 acres out of the total TIF. You can see the total TIF is outlined in black. So, with the mixed-use designation, that allows us a lot more flexibility for future development. We've had a plan submitted to us by a developer who is looking to do commercial along Golf Road with some mix of offices and restaurants, and then in the back part at about eight acres, to do about 178 to 180 senior housing units, a combination of independent housing and assisted living and memory care. That may or may not move forward, but if it were not to move forward, we would also want to look at the possibility of, you know, apartments here to medium density or even high density in the R-7 type district.

So, a few years ago, the Village did a study, we hired consultant Ehlers & Associates, and they did a highest and best use study for this area, for the TIF District. They determined that the 164,000 square feet of commercial for International Plaza is not really viable long term, especially given now the changing market. But the Ehlers study did find a high demand for some commercial along the frontages, but also for medical office, professional office, senior housing, and high demand in even apartment houses. So, the purpose of this mixed-use designation is to allow us a lot more flexibility as we work with developers in trying to get this area developed which has been a long process in the making.

So, that's really the reasoning behind the proposed change, and that would conclude my presentation at this point if you have any questions.

CHAIRPERSON ENNES: Okay, let's turn it over to the Commissioners. Are there any questions?

COMMISSIONER GREEN: No, I don't have any. No.
CHAIRPERSON ENNES: No, I think we're pretty familiar with this.
Well, if we can open the public portion of the hearing, are there any members of the public that are at this meeting virtually that would like to present a question?
MR. ENRIGHT: There is one individual raising their hand.
CHAIRPERSON ENNES: Okay, would you recognize them?
MR. ENRIGHT: Yes. Okay, Melissa Cayer, your mic is live.
MS. CAYER: Okay, I'm just --
CHAIRPERSON ENNES: Melissa? Could you please spell your name for us, for the court reporter? And then go ahead with your question.

QUESTIONS FROM AUDIENCE

MS. CAYER: M-e-l-i-s-s-a C-a-y-e-r. So, the senior assisted living facility, are they required to purchase a liquor license?
MR. ENRIGHT: Well, we're not talking tonight specifically about a particular project. We're just talking about the underlying land use plan for the TIF 4 Redevelopment Plan. But regarding your question aside from that, no.
MS. CAYER: What if they offer guests meals for purchase?
MR. ENRIGHT: I don't know that to be what they're going to be doing, but that's not part of a, you know, public discussion or need. I mean, if and when a project moves forward for senior housing, it will have to go through a zoning process in front of the Plan Commission and Village Board. So, that would be the time to ask those types of questions. Typically, senior housing I think does offer meals, and I think most facilities do allow some guests on certain occasions.
MS. CAYER: Okay, thank you.
CHAIRPERSON ENNES: Thank you, Melissa.
Is there anyone else in the audience that has a question?
MR. ENRIGHT: No. No one has raised their hand.
CHAIRPERSON ENNES: Okay, so then the public portion of this hearing is closed, of this meeting is closed. I'll go back to the Commissioners one more time.
Any questions with the Commissioners about this approval? The request for change/amendment?
(No response.)
CHAIRPERSON ENNES: Seeing none, is there a, we can proceed to a motion. Is there a motion to approve?
COMMISSIONER GREEN: I'll make that motion to approve.
CHAIRPERSON ENNES: Bruce Green.
COMMISSIONER GREEN: Read this, Bill?
MR. ENRIGHT: Yes, if you could enter it into the record please.
COMMISSIONER GREEN: Okay, that **the Redevelopment Commission recommends approval of the proposed Third Amendment to the TIF District No. 4 Redevelopment Plan and Project.**
CHAIRPERSON ENNES: Is there a second?
COMMISSIONER SIGALOS: I'll second.

CHAIRPERSON ENNES: John Sigalos. You're muted, John.
MR. ENRIGHT: I heard him.
COMMISSIONER SIGALOS: Yes, I second.
CHAIRPERSON ENNES: Okay, and Bill, would you take a roll call vote unless there's any questions?
MR. ENRIGHT: Commissioner Green.
COMMISSIONER GREEN: Yes.
MR. ENRIGHT: Commissioner Sigalos.
COMMISSIONER SIGALOS: Yes.
MR. ENRIGHT: Commissioner Warskow.
CHAIRPERSON ENNES: You're muted.
COMMISSIONER GREEN: Come off mute, Mary Jo.
COMMISSIONER WARSKOW: Sorry. I keep moving to something else and then I forget I have to flip back on.
MR. ENRIGHT: Is that an affirmative vote?
COMMISSIONER WARSKOW: Yes.
MR. ENRIGHT: Commissioner Dawson.
COMMISSIONER DAWSON: Yes.
MR. ENRIGHT: Commissioner Lorenzini.
COMMISSIONER LORENZINI: Yes.
MR. ENRIGHT: Commissioner Drost. Please unmute.
CHAIRPERSON ENNES: George?
MR. ENRIGHT: George, if you could unmute?
COMMISSIONER DROST: Okay, I'm unmuted now. Aye.
CHAIRPERSON ENNES: Your vote? Aye.
COMMISSIONER DROST: Aye.
MR. ENRIGHT: Chairman Ennes.
CHAIRPERSON ENNES: Yes.
MR. ENRIGHT: Okay, the motion passes.
CHAIRPERSON ENNES: So, we have a 100 percent approval?
MR. ENRIGHT: Yes.
CHAIRPERSON ENNES: Very good.
MR. ENRIGHT: Recommendation to approve.
CHAIRPERSON ENNES: Right. Okay, is there any other business?
MR. ENRIGHT: None.
CHAIRPERSON ENNES: Seeing none, I'll take a motion for adjournment this evening.
COMMISSIONER DROST: I'll make that motion.
CHAIRPERSON ENNES: And a second? Thank you, George.
COMMISSIONER GREEN: I'll second that.
CHAIRPERSON ENNES: And Bruce seconded.
So, we need a roll call vote on that also.
MR. ENRIGHT: Commissioner Drost.
COMMISSIONER DROST: Aye.
MR. ENRIGHT: Commissioner Green.

COMMISSIONER GREEN: Yes.
MR. ENRIGHT: Commissioner Sigalos.
COMMISSIONER SIGALOS: Yes.
MR. ENRIGHT: Commissioner Warskow.
COMMISSIONER WARSKOW: Yes.
MR. ENRIGHT: Commissioner Dawson.
COMMISSIONER DAWSON: Yes.
MR. ENRIGHT: Commissioner Lorenzini.
COMMISSIONER LORENZINI: Yes.
MR. ENRIGHT: Chairman Ennes.
CHAIRPERSON ENNES: Yes. So, thank you all for attending this evening, and we'll see you in the near future.
MR. ENRIGHT: Yes, and this will be going to the Village Board on March 1st at their meeting.

The meeting has been adjourned and thank you all for participating. I appreciate all your help.

CHAIRPERSON ENNES: Thanks, Bill. Thanks, Commissioners.

(Whereupon, the meeting was adjourned at 7:52 p.m.)

RESOLUTION AND RECOMMENDATION OF JOINT REVIEW BOARD CREATED AND CONVENED PURSUANT TO ILLINOIS TAX INCREMENT ALLOCATION REDEVELOPMENT ACT 65 ILCS 5/11-74.4-1 et. seq. (THE "ACT")

To: Mayor and Village Board
Village of Arlington Heights
22 South Arlington Heights Road
Arlington Heights, Illinois

WHEREAS, the Joint Review Board convened pursuant to the Act did meet on January 12, 2021 via Zoom Webinar was attended by and comprised of representatives of affected taxing jurisdictions within the proposed redevelopment project area, a representative of the Village of Arlington Heights and a public member pursuant to the Act; and

WHEREAS, previously a public member of the Joint Review Board was willing to serve and was duly selected by a majority vote of all Joint Review Board members, and a chairperson was duly selected by the Joint Review Board by majority vote of all other Joint Review Board members; and

WHEREAS, the Joint Review Board did carefully review and consider the public record, planning documents and proposed ordinance for a Third Amendment to Tax Increment Financing District #4 Redevelopment Plan and Project to be considered by the Village; including the TIF #4 Third Amendment to the Redevelopment Plan and Project, prepared by Kane, McKenna and Associates, and after considering all of said matters did agree by a vote of the members of the Joint Review Board that the proposed Third Amendment to the Tax Increment Financing District #4 Redevelopment Plan and Project, Village of Arlington Heights, Illinois be approved. Further, the Amended Redevelopment Project and Plan as presented are conformant with the requirements of the Act.

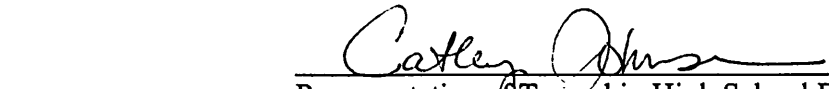
As such, the majority of the Joint Review Board did direct the chairperson of the Joint Review Board to prepare and submit to the Mayor and Village Board of the Village of Arlington Heights, Illinois, its recommendation so finding.

NOW THEREFORE, BE IT RESOLVED the Joint Review Board does hereby submit its advisory, non-binding recommendation to the Village of Arlington Heights, Illinois that the proposed Third Amendment to the Tax Increment Financing District #4 Redevelopment Plan and Project, Village of Arlington Heights, Illinois be approved.

DATED this 12th day of January, 2021

_____
Representative of Village of Arlington Heights

_____
Representative of Community Consolidated School District 59


Representative of Township High School District 214

_____
Representative of Arlington Heights Park District

_____
Representative of the Public

_____
Representative of Cook County

_____
Representative of Elk Grove Township

_____
Representative of Harper College

NOW THEREFORE, BE IT RESOLVED the Joint Review Board does hereby submit its advisory, non-binding recommendation to the Village of Arlington Heights, Illinois that the proposed Third Amendment to the Tax Increment Financing District #4 Redevelopment Plan and Project, Village of Arlington Heights, Illinois be approved.

DATED this 12th day of January, 2021

_____
Representative of Village of Arlington Heights

_____
Representative of Community Consolidated School District 59

_____
Representative of Township High School District 214

_____
Representative of Arlington Heights Park District

Gregory T. Ford
Representative of the Public

_____
Representative of Cook County

_____
Representative of Elk Grove Township

_____
Representative of Harper College

NOW THEREFORE, BE IT RESOLVED the Joint Review Board does hereby submit its advisory, non-binding recommendation to the Village of Arlington Heights, Illinois that the proposed Third Amendment to the Tax Increment Financing District #4 Redevelopment Plan and Project, Village of Arlington Heights, Illinois be approved.

DATED this 12th day of January, 2021

_____
Representative of Village of Arlington Heights

_____
Representative of Community Consolidated School District 59

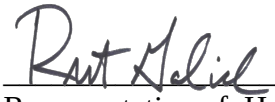
_____
Representative of Township High School District 214

_____
Representative of Arlington Heights Park District

_____
Representative of the Public

_____
Representative of Cook County

_____
Representative of Elk Grove Township



Representative of Harper College

NOW THEREFORE, BE IT RESOLVED the Joint Review Board does hereby submit its advisory, non-binding recommendation to the Village of Arlington Heights, Illinois that the proposed Third Amendment to the Tax Increment Financing District #4 Redevelopment Plan and Project, Village of Arlington Heights, Illinois be approved.

DATED this 12th day of January, 2021

Tom Kuehne
_____
Representative of Village of Arlington Heights

_____
Representative of Community Consolidated School District 59

_____
Representative of Township High School District 214

_____
Representative of Arlington Heights Park District

_____
Representative of the Public

_____
Representative of Cook County

_____
Representative of Elk Grove Township

_____
Representative of Harper College

NOW THEREFORE, BE IT RESOLVED the Joint Review Board does hereby submit its advisory, non-binding recommendation to the Village of Arlington Heights, Illinois that the proposed Third Amendment to the Tax Increment Financing District #4 Redevelopment Plan and Project, Village of Arlington Heights, Illinois be approved.

DATED this 12th day of January, 2021

Representative of Village of Arlington Heights

Representative of Community Consolidated School District 59

Representative of Township High School District 214

Representative of Arlington Heights Park District

Representative of the Public

Representative of Cook County

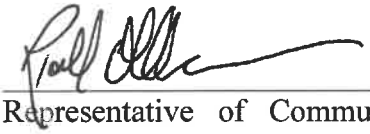
Representative of Elk Grove Township

Representative of Harper College

NOW THEREFORE, BE IT RESOLVED the Joint Review Board does hereby submit its advisory, non-binding recommendation to the Village of Arlington Heights, Illinois that the proposed Third Amendment to the Tax Increment Financing District #4 Redevelopment Plan and Project, Village of Arlington Heights, Illinois be approved.

DATED this 12th day of January, 2021

_____
Representative of Village of Arlington Heights



_____
Representative of Community Consolidated School District 59

_____
Representative of Township High School District 214

_____
Representative of Arlington Heights Park District

_____
Representative of the Public

_____
Representative of Cook County

_____
Representative of Elk Grove Township

_____
Representative of Harper College

DRAFT

Minutes of the Joint Review Board

Village of Arlington Heights

Meeting held via Zoom on Tuesday, January 12, 2021 at 3:00PM

Subject: Proposed Third Amendment to Tax Increment Financing District #4 Redevelopment Plan and Project

Joint Review Board Members Attending:

Tom Kuehne, Chairman of the Joint Review Board, Village of Arlington Heights

Greg Ford, Resident of Arlington heights

Cathy Johnson, School District 214

Ron O'Connor, School District 59

Carrie Fullerton, Arlington Heights Park District

Rob Galick, Harper College

Joint Review Board Members Not Attending:

Arthur Williams, Cook County

Mike Sweeney, Elk Grove Township

Staff Attending:

Bill Enright, Village of Arlington Heights

Call to Order: the meeting was called to order by Tom Kuehne, Chairman of the Joint Review Board.

Roll Call: Tom Kuehne, Greg Ford, Cathy Johnson, Ron O'Connor, Carrie Fullerton, Rob Galick and were present.

Approval of Minutes: None

New Business: Third Amendment to Tax Increment Financing District #4 Redevelopment Plan and Project

Bill Enright, Village of Arlington Heights, presented the proposed Third amendment to the TIF District #4 Redevelopment Plan. This amendment relates to the land use plan for TIF #4, which was established in 2002. A large portion of the TIF District was designated as Commercial on the future land use map. The Village has attempted to redevelop this area for years, and to date one portion of the TIF district has developed for memory care facility. In addition, the Village has acquired several properties in the TIF.

In 2018 the Village commissioned Ehlers Associates to conduct a highest and best use study for the area. The study concluded that the existing 164,000 square foot shopping center could not be sustained in the current market and Ehlers recommended mixed uses with commercial along the frontages and housing in the rear.

This amendment is actually the third amendment to TIF 4, not the second amendment as written in the amended draft. There have been two previous amendments: first in 2013 to amend the future land use map for 5 acres at the northwest corner for the memory care development, which required an amendment to the land use map from Offices Only to Institutional for the 5 acres. It was determined that this was a minor amendment to the TIF 4 Plan thus there was an Ordinance adopted by the Village Board to make this change as State statute does not require the full review process for a minor amendment. The adopted Ordinance was sent to the taxing districts and there were no concerns raised by the taxing district's regarding the amendment.

The Second amendment updates the number of years for the TIF District from 23 years to 35 years per the previously approved legislation by the General Assembly. The Village entered into Agreements with the taxing district's to share some of the future increment during the 12-year extension.

This third amend would amend the future land use plan from "Commercial" to "Mixed Use" whih can include uses such as medical office, commercial retail/services, multi-family housing including senior housing. B. Enright displayed the future land use map depicting the proposed change. Currently as "commercial" only commercial type uses could be built. However, we are looking at a mix of uses for 18 acres to allow flexibility with the street frontages remaining as commercial such as offices and restaurants, and rear 8 to 12 acres for multi-family housing or senior housing depending on where market leads us.

B. Enright introduced the Ordinance proposed that would change the land use to be considered by the Village Board. The proposed Ordinance was posted to the Village web site.

The Joint Review Board is to consider the Resolution and Recommendation that was included in the packet which is an advisory recommendation. If the JRB does not recommend approval of a supermajority of the Village Board is required to approve the Ordinance amending the TIF 4 Plan.

Tom Kuehne asked if the Joint Review Board members had any questions?

Cathy Johnson asked how many residential units were being considered for multi-family housing given the potential impacts to the school districts with new students.

B. Enright indicated that a developer had submitted a plan for senior housing with 185 units with a mix of independent, assisted living and memory care. If market rate apartments were proposed maybe 175 to 225 units depending on amount of land involved. There are properties west of International Plaza that if brought into a development project would allow for more density.

B. Enright explained that the Village of Arlington Heights and School District 214, as well as the other taxing districts) have an agreement that the Village share some incremental revenue for the 12 years of the TIF extension and in addition, State law requires that the Village use TIF funds to reimburse the elementary and high school districts for the cost of any new students that live in a TIF assisted

development and are newly enrolled in the schools. That reimbursement is based on a formula outlined in State Statue.

Greg Ford asked what impacts mixed use may have on adjacent residential homes to the north and would there be any restrictions on the redevelopment?

B. Enright indicated that there are 4 to 5 homes to the north and currently there is little buffer between the shopping center and homes other than a fence. With redevelopment, the Village would require a greater buffer with more landscaping. Also, there would be no loading areas nearby.

Tom Kuehne asked if the site includes 1 or 2 floors currently and what would be proposed for height.

B. Enright stated that only 1 building along Arlington Heights Road is two floors, however redevelopment could include 3 to 5 floors.

Tom Kuehne opened the meeting to Public Comments:

Keith Moens asked when this zoning changes to mixed use does commercial still get included and what drives zoning decisions? Is this proposed now because Ryan Companies wants to develop now?

B. Enright answered that the idea for amending the land use comes from the Ehlers study from 2018. The Ryan Companies proposal is driving the need to change the TIF 4 plan now with their project but again it was already anticipated that this change would move forward. This proposal amendment to night is not a change in zoning, it is an amendment to the TIF 4 future land use map. Any future zoning change would be a separate process to rezone.

Tom Kuehne stated that this proposal gives us more flexibility for future development. If a developer were to submit a really good commercial only development would we consider that?

B. Enright said yes, we would. There are a variety of uses and zoning that would be compatible with the mixed-use designation.

Keith Moens asked if this proposal goes along with the South Arlington Heights Road Plan?

B. Enright said this site is not necessarily included in the South Arlington Heihta Road Plan but it shares similar attributes such as flexible mixed-use future planned uses.

Tom Kuehne asked then for consideration of the Resolution and Recommendation of the Joint Review Board to approve the proposal.

B. Enright presented the Resolution and Recommendation. This indicates that the JRB held this meeting and considered the public record and that a majority of the Joint Review Board is in favor if that is the will of the Board. We would need a motion to approve this Resolution and Recommendation.

Cathy Johnson made a MOTION to APPROVE the Resolution and Recommendation of the Joint Review Board.

Ron O'Connor SECONDED the MOTION.

Roll Call vote:

Cathy Johnson: Yes

Ron O'Connor: Yes

Tom Kuehne: Yes

Greg Ford: Yes

Carrie Fullerton: Yes

Rob Galick: Yes

B. Enright indicated that there were 6 "Yes" votes and zero "no" Votes. Motion passed 6-0.

B. Enright indicated that the next step in the process is the public hearing of the Redevelopment Commission on February 10 at 7:30PM. Via Zoom webinar. The Village Board will consider this amendment at their meeting March 1st.

Tom Kuehne thanked Bill Enright for his work on this project as thanked the members of the Jot Review Board.

A MOTION to ADJOURN was made by Carrie Fullerton and SECONDED by Cathy Johnson

All were in favor. Meeting adjourned at 3:25PM

Submitted by Tom Kuehne, Chairman of the Joint Review Board

Recording Secretary, Bill Enright, Village of Arlington Heights

Village Board
3/1/2021

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

Department: Planning & Community Development

Requested Action

1. Planned Unit Development Approval.

2. Preliminary Plat of Subdivision approval to consolidate four lots and Village ROW into one lot.

3. Rezoning from the R-3 District to the P-L District.

4. Comprehensive Plan Amendment to classify the site as Open Space

Variations Required

1. A variation from Chapter 28, Section 6.12-1, to waive the requirement to provide a Traffic and Parking Study prepared by a Certified Traffic Engineer.

RECOMMENDATION

A public meeting was held by the Plan Commission on February 24, 2021 where Commissioner Lorenzini moved and Commissioner Cherwin seconded:

A motion to recommend to the Village Board of Trustees, approval of the Greenbrier Detention Pond, PC#21-004, a Planned Unit Development, Preliminary Plat of Subdivision to consolidate four lots and Village Right-of-Way into one lot, Rezoning from the R-3 District to the P-L District, a Comprehensive Plan Amendment to classify the site as Open Space, and the following variation:

1. A variation from Chapter 28, Section 6.12-1, to waive the requirement to provide a Traffic and Parking Study prepared by a Certified Traffic Engineer.

This recommendation is subject to the following conditions:

1. Final Plat of Subdivision approval is required.

2. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

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

ATTACHMENTS:

Description	**Type**
Staff Report	Board or Commission Report
PC Minutes 2/24/21 - DRAFT	Minutes
Greenbriar Aerial	Exhibits
Response to Variation Approval	Correspondence
Engineering Plans	Exhibits
Happiness Park Plat of Resubdivision	Exhibits
Landscape Plan - Subject Site	Exhibits
Tree Removal Plan	Exhibits
Planning Comments - Round 1 - 2/10/21	Correspondence
Engineering Comments - 2/11/21 - Plat of Resubdivision	Correspondence
Engineering Comments - 2/18/21 - Plat of Resubdivision	Correspondence
PC Timeline Tracker	Exhibits
Resident Feedback	Correspondence

VILLAGE OF ARLINGTON HEIGHTS

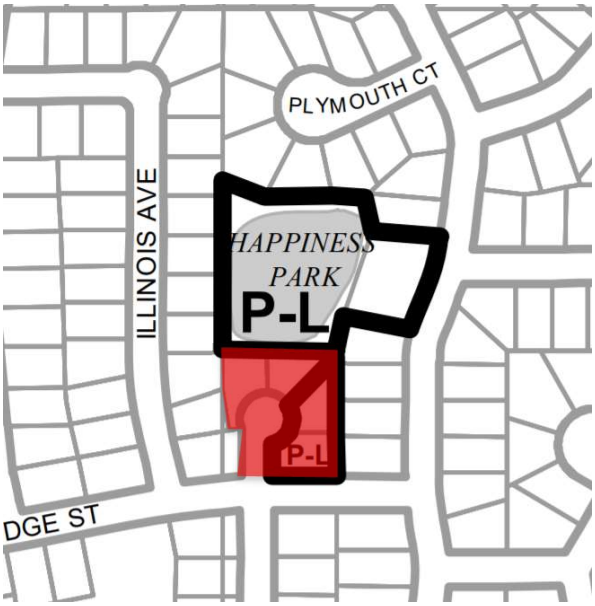
STAFF DEVELOPMENT COMMITTEE REPORT

***PC File Number**: 21-004*
***Project Title**: Greenbrier Detention Pond*
***Address**: NE Corner Cambridge Street and Yale Avenue*
***PIN**: 03-18-302-020, 021, 022, 023*

***To**: Plan Commission*
***Prepared By**: Jake Schmidt, Assistant Planner*
***Meeting Date**: February 24, 2021*
***Date Prepared**: February 19, 2021*

***Petitioner**: Village of Arlington Heights*
***Address**: 33 S. Arlington Heights Road*
Arlington Heights, Il 60005

***Existing Zoning**: R-3: One-Family Dwelling District; P-L: Public Land District*
***Comprehensive Plan**: Single Family Detached*



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	P-L, Public Land District	Retention Pond	Open Space
South	R-3, One-Family Dwelling District	Single-Family Home	Single-Family Detached
East	R-3, One-Family Dwelling District	Single-Family Home	Single-Family Detached
West	R-3, One-Family Dwelling District	Single-Family Home	Single-Family Detached

Requested Action:

1. Planned Unit Development Approval
2. Preliminary Plat of Subdivision approval to consolidate four lots and Village ROW into one lot.
3. Rezoning from the R-3 District to the P-L District
4. Comprehensive Plan Amendment to classify the site as Open Space

Variations Required:

1. A variation from Chapter 28, Section 6.12-1, to waive the requirement to provide a Traffic and Parking Study prepared by a Certified Traffic Engineer.

Project Background:

The subject property is approximately 49,000 square feet in size (1.13 acres) and is located at the northeast corner of Cambridge Street and Yale Avenue. The site is currently undeveloped, consisting of 2 platted lots zoned P-L, 2 platted lots zoned R-3, and unimproved Village ROW.

The Village aims to vacate the entirety of the unimproved ROW to the Village, consolidate these parcels via a Plat of Subdivision, rezone all R-3 properties to P-L, and obtain PUD Approval in accordance with the requirements of the P-L District to expand the existing retention pond to the north. Expansion of the pond is needed in order to improve stormwater infrastructure performance and coverage in the adjacent neighborhood.

Zoning and Comprehensive Plan

As previously mentioned, the subject property is currently zoned R-3, One Family Dwelling District, and P-L, Public Land District. Per code, the purpose of the P-L District is to provide areas for public facilities which serve the citizens of Arlington Heights. As the proposed use of the site is a public stormwater detention facility, rezoning of the site to P-L is required.

The Village's Comprehensive Plan designates the subject site as Single-Family Detached, which indicates that this property is suitable for R-3 zoning. Therefore, the proposed rezoning is not consistent with the Comprehensive Plan. As the proposed site will be used as a public stormwater detention facility, a Comprehensive Plan designation of Open Space is more appropriate for the desired development of the site, and an Amendment to the Comprehensive Plan is proposed.

Per the requirements of the P-L Zoning District, all projects within said district are required to obtain PUD Approval. As such, PUD approval is required as part of this petition.

Site and Landscaping:

When a property is subdivided, the subdivision code requires that all abutting roadways are fully improved with the code required infrastructure. The northern side of Cambridge Street abutting the subject property is already improved, and no further public improvements are required.

Engineering Plans are required as part of PUD approval, and sufficient plans have been provided by the Village. The Plans show a recessed basin sloping towards, and tying into, the existing retention pond to the north.

Tree Preservation and Landscape Plans are also required as part of PUD approval, and have been prepared by the Village. One 20" diameter tree has been identified for removal. Per the Village's Landscape Plan, 8 replacement trees are proposed along the south property line, abutting the Cambridge Street frontage. This exceeds the code requirement of 5 replacement trees for the loss of one tree with a trunk diameter of 20 inches. To supplement the replacement trees, perennial landscaping is also proposed along the south property line.

It should be noted that the existing retention pond north of the subject site will have existing trees and screening removed for maintenance purposes. Landscaping for water retention facilities is governed by Chapter 28, Section 6.15-3 and 6.15-4 (Landscaping and Maintenance of Detention and Retention Basins). Per Section 6.15-4, the owner of a retention basin shall be responsible for maintaining such screening in a well-maintained condition. The current screening is overgrown, and will be replaced with 142 plantings (53

trees and 89 shrubs) along the north and west property lines adjacent to single family residential properties. This meets the requirements of Section 6.15-3, which requires landscaping along the perimeter of detention and retention basins in order to minimize their negative visual impact. Such landscaping is required to consist of trees and shrubs in an amount and arrangement that will create an aesthetic visual situation as determined by Village Administration.

Traffic and Parking:

Per Chapter 28, Section 6.12-1, a Traffic and Parking Study prepared by a Certified Traffic Engineer is required for all rezoning and PUD projects not abutting a major or secondary arterial as defined by the Village's Thoroughfare Plan. The Village is seeking relief from this requirement, as the development will generate no traffic or parking aside from occasional vehicles associated with pond maintenance. An adequate written response to Variation Approval Criteria has been provided, and Staff is supportive of the requested variation. The written response is attached for reference as **Attachment I** at the end of this report.

No vehicular or bicycle parking is required for this use per code.

RECOMMENDATION

The Staff Development Committee (SDC) has reviewed the proposed PUD and related variations, subdivision, rezoning from R-3 to P-L, and Comprehensive Plan Amendment and recommends approval due to the public benefit of the proposal and consistency with existing improvements in the area. This recommendation is subject to the following conditions:

1. Final Plat of Subdivision approval is required.
2. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

_____February 19, 2021

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
PC File 21-004

Attachment I: Written Response to Zoning Code Variation Approval Criteria

Below are the written responses to Zoning Code Variation Approval Criteria for the following requested variation:

1. **A variation from Chapter 28, Section 6.12-1, to waive the requirement to provide a Traffic and Parking Study prepared by a Certified Traffic Engineer.**

1. **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
    - The variation is requested due to fact that the proposed use – a stormwater detention pond – will not generate any traffic in the immediate neighborhood, preserving the existing quiet residential character of the locality.
2. **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
    - The subject property has been vacant for many years, and the proposed improvements will improve stormwater infrastructure for the immediate neighborhood. Obtaining a traffic study for an improvement that does not generate traffic would be an unnecessary expenditure of public funds for no benefit.
3. **The proposed variation is in harmony with the spirit and intent of this Chapter.**
    - The variation is requested due to the fact that the proposed use – a stormwater detention pond – will not generate any traffic in the immediate neighborhood. Code requires a Traffic Study to assess the impact of developments on local roads. As it is evident the proposed use will not generate traffic, the request to waive the requirement to provide a Traffic Study is in harmony with the spirit and intent of Zoning Code.
4. **The variance requested is the minimum variance necessary to allow reasonable use of the property.**
    - As it is evident the proposed use will not generate traffic, the request to waive the requirement to provide a Traffic Study will not be detrimental to the character of the existing neighborhood or the wellbeing of the local community. Obtaining a traffic study for an improvement that does not generate traffic would be an unnecessary expenditure of public funds for no benefit.

PLAN
COMMISSION

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

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

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

MEMBERS PRESENT:

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

ALSO PRESENT:

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

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

MR. SCHMIDT: We are the Petitioner.

CHAIRPERSON ENNES: Well, then you're here.

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

CHAIRPERSON ENNES: We're ready.

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

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

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

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

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

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

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

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

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

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

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

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

COMMISSIONER GREEN: I'll make that motion.

COMMISSIONER CHERWIN: I'll second.

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

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

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

MR. SCHMIDT: Certainly. Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. SCHMIDT: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. SCHMIDT: Commissioner Drost.

COMMISSIONER DROST: Yes.

MR. SCHMIDT: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. SCHMIDT: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. SCHMIDT: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. SCHMIDT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. SCHMIDT: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. SCHMIDT: Chairman Ennes.

CHAIRPERSON ENNES: Yes.

So, you have a unanimous approval on your report.

Are there any questions of Jake, Commissioners?

COMMISSIONER GREEN: No.

CHAIRPERSON ENNES: No?

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

COMMISSIONER CHERWIN: I agree.

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

CHAIRPERSON ENNES: Okay.

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

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

MR. SCHMIDT: Thank you.

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

MR. SHIRLEY: Absolutely, yes, sir.

CHAIRPERSON ENNES: Okay, are there any questions?

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

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

COMMISSIONER LORENZINI: Yes.

MR. SHIRLEY: Yes, sir.

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

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

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

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

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

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

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

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

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

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

CHAIRPERSON ENNES: Right.

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

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

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

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

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

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

MR. SHIRLEY: Yes.

CHAIRPERSON ENNES: Okay, Commissioners?

COMMISSIONER GREEN: No questions.

COMMISSIONER CHERWIN: I'll wait for public comment.

CHAIRPERSON ENNES: Yes, Jay?

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

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

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

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

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

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

CHAIRPERSON ENNES: Okay.

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

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

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

QUESTIONS FROM AUDIENCE

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

CHAIRPERSON ENNES: Yes, we can, John.

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

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

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

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

CHAIRPERSON ENNES: Mr. Shirley?

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

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

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

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

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

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

So, I hope that answers your question.

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

MR. SHIRLEY: Yes.

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

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

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

MR. SHIRLEY: Oh, I'm sorry.

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

MR. SHIRLEY: Yes, sir.

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

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

MR. ERNST: Yes.

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

MR. ERNST: No, I would hope not.

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

MR. ERNST: Sure.

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

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

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

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

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

immediately to the north of Happiness Park.

MR. SHIRLEY: Okay.

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

MR. SHIRLEY: Yes.

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

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

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

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

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

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

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

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

MR. SCOTT WALLACE: Yes.

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

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

CHAIRPERSON ENNES: Oh, okay.

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

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

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

MR. SCOTT WALLACE: It is a problem.

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

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

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

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

CHAIRPERSON ENNES: Andrew, that's --

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

CHAIRPERSON ENNES: But Andrew --

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

MR. SHIRLEY: I believe Trustee Ennes --

CHAIRPERSON ENNES: I'm a Commissioner.

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

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

(Chorus of yeses.)

CHAIRPERSON ENNES: Yes, with many people talking.

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

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

MR. SHIRLEY: Yes, I was saying that I'm not going to dispute what Andrew is saying about the lack of maintenance going way back. I know that in the 22 years I have been here nothing has been done, and I don't dispute what he's saying at all. But I do believe that this improvement will address all his concerns.

CHAIRPERSON ENNES: Good, good to hear. Andrew and/or Scott, do either of you have any other, or were you done?

MR. ANDREW WALLACE: I would like to ask, because I've been told that they're going to put some kind of, you know, water pond and this is to circulate the water so that

we don't have that issue.

CHAIRPERSON ENNES: But it has not been approved.

MR. ANDREW WALLACE: Well, I've been told they're going to do it but if you guys, you know, did not approve yet, I don't know who's going to approve, but I just am saying that, you know, there was supposed to be, what is it, my daughter is saying something, sediment, yes. The maintenance, this thing, they're supposed to remove the sediment because we have it very shallow on our side of the backyard, it's very shallow, that the water, whenever we have rain, the water comes to my backyard.

CHAIRPERSON ENNES: Right.

MR. ANDREW WALLACE: All those dirt and everything comes right into my backyard. I have to clean all those things.

CHAIRPERSON ENNES: Okay.

MR. ANDREW WALLACE: So, something has to be done there. Somebody has to come over.

CHAIRPERSON ENNES: It is being done.

MR. ANDREW WALLACE: They can look at it.

CHAIRPERSON ENNES: Thank you, Andrew. Jake, anyone else?

MR. SCHMIDT: Yes. Tim Copeland, you should be able to speak.

CHAIRPERSON ENNES: Mr. Copeland?

MR. COPELAND: Yes, thank you for having me on.

CHAIRPERSON ENNES: And thank you for staying so late with us.

MR. COPELAND: I appreciate it. Yes, I think most, Mr. Shirley has answered most of my questions. I am glad to hear that the south side will be, you know, dry for the most part and used as an overflow. I think that was my biggest concern.

I've, you know, conversed with Jake a little bit about the safety issues that are over there, so I'm glad to hear that the fencing will be replaced also. So, I guess not really any questions but just comments at this point. So, thank you.

CHAIRPERSON ENNES: Thank you, Mr. Copeland.

Any other hands?

MR. SCHMIDT: Yes. J. Costello, you should now be able to speak.

MR. COSTELLO: Okay, I have one comment and a couple of questions. The comment, I agree with what's been said. I have been here for 37 years. I don't think that pond has ever been touched, and the odor is constant. So, something, if we're going to spend the time and money to do something, the pond needs to be addressed and not forgotten.

One of the questions that I had is that dry retention area, how deep from the sidewalk, from the street level is it going to go down? I'm just concerned about the children when they go down there to play.

MR. SHIRLEY: Yes, it's about , can you hear me, Commissioner Ennes?

CHAIRPERSON ENNES: Yes, go ahead.

MR. SHIRLEY: Yes, it's about a four-foot drop on the side slopes, but it's in a gradual slope so it shouldn't be a hazard for people to trip or anything like that.

MR. COSTELLO: Okay, and then just to confirm, there will be a fence around the pond itself to separate the pond from the dry retention area, the overflow part?

MR. SHIRLEY: Yes.

MR. COSTELLO: Okay, and then the last question I had, I thought this was

a public hearing tonight and the Plan Commission was going to vote about the redistricting from R-3 to P-L District. But again, I'm hearing that the contract with Mail Brothers has already been executed. So, my question for my own clarification is how can you execute a contract when this hasn't been approved yet?

CHAIRPERSON ENNES: It can be made contingent; a contract could be made contingent on being approved.

MR. COSTELLO: But hasn't work been done already? I already heard that the survey has been going on.

CHAIRPERSON ENNES: If a contractor is going to give us a bid, they're going to have to do some surveying review to know what it's going to cost them to dig this out and fix up the pond. So, if a company wants to bid on it, they've got to come out there and take a look at it.

MR. COSTELLO: I though that somebody said that the contract was already awarded. Is this a foregone conclusion that this is being done?

CHAIRPERSON ENNES: No, what I just said when you asked about that is that a contract could be given subject to the project being approved.

MR. COSTELLO: Okay.

MR. SHIRLEY: Yes. So, I will just add, sir, that, you know, we had to negotiate the transfer of three of the lots from the Park District. So, that took longer than expected, and so that's why we're coming to the Plan Commission a little later than we might otherwise like to. But because we want to get a jump on the construction, we are trying to push this through because it's an improvement for the neighborhood. It will not be a detractor, in fact, it will solve a lot of the issues that the public has brought forward as far as maintenance and such. Now we'll be able to get in there and actually maintain it.

So, we expect it to be approved, but anything can happen. So, Commissioner Ennes is correct, if it doesn't happen, we either push it off or we'd have to cancel the contract.

MR. COSTELLO: All right, one last question. Are there going to be sewers in this retention area to catch the water and put it back into the pond?

MR. SHIRLEY: Yes.

MR. COSTELLO: Okay, and those will be covered to keep, because right now that field is used, everything with the kids, from soccer to baseball and everything, so the last thing we want to do is see a child get caught in some type of sewer. So, that will be covered and the safety protocols will be followed, correct?

MR. SHIRLEY: Absolutely.

MR. COSTELLO: Okay, all right. Thank you.

CHAIRPERSON ENNES: Mr. Costello, while you're here, do you see any reason why this project shouldn't be approved?

MR. COSTELLO: Well, I don't know what it's going to do for the property values. I would think that it would be a benefit regarding the flooding.

CHAIRPERSON ENNES: Right.

MR. COSTELLO: But again, hopefully, but it's just, we'll have to wait and see. It depends. As I mentioned before, nothing, nobody has touched that pond in the 37 years I have been here. You know, I just don't want to see something put in place, you know, have everything fixed up and then everybody walk away from it, and then the neighborhood has to

deal with it like we're dealing with the pond right now.

CHAIRPERSON ENNES: Well, my understanding, it will be in the budget to maintain going forward, and this is part of the flood control.

MR. COSTELLO: Okay, thank you.

CHAIRPERSON ENNES: Thank you, Mr. Costello.

Jake, any --

MR. SCHMIDT: Yes. Zoom Meeting 2020, you should now be able to speak, and if you wouldn't mind giving your name and spelling it for the record?

MS. PFEIFER: Hi, my name is Pat Pfeifer, P-a-t P-f-e-i-f-e-r.

CHAIRPERSON ENNES: Could you say that again?

MS. PFEIFER: Sure. Pat Pfeifer, P-a-t P-f-e-i-f-e-r.

CHAIRPERSON ENNES: Thank you, Pat. What is your comment?

MS. PFEIFER: So, my home faces the Illinois Avenue and I just have a couple of comments. One, I just wanted to ask, I was under the impression that the utility lines would be buried. Is that correct or only in certain areas?

MR. SHIRLEY: The utility lines that are crossing kind of the point between the wet pond and the lot we're talking about this evening, those will be raised by ComEd so that we can get equipment in for the construction and also for maintenance in the future. So, they are not going to be undergrounded.

MS. PFEIFER: Okay, directly behind our home, we have quite a few utility lines. How will they be affected at all?

MR. SHIRLEY: No, they should not be, ma'am.

MS. PFEIFER: Okay, the other thing I wanted to reiterate like some of the earlier folks is we, too, smell the pond as it is now. It has a very pungent smell. I feel like they do, if we're going to go to this expense, I don't know why an aeration system wouldn't be part of it already knowing what we've been living with here. So, I strongly urge that that be considered, just as a resident living very close to the pond.

CHAIRPERSON ENNES: Ms. Pfeifer, are you planning on going to the neighborhood Zoom meeting next week?

MS. PFEIFER: Yes, I am now. Thank you for letting me know about that.

CHAIRPERSON ENNES: Okay, because that will be a good time to bring that up because all those comments will go to the Village Board if this project is approved by us tonight.

MS. PFEIFER: Okay, wonderful. Then you had mentioned, too, that it would be in the budget, in the future budgets to maintain that pond, keep an eye on it and make sure that all the work that we do does stay in good shape.

CHAIRPERSON ENNES: Mr. Shirley, can you comment? Is that the plan is to get that in the budget?

MR. SHIRLEY: Yes. We already have enough funds in the budget for it.

CHAIRPERSON ENNES: And maintenance going forward?

MR. SHIRLEY: Yes.

MS. PFEIFER: Great. Then we've never really had a problem, we've had some of the water come up, and like the earlier gentleman said, it does bring with it whatever sediment and unpleasant things come. So, with the new layout, that should eliminate that from creeping up on people's lawns?

MR. SHIRLEY: Yes. The properties that border upon, that water will go into the dry basin overflow before it gets in your backyards.

MS. PFEIFER: Okay, and then just about the fence, we touched on that a little bit. Can someone just give me an idea of what the fence might be like? Is it a black fence, decorative fence? I'm not sure.

MR. SHIRLEY: We would propose either a green vinyl-coated or black vinyl-coated chainlink fence.

MS. PFEIFER: Okay, and would the fence line stay similar to where it is now around the property or are you going to move that?

MR. SHIRLEY: We would propose keeping it right where it is.

MS. PFEIFER: They're taking the dead trees out. That's correct, right? All these overgrowth trees and invasive plants?

MR. SHIRLEY: Yes, ma'am. We kind of consider those volunteer growth which means seeds that fell there many moons ago and things just sprouted up. We don't believe there was ever any kind of landscape plan for the perimeter of the existing pond. So, the plan is to clear all that invasive growth out of there, plant in some things that are engineered for this kind of application. There'll be trees along the dry basin, you know, parkway trees and stuff where possible, leaving some gaps for maintenance access. But no, the landscaping will be cleared that's out there now, and then a more engineered landscaping will be put in.

MS. PFEIFER: Okay, and then just one other thing I'm thinking of, there is wildlife back there. We've had a lot of problems with skunks, and I know coyotes go. So, I'm not sure what the plan is to handle the wildlife.

MR. SHIRLEY: Well, we don't really have a plan. You know, I think that if we remove all the volunteer growth and such, that those two specific wildlife that you mentioned, it will be less attractive to them. It won't be an easier place to hide. So, you know, we don't have a plan to address or relocate any wildlife, I can tell you that. They're just going to have to kind of go on and find somewhere else.

MS. PFEIFER: I'm okay with that. I just want you guys to know that you're going to run into some wildlife back there and some skunk issues.

CHAIRPERSON ENNES: Usually they move into backyards.

MS. PFEIFER: Yes.

CHAIRPERSON ENNES: I'm trying to be honest.

MS. PFEIFER: Oh, I know. We've had, I had five in my backyard one time. Yes, that's all I have. Thank you so much for addressing this. Sorry I didn't type my name, and I appreciate it.

CHAIRPERSON ENNES: Thanks, Mrs. Pfeifer, appreciate your call. Mr. Shirley, will any of the existing trees on the wet pond be left?

MR. SHIRLEY: That's not our plan.

CHAIRPERSON ENNES: Okay, because there's a couple of decent-sized trees over there, right?

MR. SHIRLEY: I'm not aware of anything that's desirable.

CHAIRPERSON ENNES: Okay, so the neighbors should really look forward to this it sounds like.

MR. SHIRLEY: I think so. I think there'll be a little rough sliding during construction and everyone will have to kind of hold their nose, too, no pun intended. But you

know, I think otherwise it's going to be a great improvement, you know, compared to what they're dealing with now with the pond.

CHAIRPERSON ENNES: Okay, Jake, any other audience up?

MR. SCHMIDT: Yes. Don Peterson, you should now be able to speak.

MR. PETERSON: Yes, hi. Thanks for the opportunity to talk with you folks.

CHAIRPERSON ENNES: Hi, Mr. Peterson.

MR. PETERSON: We've been a resident, we actually were one of the original owners of the house that was around Lot 77 which backs up to the middle of the proposed area where you're going to consolidate those four lots. So, we've been watching all the activity going on with ComEd, AT&T, Comcast has been out there pretty much around, but the focus had been parking and utilities underground, you know, in the last couple of days.

So, we're looking forward very much to having this area -- help with summer activities -- a couple of questions though.

CHAIRPERSON ENNES: Mr. Peterson, are you on a speaker phone?

MR. PETERSON: No, I'm actually on a computer talking through a microphone.

CHAIRPERSON ENNES: Okay, I'm just getting a lot of echoing.

MR. PETERSON: Really? Okay, sorry.

CHAIRPERSON ENNES: No, that's okay.

MR. PETERSON: My question has to do with the landscape plan. The landscape plan that was published, that was posted on the web only shows the trees that are going to show up along Cambridge and it shows 20 something trees in the works. Yet the text of the discussion of the plan talked about none of the 40 plus old trees and plants that are around the detention pond. So, I'm assuming there's going to be 26 along Cambridge and -- or so, you know, around the detention pond. I'm curious whether there is a plan where you can actually see what is proposed for the landscaping --

MR. SCHMIDT: There is, and I'll jump in. So, to be clear, the subject site is just that southern portion which is currently the empty field. The adjacent site, the existing pond is under a separate plan. I do have it for reference to show now. It should be on the screen. This would be, in reference or as a note, this would be the landscaping for the existing pond.

MR. PETERSON: Okay, that's helpful. Would it be possible for you to be able to post it up on the website where the other documents go?

MR. SCHMIDT: Sure, that can be posted as part of the Village Board agenda.

MR. PETERSON: Okay, yes, thanks. The other question I had is regarding the meeting on March 3rd. We submitted our e-mail address twice to the Village now to be notified about things like this. I've gotten some things in the mail but never any information about a meeting on March 3rd.

MR. SHIRLEY: Yes, we sent out an e-mail blast. If you did not get it, Mr. Peterson, then we must not have you on the Greenbrier distribution list. So, if you want to call the office tomorrow here at Public Works at (847) 368-5800, give us your e-mail address, we'll put you on the e-mail blast list. You should be getting something in the mail, a manual mailer probably tomorrow, because it was put in the mailbox over the post office on Tuesday.

MR. PETERSON: Okay, yes, I appreciate that. Like I said, I submitted my e-mail address and sent it to the Village. Okay, gents, that's all I really have. Appreciate you

taking the time for this. Thanks.

CHAIRPERSON ENNES: Thanks, Mr. Peterson. That's gents and gentesses.

COMMISSIONER DAWSON: Not gentesses, no. Ladies would be nice.

CHAIRPERSON ENNES: Okay, so anyone else?

MR. SCHMIDT: Yes, just as an item, since it's past 11:00 o'clock, we do need a motion to extend the meeting.

COMMISSIONER DAWSON: I'll make the motion to extend. How much do we want to extend?

COMMISSIONER GREEN: Two in the morning.

CHAIRPERSON ENNES: Two minutes?

COMMISSIONER GREEN: Two in the morning.

CHAIRPERSON ENNES: Just in case, just in case.

COMMISSIONER CHERWIN: I'll second. This is Jay, I'll second.

CHAIRPERSON ENNES: Okay, shall we take a voice vote on this?

MR. SCHMIDT: Everything has to be roll call. Just to be clear, the motion is for an extension of an hour?

COMMISSIONER DAWSON: Sure.

MR. SCHMIDT: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. SCHMIDT: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. SCHMIDT: Commissioner Drost.

COMMISSIONER DROST: Yes.

MR. SCHMIDT: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. SCHMIDT: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. SCHMIDT: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. SCHMIDT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. SCHMIDT: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. SCHMIDT: Chairman Ennes.

CHAIRPERSON ENNES: Yes.

Okay, so we have an extension, and there is another speaker?

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

CHAIRPERSON ENNES: Okay, I will, therefore, close the public portion of the meeting.

Are there any questions from the Commissioners?

COMMISSIONER CHERWIN: This is Jay. I don't really have any questions about it. I think it seems like the park is going to be in tact, that's a big part of this, you know, attraction for families. The fact that it's going to be a grass-bottom dry, I think that allays a lot of the concerns in some of the e-mails as well.

I would just say, you know, going forward from a public works perspective, it would be helpful to have the neighborhood meeting before our meeting, because then we can have a better kind of collection of thoughts, but you know, it is going to be --

CHAIRPERSON ENNES: Right.

COMMISSIONER CHERWIN: It seems to me, you know, there are just a few small things, you know. We talked about this, an agitator in Hasbrook Park, and that's what people are looking for. I don't see why we wouldn't put it here. You know, as far as having the neighborhood meeting and understanding what the landscaping is, what the fence looks like, making sure everybody has some input, there's probably some variation on what they can do. So, I would just say listen to the neighbors going forward. You know, they're the ones that will be most affected by it, so to the extent we can accommodate them on landscaping, fencing and all that, I say we do it. That's all.

CHAIRPERSON ENNES: Thanks, Commissioner.

Anyone else?

(No response.)

CHAIRPERSON ENNES: Okay, is there a motion?

COMMISSIONER LORENZINI: I'll make a motion.

A motion to recommend to the Village Board of Trustees approval of Greenbrier Detention Pond, PC# 21-004, a Planned Unit Development, Preliminary Plat of Subdivision to consolidate four lots and Village right-of-way into one lot, Rezoning from the R-3 District to the P-L District, a Comprehensive Plan Amendment to classify the site as Open Space, and the following Variation:

1. **A variation from Chapter 28, Section 6.12-1, to waive the requirement to provide a traffic and parking study prepared by a certified traffic engineer.**

This recommendation is subject to the following conditions:

1. **Final Plat of Subdivision approval is required.**
2. **The Petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.**

COMMISSIONER CHERWIN: I second.

CHAIRPERSON ENNES: Thank you, Jay.

Can we have the roll call vote?

MR. SCHMIDT: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. SCHMIDT: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. SCHMIDT: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. SCHMIDT: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. SCHMIDT: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.
MR. SCHMIDT: Commissioner Lorenzini.
COMMISSIONER LORENZINI: Yes.
MR. SCHMIDT: Commissioner Sigalos.
COMMISSIONER SIGALOS: Yes.
MR. SCHMIDT: Commissioner Warskow.
COMMISSIONER WARSKOW: Yes.
MR. SCHMIDT: Chairman Ennes.
CHAIRPERSON ENNES: Yes.

So, Jake, you have unanimous approval. I think a great project for the neighborhood. That is an unsightly pond and the project should drastically improve it. I am also glad that the overflow pond will be a dry pond so that the neighbors will continue to use it. Super.

Mr. Shirley, thank you very much for being with us to provide all the insight that you did.

MR. SHIRLEY: You're welcome and I thank all of you, Commissioner Ennes, I really do. Thanks to everybody. I know several of you, I haven't seen you in quite sometime, so it's good to see some familiar faces. I don't think I've been in front of Plan Commission since 2003.

CHAIRPERSON ENNES: It's been a while --

MR. SHIRLEY: That's when it came through for that. So, it's been a while. But thank you to everyone, I appreciate it.

CHAIRPERSON ENNES: Okay, seeing no other business --

MR. SCHMIDT: I do have a few announcements.

CHAIRPERSON ENNES: Okay.

MR. SCHMIDT: Just so you guys are aware, there won't be a meeting on March 10th. There's no items on the agenda. Then for the second meeting in March, it's been moved to March 31st on account of spring break. There's one final announcement, if you haven't already, please respond to Sam's e-mail regarding in-person meetings. He needs to have an answer by Friday.

CHAIRPERSON ENNES: All right.

Yes, George?

COMMISSIONER DROST: Yes, can you send that around again? I must have missed that. Then one other question, what's going up kitty corner to the Village Hall?

MR. SCHMIDT: Nothing right now. They just removed the building. There's no final proposal for the site as of yet.

CHAIRPERSON ENNES: Aren't they consolidating the number of parcels?

MR. SCHMIDT: There's been some proposals for the site, but nothing official yet that I've seen.

CHAIRPERSON ENNES: Okay, so what do you think, the Bears on Arlington Park?

MR. SCHMIDT: I couldn't opine on that.

CHAIRPERSON ENNES: It was in the news on Channel 7 tonight and they said won't that be a great industrial park? Anyways, thank you all for being here tonight. Long meeting but we got a lot covered. Really appreciate all your comments.

COMMISSIONER JENSEN: We need a motion to adjourn.
CHAIRPERSON ENNES: That sounds great.
COMMISSIONER DROST: I'll make the motion.
COMMISSIONER GREEN: Second.
CHAIRPERSON ENNES: George was the first, who was the second?
COMMISSIONER DROST: I'll be ecumenical about it whoever wants to take it, but we want to get Jake out of the building here.
CHAIRPERSON ENNES: Do we need a roll call vote?
COMMISSIONER GREEN: Yes, you do.
MR. SCHMIDT: Who make the motion, who made the second?
COMMISSIONER GREEN: I think I seconded, but I'm not sure.
CHAIRPERSON ENNES: Okay, George and Bruce.
COMMISSIONER DROST: Yes, I made the motion.
MR. SCHMIDT: Commissioner Cherwin.
COMMISSIONER CHERWIN: Yes.
MR. SCHMIDT: Commissioner Dawson.
COMMISSIONER DAWSON: Yes.
MR. SCHMIDT: Commissioner Drost.
COMMISSIONER DROST: Yes.
MR. SCHMIDT: Commissioner Green.
COMMISSIONER GREEN: Yes.
MR. SCHMIDT: Commissioner Jensen.
COMMISSIONER JENSEN: Yes.
MR. SCHMIDT: Commissioner Lorenzini.
COMMISSIONER LORENZINI: Yes.
MR. SCHMIDT: Commissioner Sigalos.
COMMISSIONER SIGALOS: Yes.
MR. SCHMIDT: Commissioner Warskow.
COMMISSIONER WARSKOW: Yes.
MR. SCHMIDT: Chairman Ennes.
CHAIRPERSON ENNES: Yes, with comment. I'll see you all in March. I will have my second shot. Okay, thanks a lot.

(Whereupon, at 11:10 p.m., the public hearing on the above-mentioned petition was adjourned.)

CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 W. Higgins Road, Suite 600
Rosemont, Illinois 60018
(847) 823-0500

CLIENT:
VILLAGE OF ARLINGTON HEIGHTS
33 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL 60005

NO.	DATE	NATURE OF REVISION	CHKD.

FILE NAME: [illegible]

DSGN.	MST
DRN.	MRL
CHKD.	SMS
SCALE:	40'
PLOT DATE:	2/13/2020
CAD USER:	mthomas
MODEL:	Default

TITLE:
GREENBRIER SUBDIVISION IMPROVEMENTS

Below are the written responses to Zoning Code Variation Approval Criteria for the following requested variation:

1. **A variation from Chapter 28, Section 6.12-1, to waive the requirement to provide a Traffic and Parking Study prepared by a Certified Traffic Engineer.**

1. **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
    - The variation is requested due to fact that the proposed use – a stormwater detention pond – will not generate any traffic in the immediate neighborhood, preserving the existing quiet residential character of the locality.
2. **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
    - The subject property has been vacant for many years, and the proposed improvements will improve stormwater infrastructure for the immediate neighborhood. Obtaining a traffic study for an improvement that does not generate traffic would be an unnecessary expenditure of public funds for no benefit.
3. **The proposed variation is in harmony with the spirit and intent of this Chapter.**
    - The variation is requested due to the fact that the proposed use – a stormwater detention pond – will not generate any traffic in the immediate neighborhood. Code requires a Traffic Study to assess the impact of developments on local roads. As it is evident the proposed use will not generate traffic, the request to waive the requirement to provide a Traffic Study is in harmony with the spirit and intent of Zoning Code.
4. **The variance requested is the minimum variance necessary to allow reasonable use of the property.**
    - As it is evident the proposed use will not generate traffic, the request to waive the requirement to provide a Traffic Study will not be detrimental to the character of the existing neighborhood or the wellbeing of the local community. Obtaining a traffic study for an improvement that does not generate traffic would be an unnecessary expenditure of public funds for no benefit.

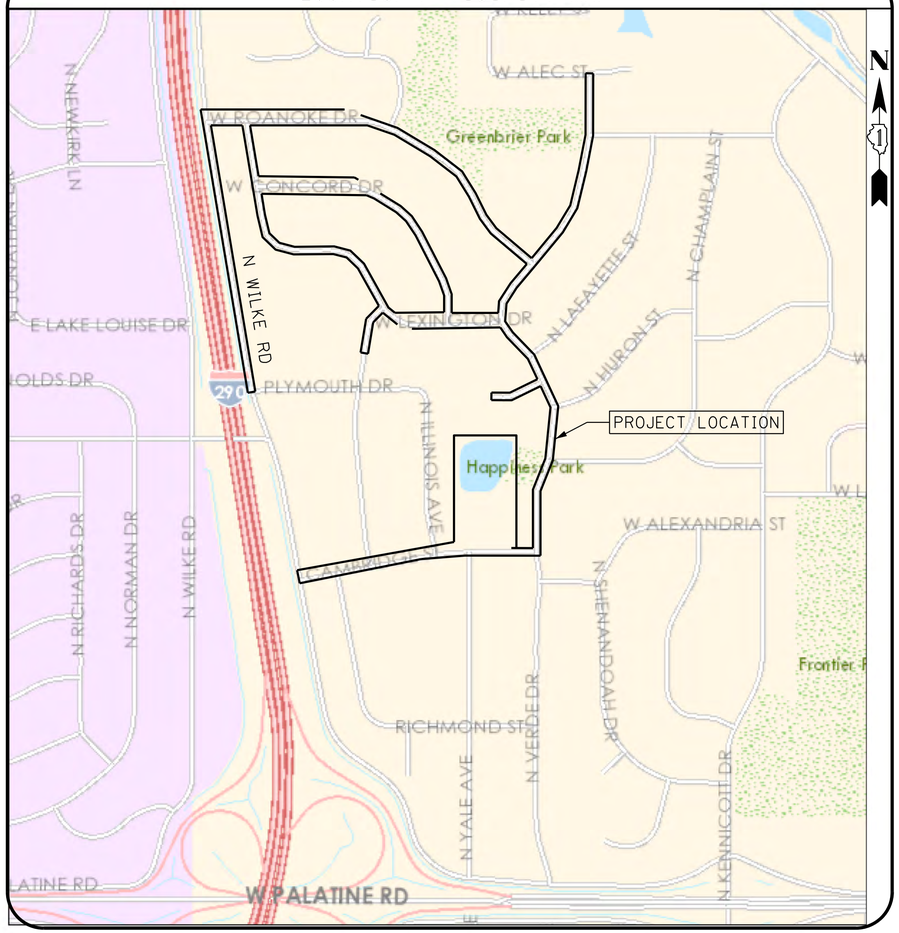
VILLAGE OF ARLINGTON HEIGHTS

GREENBRIER SUBDIVISION
INFRASTRUCTURE IMPROVEMENTS

INDEX

1	COVER SHEET
2	GENERAL NOTES
3-5	SUMMARY OF QUANTITIES
6	EARTHWORK SCHEDULE
7-8	ALIGNMENT, TIES AND BENCHMARKS
9	TYPICAL SECTIONS
10-21	REMOVAL PLANS
22-40	ROADWAY PLAN AND PROFILE
41-57	UTILITY PLAN AND PROFILE
58-60	BASIN GRADING PLAN
61	CIPP WATER MAIN LINING PLAN
62-73	EROSION CONTROL PLANS
74-77	CONSTRUCTION DETAILS
78-119	CROSS SECTIONS

LOCATION / VICINITY MAP



LIST OF HIGHWAY STANDARDS

STD. 000001-07	STANDARD SYMBOLS, ABBREVIATIONS, AND PATTERNS
STD. 280001-07	TEMPORARY EROSION CONTROL SYSTEMS
STD. 424001-11	PERPENDICULAR CURB RAMPS FOR SIDEWALKS
STD. 424011-04	CORNER PARALLEL CURB RAMPS FOR SIDEWALKS
STD. 424016-05	MID-BLOCK CURB RAMPS FOR SIDEWALKS
STD. 424021-05	DEPRESSED CORNER FOR SIDEWALKS
STD. 442201-03	CLASS C AND D PATCHES
STD. 542606-02	REINFORCED CONCRETE PIPE TEE
STD. 602001-02	CATCH BASIN - TYPE A
STD. 602301-04	INLET - TYPE A
STD. 602401-06	PRECAST MANHOLE TYPE A 4' (1.22m) DIAMETER
STD. 602402-02	PRECAST MANHOLE TYPE A 5' (1.52m) DIAMETER
STD. 602406-10	PRECAST MANHOLE TYPE A 6' (1.83m) DIAMETER
STD. 602411-08	PRECAST MANHOLE TYPE A 7' (2.13m)
STD. 602416-08	PRECAST MANHOLE TYPE A 8' (2.44m)
STD. 602501-05	PRECAST VALVE VAULT TYPE A 4' DIAMETER
STD. 602506-02	PRECAST VALVE VAULT TYPE A 5' DIAMETER
STD. 602601-06	PRECAST REINFORCE CONCRETE FLAT SLAB TOP
STD. 602701-02	MANHOLE STEPS
STD. 604001-05	FRAME AND LIDS TYPE 1
STD. 604051-04	FRAME AND GRATE TYPE 11
STD. 664001-02	CHAIN LINK FENCE
STD. 701001-02	OFF-RD OPERATIONS, 2L, 2W, MORE THAN 15' (4.5m) AWAY
STD. 701006-05	OFF-RD OPERATIONS, 2L, 2W, MORE THAN 15' (4.5m) TO 24" (600mm) FROM PAVEMENT EDGE
STD. 701301-04	LANE CLOSURE, 2L, 2W, SHORT TIME OPERATIONS
STD. 701501-06	URBAN LANE CLOSURE, 2L, 2W, UNDIVIDED
STD. 701801-06	SIDEWALK, CORNER OR CROSSWALK CLOSURE
STD. 701901-08	TRAFFIC CONTROL DEVICES

SEE SPECIAL PROVISIONS FOR HIGHWAY STANDARDS

BENCHMARK

SEE ALIGNMENT, TIES, AND BENCHMARKS SHEET

LOCATION

CALL JULIE 811
WITH THE FOLLOWING:
COUNTY COOK
CITY-TOWNSHIP ARLINGTON HTS
48 HOURS BEFORE YOU DIG.
EXCLUDING SAT., SUN., & HOLIDAYS

SITE SAFETY

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AS WELL AS SUPERVISION/DIRECTION AND MEANS/METHODS OF CONSTRUCTION.

STEPHEN N. SUGG
062-044117
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

JANUARY 13 , 2021

STEPHEN N. SUGG
ILLINOIS REGISTRATION No. 062-044117
EXPIRATION DATE: 11/30/21

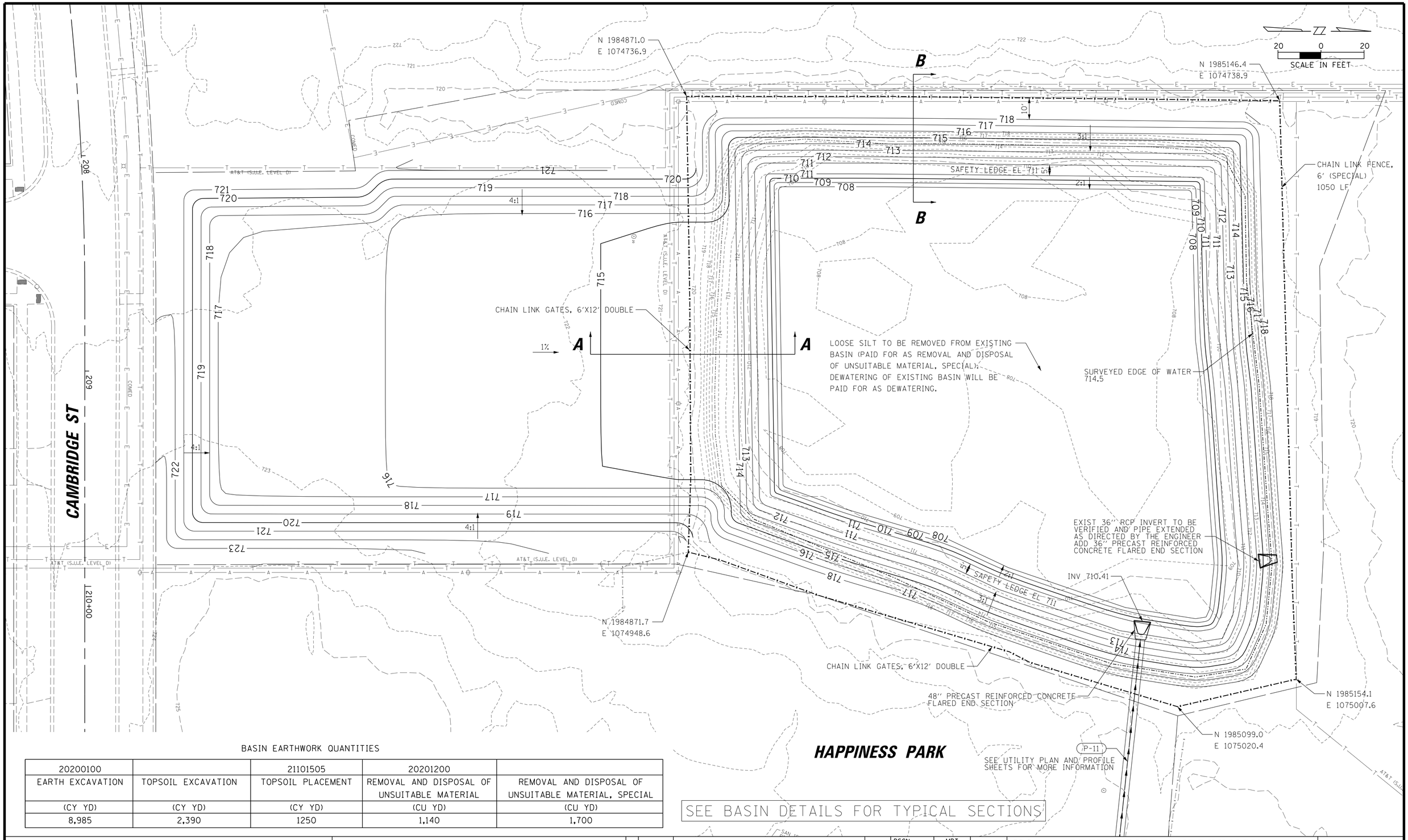
CLIENT :

VILLAGE OF ARLINGTON HEIGHTS
33 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL 60005

CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 W. Higgins Road, Suite 600
Rosemont, Illinois 60018
(847) 823-0500

PROFESSIONAL DESIGN FIRM NO. 184-001175
EXPIRATION DATE: APRIL 30, 2021

mlowellindgren
1/13/2021
FILE NAME: N:\ARLINGTONHEIGHTS\190458\Civil\CVR_190458_01.SHT



BASIN EARTHWORK QUANTITIES

20200100		21101505	20201200	
EARTH EXCAVATION	TOPSOIL EXCAVATION	TOPSOIL PLACEMENT	REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL	REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL, SPECIAL
(CY YD)	(CY YD)	(CY YD)	(CU YD)	(CU YD)
8,985	2,390	1250	1,140	1,700

SEE BASIN DETAILS FOR TYPICAL SECTIONS

CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 W. Higgins Road, Suite 600
Rosemont, Illinois 60018
(847) 823-0500

CLIENT:
VILLAGE OF ARLINGTON HEIGHTS
33 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL 60005

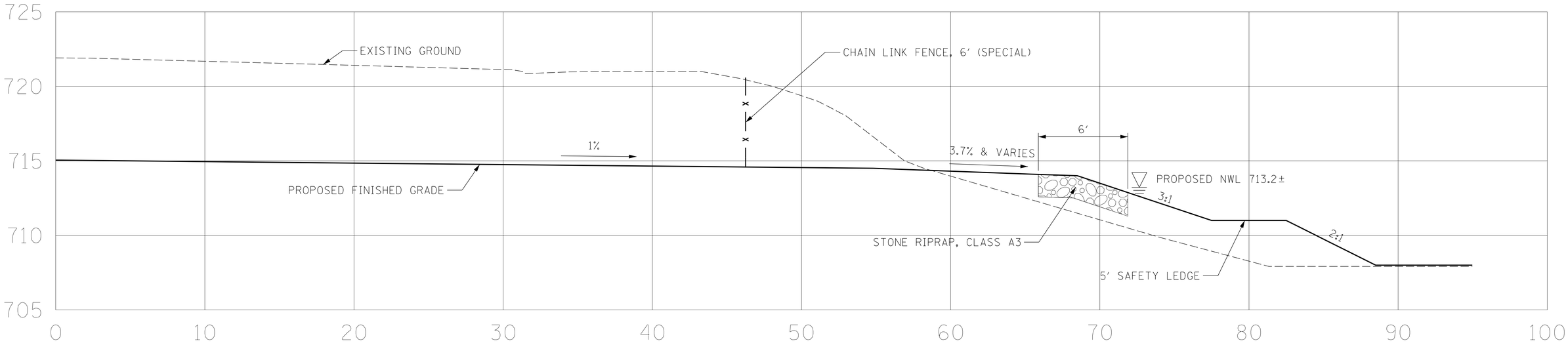
NO.	DATE	NATURE OF REVISION	CHKD.

FILE NAME N:\ARLINGTONHEIGHTS\190458\Civil\GRA_190458_01.SHT

DSGN.	MBT
DWN.	NHL
CHKD.	SNS
SCALE:	20'
PLOT DATE:	1/13/2021
CAD USER:	nhowelllindgren
MODEL:	Default

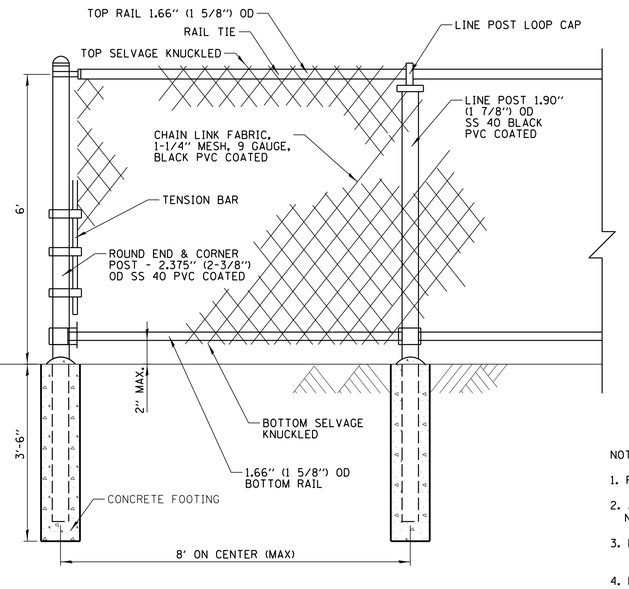
TITLE:
GREENBRIER SUBDIVISION INFRASTRUCTURE IMPROVEMENTS
BASIN AREA GRADING PLAN

PROJ. NO. 190458
DATE:
SHEET 58 OF 119
DRAWING NO. 58



SECTION A–A

SECTION B–B



CHAIN LINK FENCE (SPECIAL)

NOT TO SCALE

NOTES:

1. FOOTING WIDTH TO BE MIN. (4)X POST WIDTH
2. ALL FENCING SHALL BE BLACK PVC COATED AS NOTED IN THE SPECIFICATIONS
3. BOTTOM RAIL ON ALL FENCING SHALL BE A MAXIMUM OF 2" ABOVE FINISHED GRADE
4. PAID FOR AS CHAIN LINK FENCE, 6' (SPECIAL)

CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 W. Higgins Road, Suite 600
Rosemont, Illinois 60018
(847) 823-0500

CLIENT:
VILLAGE OF ARLINGTON HEIGHTS
33 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL 60005

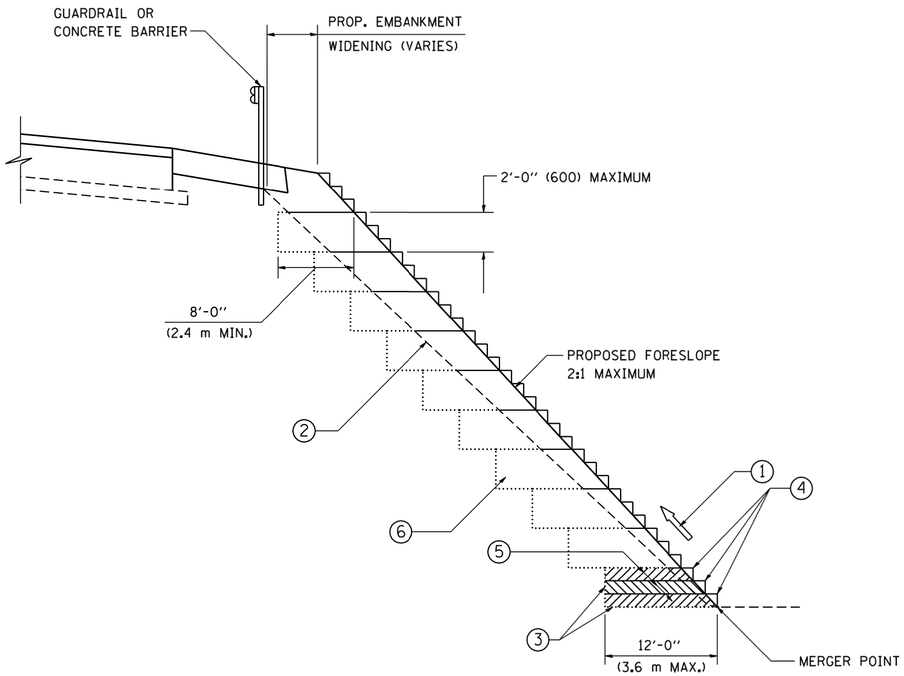
NO.	DATE	NATURE OF REVISION	CHKD.

DSGN.	MBT
DWN.	NHL
CHKD.	SNS
SCALE:	1'
PLOT DATE:	1/13/2021
CAD USER:	nhowellIndgren
MODEL:	Default
FILE NAME	N:\ARLINGTONHEIGHTS\190458\Civil\GRA_190458_02.SHT

TITLE: **GREENBRIER SUBDIVISION INFRASTRUCTURE IMPROVEMENTS**

BASIN DETAILS

PROJ. NO.	190458
DATE:	
SHEET	59 OF 119
DRAWING NO.	59



TYPICAL BENCHING DETAIL FOR EMBANKMENT

NOTES:

1. CONSTRUCT SUCCEEDING BENCH CUTS AND EMBANKMENT PLACEMENT AND COMPACTION FROM BOTTOM TO TOP IN STAIRSTEP FASHION.
2. EXISTING FORESLOPE PREPARED IN ACCORDANCE WITH ARTICLE 205.03 OF THE STANDARD SPECIFICATIONS.
3. BENCH CUT EXISTING SLOPE TYPICAL FOR EACH STEP.
4. TRIM TO FINAL SLOPE.
5. EQUAL 8-INCH (200) LIFTS OF EMBANKMENT COMPACTED IN ACCORDANCE WITH ARTICLE 205.05 OF THE STANDARD SPECIFICATIONS.
6. EXCAVATION OF BENCH CUTS WITHIN EXISTING EMBANKMENT WILL BE PAID FOR AT THE CONTRACT UNIT PRICE PER CUBIC METER OR CUBIC YARD FOR "EARTH EXCAVATION". THIS PRICE WILL INCLUDE ALL LABOR AND MATERIAL, NO ADDITIONAL COMPENSATION WILL BE ALLOWED.
7. SLOPES SHALL BE BENCHED ACCORDING TO THIS DETAIL WHEN THE SLOPE IS STEEPER THAN 4:1 AND THE HEIGHT IS GREATER THAN 5' (1.5 m).

ALL DIMENSIONS ARE IN INCHES (MILLIMETERS) UNLESS OTHERWISE SHOWN.

CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 W. Higgins Road, Suite 600
Rosemont, Illinois 60018
(847) 823-0500

CLIENT:
VILLAGE OF ARLINGTON HEIGHTS
33 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL 60005

NO.	DATE	NATURE OF REVISION	CHKD.

DSGN.	MBT
DWN.	NHL
CHKD.	SNS
SCALE:	20'
PLOT DATE:	1/13/2021
CAD USER:	nhowellilndgren
MODEL:	Default
FILE NAME	N:\ARLINGTONHEIGHTS\190458\Civil\DET_190458_02.SHT

TITLE: **GREENBRIER SUBDIVISION INFRASTRUCTURE IMPROVEMENTS**

CONSTRUCTION DETAILS

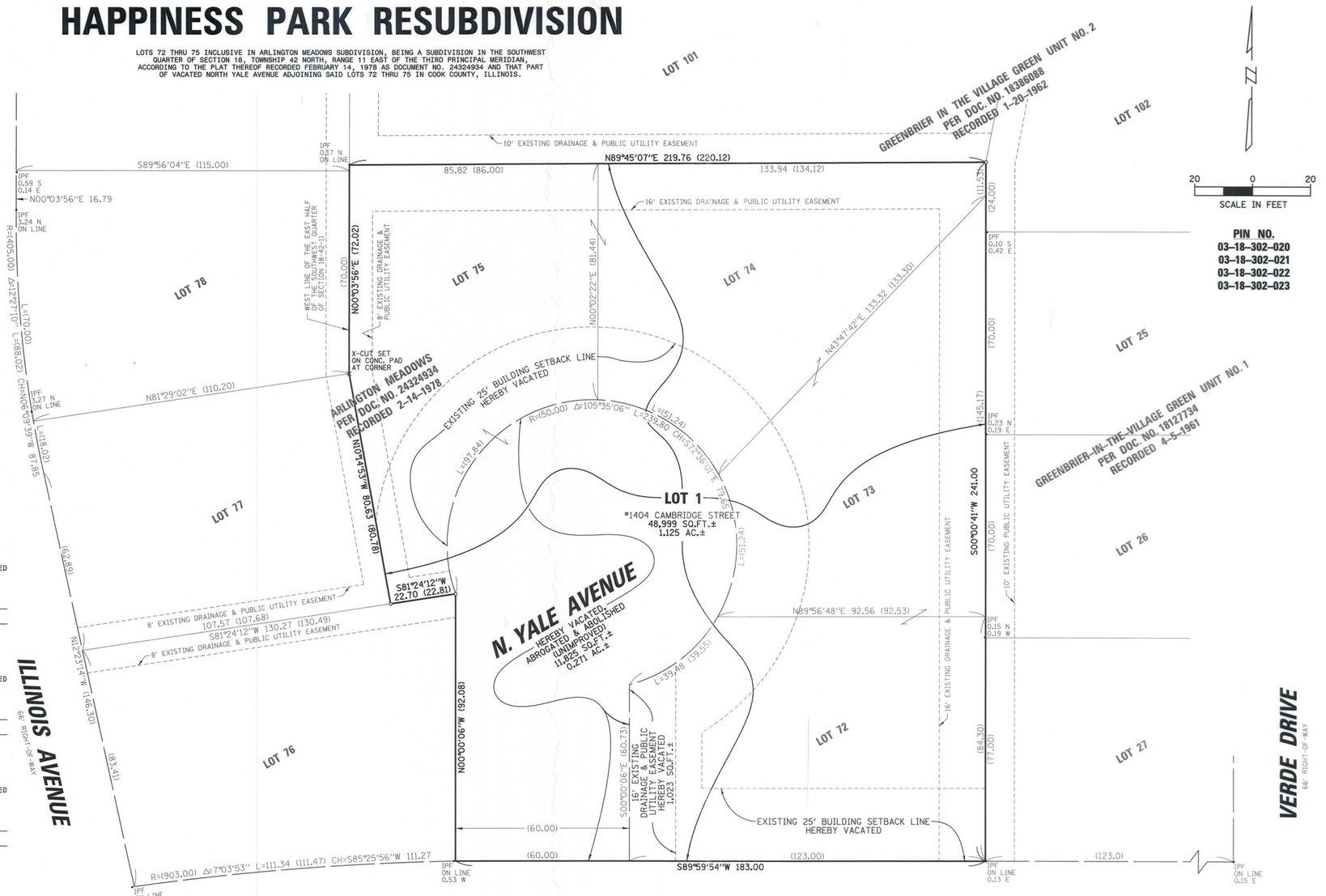
PROJ. NO.	190458
DATE:	
SHEET	77 OF 119
DRAWING NO.	77

HAPPINESS PARK RESUBDIVISION

LOTS 72 THRU 75 INCLUSIVE IN ARLINGTON MEADOWS SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 14, 1978 AS DOCUMENT NO. 24324934 AND THAT PART OF VACATED NORTH YALE AVENUE ADJOINING SAID LOTS 72 THRU 75 IN COOK COUNTY, ILLINOIS.

LEGEND

o	5/8" REBAR & CAP SET
•	IRON PIPE FOUND (IPF)
00.00	MEASURED
(00.00)	RECORD
_____	PROPERTY LINE
_____ _____	R.O.W. LINE
- - - - - - - -	BUILDING SETBACK LINE
- - - - - - - -	EASEMENT LINE



PIN NO.
03-18-302-020
03-18-302-021
03-18-302-022
03-18-302-023

SEND TAX BILL TO:
VILLAGE OF ARLINGTON HEIGHTS
33 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL 60005

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, _____, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID SPECIAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT OF RESUBDIVISION. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE RESUBDIVISION.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK, DATED

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

_____
COUNTY CLERK

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT I, THE VILLAGE OF ARLINGTON HEIGHTS IS/ARE THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED ON PLAT OF RESUBDIVISION AND THAT THEY HAVE CAUSED THE SAME TO BE PLATTED AS INDICATED HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON INDICATED.

THIS IS TO ALSO CERTIFY THAT THE UNDERSIGNED, AS OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF RESUBDIVISION HAVE DETERMINED TO THE TO THE BEST OF THE OWNER'S KNOWLEDGE, THE SCHOOL DISTRICTS IN WHICH EACH TRACT, PARCEL, LOT OF BLOCK OF THE PROPOSED SUBDIVISION LIES IS/ARE:

	OWNERS NAME & ADDRESS
ELEMENTARY SCHOOL DISTRICT 25 ARLINGTON HEIGHTS TOWNSHIP HIGHSCHOOL 214 HARPER COMMUNITY COLLEGE DISTRICT 512	VILLAGE OF ARLINGTON HEIGHTS 33 S. ARLINGTON HEIGHTS RD ARLINGTON HEIGHTS, IL 60005

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

BY:_____

TITLE:_____

ATTEST:_____

TITLE:_____

OWNER'S NOTARY

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT I,_____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND NOTARIAL SEAL

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

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

GENERAL NOTES:

1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
2. ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISIONS ARE SHOWN HEREON. REFER TO THE DEED, TITLE INSURANCE POLICY AND LOCAL ORDINANCES FOR OTHER RESTRICTIONS.
3. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND REPORT ANY DISCREPANCIES TO THE SURVEYOR AT ONCE.
4. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.
5. CONTRACTOR/DEVELOPER SHALL NOTIFY J.U.L.I.E. AT 1-800-892-0123 AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.

SURVEYOR NOTES:

1. BUILDING DIMENSIONS AND TIES SHOWN HEREON ARE MEASURED FROM OUTSIDE FACE OF BUILDING.
2. BEARINGS AND DISTANCES SHOWN HEREON ARE ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) "GRID".
3. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
4. PROPERTY IS SUBJECT TO: RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS, AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.
5. THIS SURVEY IS BASED ON FIELD WORK PERFORMED ON 01-22-2021.

COMMONWEALTH EDISON COMPANY

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

RIGHT-OF-WAY / EASEMENT VACATION AS SHOWN HEREON. APPROVED & ACCEPTED THIS_____DAY OF_____, A.D., 20_____.

COMMONWEALTH EDISON COMPANY

BY:_____

TITLE:_____

NICOR GAS

STATE OF ILLINOIS)
)SS
COUNTY OF COOL)

RIGHT-OF-WAY / EASEMENT VACATION AS SHOWN HEREON. APPROVED & ACCEPTED THIS_____DAY OF_____, A.D., 20_____.

NICOR GAS

BY:_____

TITLE:_____

ILLINOIS BELL TELEPHONE DBA AT&T, IL

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

RIGHT-OF-WAY / EASEMENT VACATION AS SHOWN HEREON. APPROVED & ACCEPTED THIS_____DAY OF_____, A.D., 20_____.

AT&T CORPORATION

BY:_____

TITLE:_____

COMCAST CABLE COMMUNICATIONS, INC.

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

RIGHT-OF-WAY / EASEMENT VACATION AS SHOWN HEREON. APPROVED & ACCEPTED THIS_____DAY OF_____, A.D., 20_____.

COMCAST CABLE COMMUNICATIONS, INC.

BY:_____

TITLE:_____

VILLAGE CERTIFICATE OF APPROVAL

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

APPROVED BY THE PLAN COMMISSION AT A MEETING HELD _____

_____
CHAIRMAN

_____
SECRETARY

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

_____
PRESIDENT

_____
VILLAGE CLERK

APPROVED BY THE VILLAGE COLLECTOR _____

APPROVED BY THE VILLAGE ENGINEER _____

PLAT AUTHORIZATION CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

SUBMITTED BY & RETURN TO:
VILLAGE OF ARLINGTON HEIGHTS
33 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL 60005

WE, CHRISTOPHER B. BURKE ENGINEERING, LTD., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001175, HEREBY DESIGNATE THE VILLAGE OF ARLINGTON HEIGHTS TO RECORD THIS PLAT OF RESUBDIVISION WITH THE COOK COUNTY RECORDER OF DEEDS OR REGISTRAR OF TITLE. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER SECTION 2 OF THE ILLINOIS PLAT ACT, 765 ILLINOIS COMPILED STATUES 205/2.

GIVEN UNDER OUR HAND AND SEAL AT ROSEMONT, ILLINOIS.

THIS 19 DAY OF February, 20 21 A.D.

Kenneth J. Rasmussen

KENNETH J. RASMUSSEN, P.L.S.
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3240
MY LICENSE EXPIRES 11/30/2022

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

WE, CHRISTOPHER B. BURKE ENGINEERING, LTD., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-00172, DO HEREBY STATE THAT WE HAVE SURVEYED AND RESUBDIVIDED THE PROPERTY AS FOLLOWS:

LOTS 72 THRU 75 INCLUSIVE IN ARLINGTON MEADOWS SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 14, 1978 AS DOCUMENT NO. 24324934 AND THAT PART OF VACATED NORTH YALE AVENUE ADJOINING SAID LOTS 72 THRU 75 IN COOK COUNTY, ILLINOIS.

WE FURTHER DECLARE THAT ALL THE LAND INCLUDED IN THE ANNEXED PLAT IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS, WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE.

IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1 – 5/8" X 24" REBAR & CAP ARE SET AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGE, UNLESS NOTED OTHERWISE.

THIS IS TO FURTHER CERTIFY THAT THE PROPERTY DESCRIBED IS LOCATED WITHIN ZONE X – AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN IN THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 17031C0201J, DATED AUGUST 19, 2008 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM.

THIS 19 DAY OF February, 20 21 A.D.

Kenneth J. Rasmussen

KENNETH J. RASMUSSEN, P.L.S.
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3240
MY LICENSE EXPIRES 11/30/2022

"THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM TECHNICAL STANDARDS FOR A BOUNDARY SURVEY."

KENNETH J. RASMUSSEN 3240 PROFESSIONAL LAND SURVEYOR ILLINOIS ROSEMONT, ILLINOIS

CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 West Higgins Road, Suite 600
Rosemont, Illinois 60018
(847) 823-0500

HAPPINESS PARK RESUBDIVISION
IN
VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS
PREPARED FOR
VILLAGE OF ARLINGTON HEIGHTS

CALC.	KJR
DWN.	AJK
CHKD.	JRM
SCALE:	1"=20'
DATE:	02-19-2021

PROJECT NO. 210040
SHEET 1 OF 1
DRAWING NO. RESUB210040A

N:\ARLINGTONHEIGHTS\210040\SURVEY\RESUB210040A.SJR

20 0 20
SCALE IN FEET

CAMBRIDGE ST

3 KENTUCKY COFFEE TREE
9 ARROWWOOD VIBURNUM
2 OHIO BUCKEYE
9 ARROWWOOD VIBURNUM
EXISTING PARKWAY TREES
3 KENTUCKY COFFEE TREE

4:1
1%

LOOSE SILT TO BE REMOVED FROM EXISTING BASIN (PAID FOR AS REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL, SPECIAL). DEWATERING OF EXISTING BASIN WILL BE PAID FOR AS DEWATERING.

SURVEYED EDGE OF WATER 714.5

EXIST 36" RCP TO REMAIN IN PLACE

HAPPINESS PARK

P-11
SEE UTILITY PLAN AND PROFILE SHEETS FOR MORE INFORMATION

AT&T (S.U.E. LEVEL D)
COMED

VILLAGE OF ARLINGTON HEIGHTS
33 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL 60005

NO.	DATE	NATURE OF REVISION	CHKD.

FILE NAME N:\ARLINGTONHEIGHTS\190458\Civil\GRA_190458_01.SHT

DSGN.	
DWN.	
CHKD.	
SCALE:	20'
PLOT DATE:	
CAD USER:	
MODEL:	Default

TITLE:

GREENBRIER SUBDIVISION IMPROVEMENTS

BASIN AREA LANDSCAPE PLAN

PROJ. NO. 190458
DATE:
SHEET 56 OF 112
DRAWING NO.
L-1

CHAIN LINK FENCE REMOVAL
1050 LF

TREE REMOVAL, ACRES
0.40 ACRE
(REMOVE ALL TREES AROUND
PERIMETER OF BASIN)

TREE REMOVAL, 20"

UTILITES TO
BE RELOCATED
BY OTHERS

20 0 20
SCALE IN FEET

CAMBRIDGE ST

HAPPINESS PARK

AT&T (S.U.E. LEVEL D)

COMED

208

209

210+00

211

CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 W. Higgins Road, Suite 600
Rosemont, Illinois 60018
(847) 823-0500

CLIENT:
VILLAGE OF ARLINGTON HEIGHTS
33 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL 60005

NO.	DATE	NATURE OF REVISION	CHKD.

DSGN.	MBT
DWN.	NHL
CHKD.	SNS
SCALE:	20'
PLOT DATE:	1/13/2021
CAD USER:	nhowelllindgren
MODEL:	Default

FILE NAME N:\ARLINGTONHEIGHTS\190458\Civil\REM_190458_02.SHT

TITLE:
GREENBRIER SUBDIVISION
INFRASTRUCTURE IMPROVEMENTS
REMOVAL PLANS
BASIN AREA REMOVAL

PROJ. NO. 190458
DATE:
SHEET 21 OF 119
DRAWING NO.
21

Planning & Community Development Dept. Review

February 10, 2021

REVIEW ROUND 1

Project: NE Corner Cambridge Street and Yale Avenue
Greenbrier Detention Pond

Case Number: PC 21-004

General:

1. The written response to Zoning Code Variation criteria is acceptable.
2. The provided Landscape Plan is acceptable.
3. If a Plat with all signatures is not provided by 2/24/21, Final Plat Approval will need to be sought at a subsequent meeting.

Prepared by: _____

HAPPINESS PARK RESUBDIVISION

Provide legal description of the subdivision area here

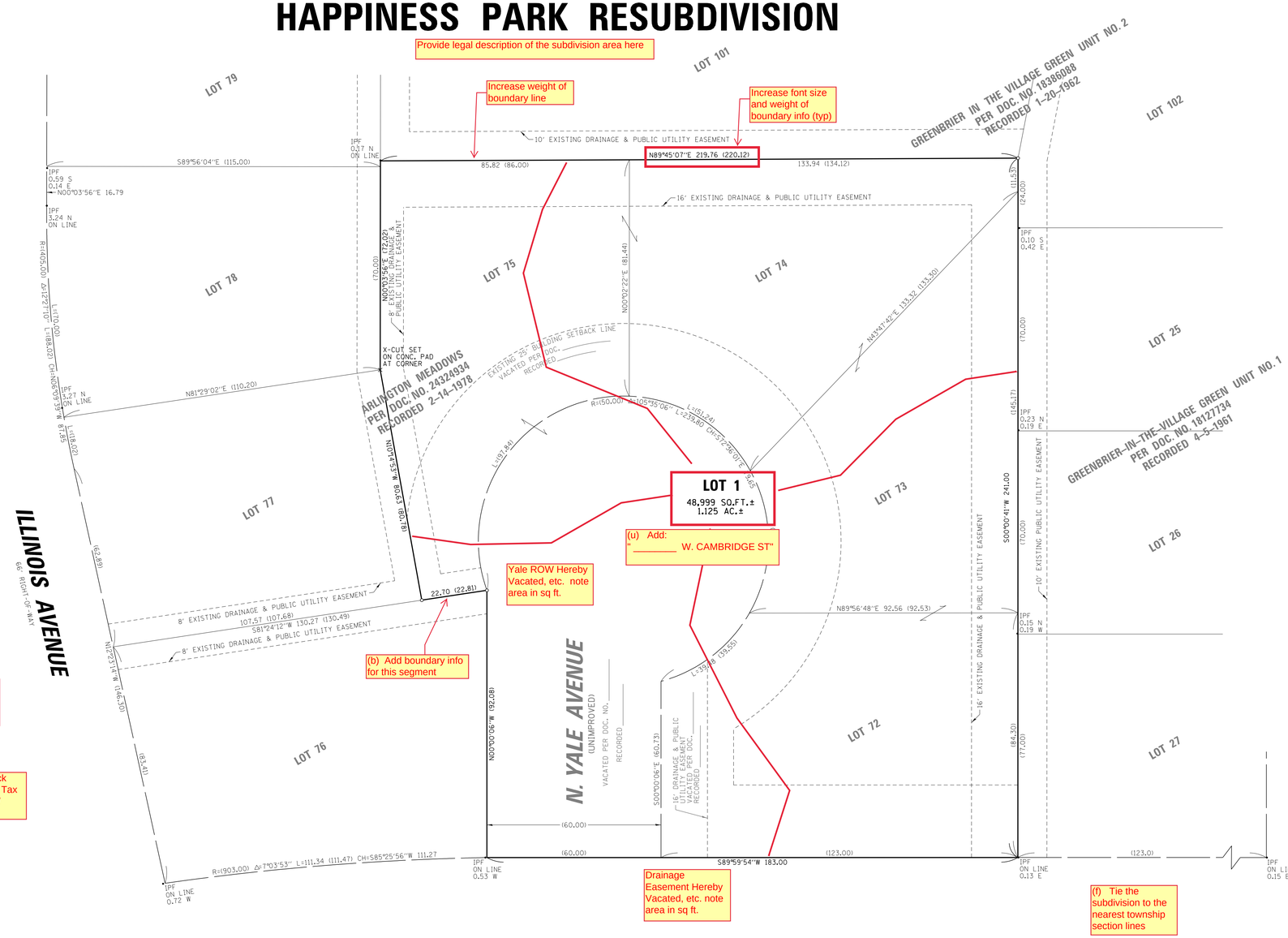
LEGEND

- ○ 5/8" REBAR & CAP SET
- • IRON PIPE FOUND (IPF)
- 00.00 MEASURED
- (00.00) RECORD
- PROPERTY LINE
- R.O.W. LINE
- BUILDING SETBACK LINE
- EASEMENT LINE

Increase weight of boundary line

Increase font size and weight of boundary info (typ)

Add utility signature blocks, use second page if there is no room



LOT 1
48,999 SQ.FT.±
1.125 AC.±

(u) Add: "_____ W. CAMBRIDGE ST"

Yale ROW Hereby Vacated, etc. note area in sq ft.

(b) Add boundary info for this segment

Drainage Easement Hereby Vacated, etc. note area in sq ft.

(f) Tie the subdivision to the nearest township section lines

20 0 20
SCALE IN FEET

PIN NO.
03-18-302-020
03-18-302-021
03-18-302-022
03-18-302-023

(n) Replace the Owner's Certificate with the required deed of dedication, including the school district info

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT I, THE VILLAGE OF ARLINGTON HEIGHTS IS/ARE THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED ON PLAT OF RESUBDIVISION AND THAT THEY HAVE CAUSED THE SAME TO BE PLATTED AS INDICATED HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON INDICATED.

THIS IS TO ALSO CERTIFY THAT THE UNDERSIGNED, AS OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF RESUBDIVISION HAVE DETERMINED TO THE TO THE BEST OF THE OWNER'S KNOWLEDGE, THE SCHOOL DISTRICTS IN WHICH EACH TRACT, PARCEL, LOT OF BLOCK OF THE PROPOSED SUBDIVISION LIES IS/ARE:

ELEMENTARY SCHOOL DISTRICT 25
ARLINGTON HEIGHTS TOWNSHIP HIGHSCHOOL 214
HARPER COMMUNITY COLLEGE DISTRICT 512

OWNERS NAME & ADDRESS

VILLAGE OF ARLINGTON HEIGHTS
33 S. ARLINGTON HEIGHTS RD
ARLINGTON HEIGHTS, IL 60005

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

BY:_____

TITLE:_____

ATTEST:_____

TITLE:_____

(o) Use the Village's certificate of approval

(t) Add a block stating "Send Tax Bill to: (name/ address)"

OWNER'S NOTARY

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT I,_____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND NOTARIAL SEAL

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

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

GENERAL NOTES:

1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
2. ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISIONS ARE SHOWN HEREON. REFER TO THE DEED, TITLE INSURANCE POLICY AND LOCAL ORDINANCES FOR OTHER RESTRICTIONS.
3. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND REPORT ANY DISCREPANCIES TO THE SURVEYOR AT ONCE.
4. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.
5. CONTRACTOR/DEVELOPER SHALL NOTIFY J.U.L.I.E. AT 1-800-892-0123 AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.

SURVEYOR NOTES:

1. BUILDING DIMENSIONS AND TIES SHOWN HEREON ARE MEASURED FROM OUTSIDE FACE OF BUILDING.
2. BEARINGS AND DISTANCES SHOWN HEREON ARE ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) "GRID".
3. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
4. PROPERTY IS SUBJECT TO: RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS, AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.
5. THIS SURVEY IS BASED ON FIELD WORK PERFORMED ON 01-22-2021.

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, _____, VILLAGE ENGINEER OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS, HEREBY CERTIFY THAT PLAT OF RESUBDIVISION IS APPROVED AND ACCEPTED.

DATED AT VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, 20 _____ A.D.

_____
VILLAGE ENGINEER

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

APPROVED AND ACCEPTED BY THE VILLAGE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS, AT A MEETING HELD

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

BY:_____
VILLAGE MAYOR

ATTEST:_____
VILLAGE CLERK

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT THERE ARE NO UNPAID SPECIAL ASSESSMENTS OR OTHER LIENS ON THE ABOVE DESCRIBED PROPERTY.

_____ _____
VILLAGE CLERK DATE

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

APPROVED THIS _____ DAY OF _____, 20_____ A.D.
VILLAGE OF ARLINGTON HEIGHTS ZONING BOARD OF APPEALS/PLAN COMMISSION.

CHAIRMAN:_____

SECRETARY:_____

(l) Include a certificate from Cook County that there are no delinquent taxes, etc.

PLAT AUTHORIZATION CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

WE, CHRISTOPHER B. BURKE ENGINEERING, LTD., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001175, HEREBY DESIGNATE THE VILLAGE OF ARLINGTON HEIGHTS TO RECORD THIS PLAT OF RESUBDIVISION WITH THE COOK COUNTY RECORDER OF DEEDS OR REGISTRAR OF TITLE. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER SECTION 2 OF THE ILLINOIS PLAT ACT, 765 ILLINOIS COMPILED STATUES 205/2.

GIVEN UNDER OUR HAND AND SEAL AT ROSEMONT, ILLINOIS.

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

_____
KENNETH J. RASMUSSEN, P.L.S.
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3240
MY LICENSE EXPIRES 11/30/2022

SUBMITTED BY & RETURN TO:
VILLAGE OF ARLINGTON HEIGHTS
33 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL 60005

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

WE, CHRISTOPHER B. BURKE ENGINEERING, LTD., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-00172, DO HEREBY STATE THAT WE HAVE SURVEYED AND RESUBDIVIDED THE PROPERTY AS FOLLOWS:

LOTS 72 THRU 75 INCLUSIVE IN ARLINGTON MEADOWS SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 14, 1978 AS DOCUMENT NO. 24324934 AND THAT PART OF VACATED NORTH YALE AVENUE ADJOINING SAID LOTS 72 THRU 75, VACATED BY DOCUMENT NO._____ IN COOK COUNTY, ILLINOIS.

WE FURTHER DECLARE THAT ALL THE LAND INCLUDED IN THE ANNEXED PLAT IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS, WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE.

IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1 – 5/8" X 24" REBAR & CAP ARE SET AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGE, UNLESS NOTED OTHERWISE.

THIS IS TO FURTHER CERTIFY THAT THE PROPERTY DESCRIBED IS LOCATED WITHIN ZONE X – AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN IN THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 17031C0201J, DATED AUGUST 19, 2008 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM.

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

_____
KENNETH J. RASMUSSEN, P.L.S.
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3240
MY LICENSE EXPIRES 11/30/2022

"THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM TECHNICAL STANDARDS FOR A BOUNDARY SURVEY."

CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 West Higgins Road, Suite 600
Rosemont, Illinois 60018
(847) 823-0500

HAPPINESS PARK RESUBDIVISION
IN
VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS
PREPARED FOR
VILLAGE OF ARLINGTON HEIGHTS

PRELIMINARY

CALC.	KJR
DWN.	AJK
CHKD.	JRM
SCALE:	1"=20'
DATE:	02-10-2021

PROJECT NO.
210040
SHEET 1 OF 1
DRAWING NO.
RESUB210040A

N:\ARLINGTONHEIGHTS\210040\SURVEY\RESUB210040A.SJR

HAPPINESS PARK RESUBDIVISION

LOTS 72 THRU 75 INCLUSIVE IN ARLINGTON MEADOWS SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 14, 1978 AS DOCUMENT NO. 24324934 ~~AND THAT PART OF VACATED NORTH YALE AVENUE ADJOINING SAID LOTS 72 THRU 75, VACATED BY DOCUMENT NO._____~~ IN COOK COUNTY, ILLINOIS.

LEGEND

o	5/8" REBAR & CAP SET
•	IRON PIPE FOUND (IPF)
00.00	MEASURED
(00.00)	RECORD
————	PROPERTY LINE
——— ———	R.O.W. LINE
- - - - - - - -	BUILDING SETBACK LINE
- - - - - - - -	EASEMENT LINE

SEND TAX BILL TO:
VILLAGE OF ARLINGTON HEIGHTS
33 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL 60005

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I,_____, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID SPECIAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT OF RESUBDIVISION. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE RESUBDIVISION.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK, DATED

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

_____
COUNTY CLERK

OWNER'S CERTIFICATE

BE, THE UNDERSIGNED, THE VILLAGE OF ARLINGTON HEIGHTS, 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 HAPPINESS PARK 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 ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREETS, THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE. THERE ARE STRIPS OF GROUND, 8 & 16 FEET IN WIDTH, AS SHOWN ON THIS PLAT AND MARKED 'EASEMENT' RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON THESE STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES, AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.

THE FOREGOING COVENANTS (OR RESTRICTIONS) ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 20_____ (25 YEAR PERIOD IS SUGGESTED), AT WHICH TIME SAID COVENANTS (OR RESTRICTIONS) SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS INDICATED OTHERWISE BY NEGATIVE VOTE OF A MAJORITY OF THE THEN OWNERS OF THE BUILDING SITES COVERED BY THESE COVENANTS (OR RESTRICTIONS), IN WHOLE OR IN PART WHICH SAID VOTE WILL BE EVIDENCED BY A PETITION IN WRITING SIGNED BY THE OWNERS AND DULY RECORDED. INVALIDATION OF ANY ONE OF THE FOREGOING COVENANTS (OR RESTRICTIONS) BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER VARIOUS COVENANTS (OR RESTRICTIONS), WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

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

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

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, PERSONALLY APPEARED (NAMES), AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

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

_____
NOTARY PUBLIC

OWNER'S NOTARY

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT I,_____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND NOTARIAL SEAL

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

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

GENERAL NOTES:

1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
2. ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISIONS ARE SHOWN HEREON. REFER TO THE DEED, TITLE INSURANCE POLICY AND LOCAL ORDINANCES FOR OTHER RESTRICTIONS.
3. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND REPORT ANY DISCREPANCIES TO THE SURVEYOR AT ONCE.
4. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.
5. CONTRACTOR/DEVELOPER SHALL NOTIFY J.U.L.I.E. AT 1-800-892-0123 AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.

SURVEYOR NOTES:

1. BUILDING DIMENSIONS AND TIES SHOWN HEREON ARE MEASURED FROM OUTSIDE FACE OF BUILDING.
2. BEARINGS AND DISTANCES SHOWN HEREON ARE ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) "GRID".
3. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
4. PROPERTY IS SUBJECT TO: RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS, AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.
5. THIS SURVEY IS BASED ON FIELD WORK PERFORMED ON 01-22-2021.

My apologies, please re-insert the original Owner's Certificate information, including the school districts, etc.

COMMONWEALTH EDISON COMPANY

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

RIGHT-OF-WAY / EASEMENT VACATION AS SHOWN HEREON. APPROVED & ACCEPTED THIS_____DAY OF_____, A.D., 20_____.

COMMONWEALTH EDISON COMPANY

BY:_____

TITLE:_____

NICOR GAS

STATE OF ILLINOIS)
)SS
COUNTY OF COOL)

RIGHT-OF-WAY / EASEMENT VACATION AS SHOWN HEREON. APPROVED & ACCEPTED THIS_____DAY OF_____, A.D., 20_____.

NICOR GAS

BY:_____

TITLE:_____

ILLINOIS BELL TELEPHONE DBA AT&T, IL

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

RIGHT-OF-WAY / EASEMENT VACATION AS SHOWN HEREON. APPROVED & ACCEPTED THIS_____DAY OF_____, A.D., 20_____.

AT&T CORPORATION

BY:_____

TITLE:_____

COMCAST CABLE COMMUNICATIONS, INC.

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

RIGHT-OF-WAY / EASEMENT VACATION AS SHOWN HEREON. APPROVED & ACCEPTED THIS_____DAY OF_____, A.D., 20_____.

COMCAST CABLE COMMUNICATIONS, INC.

BY:_____

TITLE:_____

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT THERE ARE NO UNPAID SPECIAL ASSESSMENTS OR OTHER LIENS ON THE ABOVE DESCRIBED PROPERTY.

_____
VILLAGE CLERK DATE

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I,_____, VILLAGE ENGINEER OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS, HEREBY CERTIFY THAT PLAT OF RESUBDIVISION IS APPROVED AND ACCEPTED.

DATED AT VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, 20 _____ A.D.

_____
VILLAGE ENGINEER

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

APPROVED AND ACCEPTED BY THE VILLAGE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS, AT A MEETING HELD

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

BY:_____
VILLAGE MAYOR

ATTEST:_____
VILLAGE CLERK

VILLAGE CERTIFICATE OF APPROVAL

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

APPROVED BY THE PLAN COMMISSION AT A MEETING HELD _____

_____
CHAIRMAN

_____
SECRETARY

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

_____
PRESIDENT

_____
VILLAGE CLERK

APPROVED BY THE VILLAGE COLLECTOR _____

APPROVED BY THE VILLAGE ENGINEER _____

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

APPROVED THIS _____ DAY OF _____, 20_____ A.D.
VILLAGE OF ARLINGTON HEIGHTS ZONING BOARD OF APPEALS/PLAN COMMISSION.

CHAIRMAN:_____

SECRETARY:_____

PLAT AUTHORIZATION CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

WE, CHRISTOPHER B. BURKE ENGINEERING, LTD., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001175, HEREBY DESIGNATE THE VILLAGE OF ARLINGTON HEIGHTS TO RECORD THIS PLAT OF RESUBDIVISION WITH THE COOK COUNTY RECORDER OF DEEDS OR REGISTRAR OF TITLE. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER SECTION 2 OF THE ILLINOIS PLAT ACT, 765 ILLINOIS COMPILED STATUES 205/2.

GIVEN UNDER OUR HAND AND SEAL AT ROSEMONT, ILLINOIS.

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

_____
KENNETH J. RASMUSSEN, P.L.S.
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3240
MY LICENSE EXPIRES 11/30/2022

SUBMITTED BY & RETURN TO:
VILLAGE OF ARLINGTON HEIGHTS
33 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL 60005

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

WE, CHRISTOPHER B. BURKE ENGINEERING, LTD., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-00172, DO HEREBY STATE THAT WE HAVE SURVEYED AND RESUBDIVIDED THE PROPERTY AS FOLLOWS:

LOTS 72 THRU 75 INCLUSIVE IN ARLINGTON MEADOWS SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 14, 1978 AS DOCUMENT NO. 24324934 ~~AND THAT PART OF VACATED NORTH YALE AVENUE ADJOINING SAID LOTS 72 THRU 75, VACATED BY DOCUMENT NO._____~~ IN COOK COUNTY, ILLINOIS.

WE FURTHER DECLARE THAT ALL THE LAND INCLUDED IN THE ANNEXED PLAT IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS, WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE.

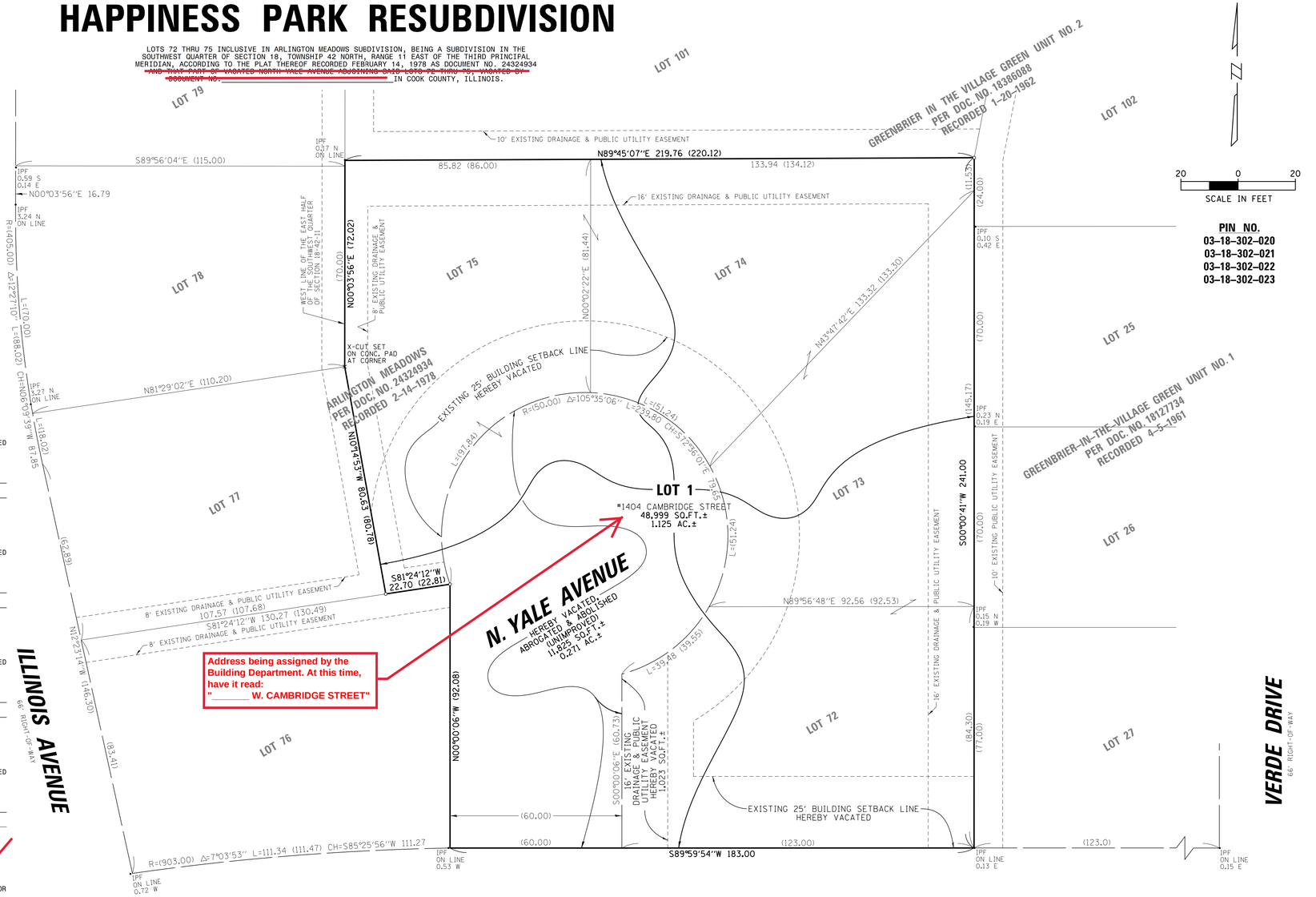
IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1 – 5/8" X 24" REBAR & CAP ARE SET AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGE, UNLESS NOTED OTHERWISE.

THIS IS TO FURTHER CERTIFY THAT THE PROPERTY DESCRIBED IS LOCATED WITHIN ZONE X – AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN IN THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 17031C0201J, DATED AUGUST 19, 2008 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM.

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

_____
KENNETH J. RASMUSSEN, P.L.S.
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3240
MY LICENSE EXPIRES 11/30/2022

"THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM TECHNICAL STANDARDS FOR A BOUNDARY SURVEY."



Address being assigned by the Building Department. At this time, have it read: "_____ W. CAMBRIDGE STREET"

PIN NO.
03-18-302-020
03-18-302-021
03-18-302-022
03-18-302-023

PRELIMINARY

CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 West Higgins Road, Suite 600
Rosemont, Illinois 60018
(847) 823-0500

HAPPINESS PARK RESUBDIVISION
IN
VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS
PREPARED FOR
VILLAGE OF ARLINGTON HEIGHTS

CALC.	KJR
DWN.	AJK
CHKD.	JRM
SCALE:	1"=20'
DATE:	02-10-2021

PROJECT NO. 210040
SHEET 1 OF 1
DRAWING NO. RESUB210040A

REVISED: 02-15-2021

N:\ARLINGTONHEIGHTS\210040\SURVEY\RESUB210040A.SUR

PLAN COMMISSION PROJECT TIMELINE

Project Name: Greenbrier Detention Pond
PC Number: 21-004
Location: NE Corner Cambridge Street and Yale Avenue
Requested Action:

1. Planned Unit Development Approval
2. Preliminary Plat of Subdivision approval to consolidate four lots and Village ROW into one lot.
3. Rezoning from the R-3 District to the P-L District
4. Comprehensive Plan Amendment to classify the site as Open Space
5. A variation from Chapter 28, Section 6.12-1, to waive the requirement to provide a Traffic and Parking Study prepared by a Certified Traffic Engineer.

	Date	# of Business Days
Petitioner Provided Documentation for CPRC	1/15/2021	-
Conceptual Plan Review Meeting (CPRC)	1/27/2021	7
PC Application Submittal Date	1/28/2021	1
Planning Review Comments	2/10/2021	9
Engineering Review Comments Round 1	2/11/2021	1
Engineering Review Comments Round 2	2/18/2021	5
PC Hearing	2/24/2021	27 days from application date
Village Board	3/1/2021	22
Potential Village Board Ord. Adoption	3/1/2021	-

Schmidt, Jacob

From: Marybeth Conrad <[redacted]>
Sent: Thursday, February 11, 2021 4:29 PM
To: Schmidt, Jacob
Subject: Re: Northeast Corner of Cambridge Street & Yale Ave. Arlington Heights

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Mr. Schmidt,
Thank you for your prompt response to my inquiry, I appreciate it. I am relieved to know there is no plan to build anything residential, but instead expand the existing water retention pond.
Take care,
Marybeth

Sent from my iPhone

> On Feb 11, 2021, at 2:51 PM, Schmidt, Jacob <jmschmidt@vah.com> wrote:
>
> Good afternoon,
>
> The subject property is owned by the Village, and the proposed use of the site is a water retention facility, specifically an extension of the existing pond north of the subject site.
>
> The site is currently undeveloped, consisting of 2 platted lots zoned P-L, 2 platted lots zoned R-3, and unimproved Village right-of-way (ROW).
>
> The Village aims to vacate the entirety of the unimproved ROW to the Village, consolidate these parcels via a Plat of Subdivision, rezone all R-3 properties to P-L, and obtain Planned Unit Development (PUD) Approval in accordance with the requirements of the P-L District to expand the existing detention pond to the north. Expansion of the pond is needed in order to improve stormwater infrastructure performance and coverage in the adjacent neighborhood.
>
> As mentioned above, the subject property is currently zoned R-3, One Family Dwelling District, and P-L, Public Land District. Per zoning code, the purpose of the P-L District is to provide areas for public facilities which serve the citizens of Arlington Heights. As the proposed use of the site is a public stormwater detention facility, rezoning of the site to P-L is required.
>
> The Village's Comprehensive Plan designates the subject site as Single-Family Detached, which indicates that this property is suitable for R-3 zoning. Therefore, the proposed rezoning is not consistent with the Comprehensive Plan. As the proposed site will be used as a public stormwater detention facility, a Comprehensive Plan designation of Open Space is more appropriate for the desired development of the site, and an Amendment to the Comprehensive Plan is recommended.
>
> Per the requirements of the P-L Zoning District, all projects within said district are required to obtain Planned Unit Development (PUD) Approval. As such, PUD approval is requested as part of this petition.

Preliminary plans can be accessed at the Village website, vah.com, by reviewing the agenda for the January 27th, 2021 (Direct Link: https://arlingtonheights.novusagenda.com/agendapublic/CoverSheet.aspx?ItemID=11885&MeetingID=2342)

Best,

Jake Schmidt, Assistant Planner
Village of Arlington Heights
Planning and Community Development Department
847-368-5215

From: Marybeth Conrad <[redacted]
Sent: Wednesday, February 10, 2021 7:32 PM
To: Schmidt, Jacob <jmschmidt@vah.com>
Subject: Fwd: Northeast Corner of Cambridge Street & Yale Ave. Arlington Heights

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

---------- Forwarded message ---------
From: **Marybeth Conrad** <[redacted]
Date: Wed, Feb 10, 2021 at 7:30 PM
Subject: Northeast Corner of Cambridge Street & Yale Ave. Arlington Heights
To: <planningmail@vah.com>

Dear Department of Planning and Community Development,

I received a Notice of Public Hearing today, regarding this property and would like to understand what it entails. Is there a proposed plan for building houses? If so, how many and what kind?

Thank you,
Marybeth Conrad

Schmidt, Jacob

From: Tim Copeland [redacted]
Sent: Tuesday, February 23, 2021 7:22 PM
To: Schmidt, Jacob
Subject: Re: Greenbrier/Roanoke Hearing

Follow Up Flag: Follow up
Flag Status: Flagged

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello Jake,
I appreciate your response. I am planning on tuning into the meeting tomorrow night to learn more.
Tim Copeland

On Tue, Feb 23, 2021, 11:47 AM Schmidt, Jacob <jmschmidt@vah.com> wrote:

> Good morning Tim,
>
> Thank you for your email
>
> With respect to your first question, our Public Works Department and Engineering Division determined this was the best solution for stormwater remediation. If there was a way to retrofit existing facilities in a cost-effective manner to meet demand, they would have elected to pursue that option. For recreation, Happiness Park adjacent to the site and Frontier Park on Kennicott Avenue will remain as public park space. Additionally, the dry basin immediately west on Cambridge will remain as open green space.
>
> With respect to your note regarding maintenance, I'm happy to inform you that as part of this project the existing overgrown screening and fencing surrounding the pond will be removed and replaced with new landscaping, which will include 142 plantings (53 trees and 89 shrubs).
>
> I will share your concerns with the Plan Commission for their consideration in their deliberations.
>
> Best,
>
> ***Jake Schmidt, Assistant Planner***

Village of Arlington Heights

Planning and Community Development Department

847-368-5215

From: Tim Copeland <[redacted]
Sent: Sunday, February 21, 2021 6:09 PM
To: Schmidt, Jacob <jmschmidt@vah.com>
Subject: Greenbrier/Roanoke Hearing

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

---------- Forwarded message ---------
From: **Tim Copeland** <[redacted]
Date: Sun, Feb 21, 2021, 4:44 PM
Subject:
To: [redacted]>

Hello Jake,

Thank you for taking the time to read my email.

2 main questions;

Were other options considered before deciding to dig up the only greenspace in the neighborhood not used for water remediation? (While I sympathize with the homeowners with flooding, shouldn't the solution be closer to the problem?) The park gets used most days for soccer, football, kite flying, dog walking and a myriad of other uses. It would be a shame to make it a useless eyesore.

Will this area be maintained? As you can see from the pictures, we have trees pushing over fences, fences in disrepair and barbed wire hanging close to the ground. The Village has to take responsibility for their properties and provide a safe environment for its residents.

There are 7 of us whose property backs up to the greenspace and 4 of us do not have fences. We really enjoy the openness that the park gives us. Our children (and now our grandchildren) have spent many hours playing in that open space. I would like to keep that field available for future generations.

I would welcome any feedback you may have.

Tim Copeland

2124 N Verde drive

Schmidt, Jacob

From: Schmidt, Jacob
Sent: Wednesday, February 24, 2021 3:06 PM
To: Patrice Costello
Subject: RE: Cambridge Park at Yale Rezoning

Good afternoon,

The majority of the properties in the neighborhood were platted in the 1960s and 1970s. These properties are allowed to redevelop within the allowances of zoning code, and the Village cannot deny property owners the right to use their land within the allowances of law. Our Public Works Department did consider multiple options for handling stormwater, however the current proposal was found to be the best solution to meet the needs of the area. For recreation, Happiness Park adjacent to the site and Frontier Park on Kennicott Avenue will remain as public park space. Additionally, the dry basin immediately west on Cambridge will remain as open green space.

There will also be improvements as part of this project which will directly benefit immediately adjacent residences.

Regarding site landscaping, I'm happy to inform you that as part of this project the existing overgrown screening and fencing surrounding the pond will be removed and replaced with new landscaping, which will include 142 plantings (53 trees and 89 shrubs). The fence will be replaced with a new black vinyl coated chain link fence. With the removal of the overgrown existing landscaping, our Public Works Department will be able to regularly service the pond in the future.

The function of the pond will be improved as well. The open area south of the existing pond will be excavated to allow for additional stormwater capacity, allowing the pond to accommodate a 100-year major storm event. However, this excavated area will be a dry basin for the majority of the year, only filling during major rainfall events to prevent the pond from overflowing onto adjacent properties. Additionally, outflow capacity will be improved. This should improve the function of the pond beyond its current service level.

I will pass your concerns along to the Plan Commission for their consideration.

Best,

Jake Schmidt, Assistant Planner
Village of Arlington Heights
Planning and Community Development Department
847-368-5215

-----Original Message-----
From: Patrice Costello [redacted]
Sent: Wednesday, February 24, 2021 9:39 AM
To: Schmidt, Jacob <jmschmidt@vah.com>
Subject: Cambridge Park at Yale Rezoning

[NOTICE: This message originated outside of Village of Arlington Heights email system -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Good morning,

It is with GREAT disappointment that I am writing this note. We have lived in this neighborhood for over 37 years. Love the neighborhood. Children attended local schools. We have supported the village and all park district activities. It is great to see this park being used each and every week, weather permitting; practicing soccer, baseball, football, flying kites, throwing balls around, seeing children running and enjoying themselves freely. Now being used for gathering outside with friends and neighbors. It always brings joy to those who use it.

Now, you have planned to take all that away. The draining issues are not in this immediate area. Planning should have been done before increase in home building and nearby neighboring expansion. We are already experiencing lesser values on our property being north of Palatine Road and this will only DECREASE our property values. That small park is a huge part of our home value. Will you pay us the difference when we go to sell our home? I think not!
Please Do Not Change this property. It will not enhance our values or the neighborhood. There must be another option.

Sincerely,
Patrice A Costello
Arlington Heights

Schmidt, Jacob

From: Schmidt, Jacob
Sent: Thursday, February 11, 2021 2:57 PM
To: Darline Grelck
Subject: RE: Regarding rezoning across from us on northwest corner of Cambridge Street and Yale Avenue in Arlington Heights

Good afternoon,

The subject property is owned by the Village, and the proposed use of the site is a water retention facility, specifically an extension of the existing pond north of the subject site.

The site is currently undeveloped, consisting of 2 platted lots zoned P-L, 2 platted lots zoned R-3, and unimproved Village right-of-way (ROW).

The Village aims to vacate the entirety of the unimproved ROW to the Village, consolidate these parcels via a Plat of Subdivision, rezone all R-3 properties to P-L, and obtain Planned Unit Development (PUD) Approval in accordance with the requirements of the P-L District to expand the existing detention pond to the north. Expansion of the pond is needed in order to improve stormwater infrastructure performance and coverage in the adjacent neighborhood.

As mentioned above, the subject property is currently zoned R-3, One Family Dwelling District, and P-L, Public Land District. Per zoning code, the purpose of the P-L District is to provide areas for public facilities which serve the citizens of Arlington Heights. As the proposed use of the site is a public stormwater detention facility, rezoning of the site to P-L is required.

The Village's Comprehensive Plan designates the subject site as Single-Family Detached, which indicates that this property is suitable for R-3 zoning. Therefore, the proposed rezoning is not consistent with the Comprehensive Plan. As the proposed site will be used as a public stormwater detention facility, a Comprehensive Plan designation of Open Space is more appropriate for the desired development of the site, and an Amendment to the Comprehensive Plan is recommended.

Per the requirements of the P-L Zoning District, all projects within said district are required to obtain Planned Unit Development (PUD) Approval. As such, PUD approval is requested as part of this petition.

Preliminary plans can be accessed at the Village website, vah.com, by reviewing the agenda for the January 27th, 2021 (Direct Link:
https://arlingtonheights.novusagenda.com/agendapublic/CoverSheet.aspx?ItemID=11885&MeetingID=2342)

As the meeting is on February 24th, and today is February 11th, you will not be able to access the meeting. Information on how to participate in the meeting will be posted on the Village website, vah.com, no later than February 19th, 2021.

Best,

Jake Schmidt, Assistant Planner
Village of Arlington Heights
Planning and Community Development Department
847-368-5215

-----Original Message-----
From: Darline Grelck <[redacted]
Sent: Thursday, February 11, 2021 11:03 AM
To: Schmidt, Jacob <jmschmidt@vah.com>
Subject: Regarding rezoning across from us on northwest corner of Cambridge Street and Yale Avenue in Arlington Heights

[NOTICE: This message originated outside of Village of Arlington Heights email system -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Mr Schmidt,

Made several attempts to get us on the zoom meeting on Wednesday Feb 24th @ 7:30 pm with no luck.
We like to know how this project is going affect our sewerage system?. Since we don't flood, but hear the other side does.
Will there be enough room for people to still enjoy the space for playing flying kites and enjoing the open space.?

Thank You,

Darline and George Grelck

Schmidt, Jacob

From: Ryan Lubbers <[redacted]
Sent: Thursday, February 11, 2021 7:23 PM
To: Schmidt, Jacob
Subject: Re: Cambridge Street and Yale Ave. Develpoment

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Thanks for the response Jake, appreciate it.

On Thu, Feb 11, 2021 at 2:53 PM Schmidt, Jacob <jmschmidt@vah.com> wrote:

> Good afternoon,
>
> The subject property is owned by the Village, and the proposed use of the site is a water retention facility, specifically an extension of the existing pond north of the subject site.
>
> The site is currently undeveloped, consisting of 2 platted lots zoned P-L, 2 platted lots zoned R-3, and unimproved Village right-of-way (ROW).
>
> The Village aims to vacate the entirety of the unimproved ROW to the Village, consolidate these parcels via a Plat of Subdivision, rezone all R-3 properties to P-L, and obtain Planned Unit Development (PUD) Approval in accordance with the requirements of the P-L District to expand the existing detention pond to the north. Expansion of the pond is needed in order to improve stormwater infrastructure performance and coverage in the adjacent neighborhood.
>
> As mentioned above, the subject property is currently zoned R-3, One Family Dwelling District, and P-L, Public Land District. Per zoning code, the purpose of the P-L District is to provide areas for public facilities which serve the citizens of Arlington Heights. As the proposed use of the site is a public stormwater detention facility, rezoning of the site to P-L is required.
>
> The Village's Comprehensive Plan designates the subject site as Single-Family Detached, which indicates that this property is suitable for R-3 zoning. Therefore, the proposed rezoning is not consistent with the Comprehensive Plan. As the proposed site will be used as a public stormwater detention facility, a Comprehensive Plan designation of Open Space is more appropriate for the desired development of the site, and an Amendment to the Comprehensive Plan is recommended.

Per the requirements of the P-L Zoning District, all projects within said district are required to obtain Planned Unit Development (PUD) Approval. As such, PUD approval is requested as part of this petition.

Preliminary plans can be accessed at the Village website, vah.com, by reviewing the agenda for the January 27th, 2021 (Direct Link: https://arlingtonheights.novusagenda.com/agendapublic/CoverSheet.aspx?ItemID=11885&MeetingID=2342)

Best,

Jake Schmidt, Assistant Planner

Village of Arlington Heights

Planning and Community Development Department

847-368-5215

From: Ryan Lubbe[redacted]
Sent: Wednesday, February 10, 2021 7:37 PM
To: Planning <Planningmail@vah.com>
Subject: Cambridge Street and Yale Ave. Develpoment

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello,

My name is Ryan Lubbers and I live in the Greenbriar neighborhood, around the corner from an empty lot that recently received a sign about a zoning change so that "Units" can be built on an empty park owned lot. I wanted to gather some information on what the plan is for that lot. Could you please answer the following for me?

1. Who are the contacts that are in charge of the petition for the zoning change? Please include emails.

2. Who made the decision to propose the petition to change the zoning?
3. Name of the developer.
4. Type of unit that is being proposed.

Thanks!

Ryan Lubbers

2123 N Williamsburg Street

Arlington Heights IL, 60004

Schmidt, Jacob

From: Schmidt, Jacob
Sent: Wednesday, February 24, 2021 2:57 PM
To: Jenn Ponivas
Subject: RE: Public Comment for Plan Commission Meeting 2/24/2021 at 7:30PM

Good afternoon Jennifer

The majority of the properties in the neighborhood were platted in the 1960s and 1970s. These properties are allowed to redevelop within the allowances of zoning code, and the Village cannot deny property owners the right to use their land within the allowances of law. Our Public Works Department did consider multiple options for handling stormwater, however the current proposal was found to be the best solution to meet the needs of the area.

Regarding site landscaping, I'm happy to inform you that as part of this project the existing overgrown screening and fencing surrounding the pond will be removed and replaced with new landscaping, which will include 142 plantings (53 trees and 89 shrubs). The fence will be replaced with a new black vinyl coated chain link fence. With the removal of the overgrown existing landscaping, our Public Works Department will be able to regularly service the pond in the future.

With respect to concerns regarding the pond, this project is part of a larger stormwater infrastructure improvement project. The open area south of the existing pond will be excavated to allow for additional stormwater capacity, allowing the pond to accommodate a 100-year major storm event. However, this excavated area will be a dry basin for the majority of the year, only filling during major rainfall events to prevent the pond from overflowing onto adjacent properties. Additionally, outflow capacity will be improved. This should improve the function of the pond beyond its current service level.

I will pass your concerns along to the Plan Commission for their consideration.

Best,

Jake Schmidt, Assistant Planner
Village of Arlington Heights
Planning and Community Development Department
847-368-5215

From: Jenn Ponivas [redacted]
Sent: Tuesday, February 23, 2021 11:28 PM
To: Hubbard, Sam <shubbard@vah.com>; Schmidt, Jacob <jmschmidt@vah.com>
Subject: Public Comment for Plan Commission Meeting 2/24/2021 at 7:30PM

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Please acknowledge receipt of this email:

Good Evening,

My Name is Jennifer (Peck)Ponivas and I reside at 2110 N. Verde Dr. I am unable to attend the meeting at 7:30 on 02/24/2021 so I would like to submit the following for public comment:

This land isn't just 4 plots of land; to the neighborhood this is a place to gather, a place for the kids to play soccer/football/baseball, a place to be kids especially after huge rain storms when every other flat area is soggy (Have you seen Frontier Park? After a rainstorm the fields are unusable). There are homes currently near the pond that have sump pumps that are concerned about their need to purchase another one because the plan is to relocate the water from the North end of the Neighborhood to the South. Why should the older homes in the neighborhood be required to bear the burden of the water from the north end of the neighborhood? Should not this have been thought out about prior to approving the building of those homes? What precautions or guarantees are being put into place so that current houses near the current and proposed retention pond will not flood due to potential overflow? What safety precautions will be put into place? To what degree will the landscaping be maintained as the current landscaping is poorly maintained including the lack of snow removal inconveniencing the neighborhood that is used to the Park District's Maintenance of the area. Homes were purchased because of that greenspace which will now be turned into a pond rendering it useless for neighborhood use. I urge the plan commission to reconsider this proposal because it will indeed alter the essential character of the neighborhood.

Thank you,

Jennifer Ponivas

Schmidt, Jacob

From: Schmidt, Jacob
Sent: Wednesday, February 24, 2021 2:41 PM
To: Scott Wallace
Subject: RE: Plan Commission Public Question and Concerns for Meeting

Good afternoon Scott

With respect to your first question, I'm happy to inform you that as part of this project the existing overgrown screening and fencing surrounding the pond will be removed and replaced with new landscaping, which will include 142 plantings (53 trees and 89 shrubs). The fence will be replaced with a new black vinyl coated chain link fence. With the removal of the overgrown existing landscaping, our Public Works Department will be able to regularly service the pond in the future.

With respect to your second question, this project is part of a larger stormwater infrastructure improvement project. The open area south of the existing pond will be excavated to allow for additional stormwater capacity, allowing the pond to accommodate a 100-year major storm event. Additionally, outflow capacity will be improved. This should improve the function of the pond beyond its current service level.

Best,

Jake Schmidt, Assistant Planner
Village of Arlington Heights
Planning and Community Development Department
847-368-5215

From: Scott Wallace [redacted]
Sent: Tuesday, February 23, 2021 7:41 PM
To: Hubbard, Sam <shubbard@vah.com>; Schmidt, Jacob <jmschmidt@vah.com>
Subject: Plan Commission Public Question and Concerns for Meeting

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Good evening.

We are residents on Verde Drive, right next to Happiness Park. We would like the following questions or issues to be addressed for tomorrow's agenda:

1.) What is going to be done regarding the pond stewardship behind Happiness Park? Last year, we were told as part of this overall project, that the pond would be drained, cleaned, and refilled, with an aerator or fountain filtration structure to support water circulation and provide better environmental security for this pond area. Currently, the pond has had no maintenance for over a decade or two. The water is green with algae, a breeding ground for pests and mosquitos, and has a very bad odor. A pond of this size deserves proper care and attention, and as previously outlined, it appeared the plan was to address the cleaning of the pond and provide the aeration of the fountain. As it has been not kept it, it continues to be an environmental and safety concern for the residents in our community. In addition, the fence is old and needs to be replaced with something better to secure the area. Overall, we would like an understanding of what will be done to make this area safe, environmentally sound, and also a better aesthetic for the overall community. Currently, this pond also floods over into our yard and has damaged our grass and plants on several occasions which leads to question / concern #2 below. Our understanding was that this was all included in the funds that were budgeted with the retention area project.

2.) How will the drainage project affect our current houses around the pond? Will drainage lines be damaged or compromised that would now potentially lead to flooding here where other areas might be improved? What is the exact understanding of the plan with the retention area and how will flooding be reduced for all community residents?

We will be attending this meeting as well, but would like these questions and concerns addressed and clarified.

Thank You,

Scott and Susan Wallace
2212 N. Verde Drive
Arlington Heights, IL 60004

Village Board
3/1/2021

Item: Ordinance - Comprehensive Plan - NE corner of Golf and Arlington Heights Roads

Department: Planning/Legal

This Agenda item corresponds with:

XII. New Business item:

Comprehensive Plan Amendment TIF #4 (PC #21-001)

RECOMMENDATION

It is recommended that an Ordinance Amending the Comprehensive Plan Future Land Use Map of the Village of Arlington Heights, be approved.

ATTACHMENTS:

Description	Type
Comprehensive Plan - Future Land Use Map - NE corner Golf and AH Rds	Ordinance

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP OF THE VILLAGE OF ARLINGTON HEIGHTS

WHEREAS, in Petition Number 21-001, on January 27, 2021, pursuant to notice, the Plan Commission of the Village of Arlington Heights conducted a public hearing to consider an amendment to the Comprehensive Plan Future Land Use Map which includes a change to the land use designation for approximately 18 acres of land located at the northeast corner of Golf and Arlington Heights Roads, Arlington Heights, Illinois, which properties are legally described in Exhibit A and depicted in the Future Land Use Map in Exhibit B, attached to this Ordinance; and

WHEREAS, the President and Board of Trustees have reviewed the minutes of the Plan Commission hearing and determined that amendment to the Comprehensive Plan Future Land Use Map is in the best interests of the Village of Arlington Heights,

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

SECTION ONE: The Comprehensive Plan Future Land Use Map of the Village of Arlington Heights is hereby amended by changing the land use designation for the properties legally described in Exhibit A and depicted in the Proposed Future Land Use Map in Exhibit B, attached hereto and made a part hereof, from a "commercial" use to a "mixed" use.

SECTION TWO: The revision to the Comprehensive Plan Future Land Use Map shall be placed on file with the Village Clerk and shall be available for public inspection.

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

AYES:

NAYS:

PASSED AND APPROVED this 1st day of March, 2021.

ATTEST: _____
Village President

_____
Village Clerk

MISCORD:Comprehensive Plan – TIF #4 with Exhibit

Exhibit A

1665 S Arlington Heights Rd, Arlington Heights, IL 60005
PIN 08-09-402-003-0000

That part of the Southeast ¼ of Section 9, Township 41 North, Range 11, East of the Third Principal Meridian, described as follows: commencing at a point 837.37 feet North of the Southeast corner of said Section 9 and running thence West 281.00 feet; thence Southerly 167.89 feet; thence East 281.00 feet to the East line of said section; thence North 167.47 feet to the point of beginning, in Cook County, Illinois.

5-39 E Golf Terrace, Arlington Heights, IL 60005
PIN 08-09-402-023-0000

Lot 2 (except that part thereof described as follows: beginning at the Southwest corner of said Lot 2; thence on an assumed bearing of North 3 degrees 25 minutes 58 seconds East along the West line of said Lot 2 for a distance of 100.78 feet; thence South 1 degree 38 minutes 34 seconds West 100.63 feet to a point on the South line of said Lot 2; thence South 89 degrees 54 minutes 00 seconds West along said South line, 3.15 feet to the point of beginning) in Anderson's Subdivision of part of the Southeast ¼ of Section 9, Township 41 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

133 E Golf Terrace, Arlington Heights, IL 60005
PIN 08-09-402-011-0000

That part of the Southeast ¼ of the Southeast ¼ of Section 9, Township 41 North, Range 11, East of the Third Principal Meridian, described as follows: commencing 334.95 feet North of and 195.06 feet West of the Southeast corner of Section 9, Township 41 North, Range 11, East of the Third Principal Meridian, thence North 334.95 feet parallel to the East line of said Section 9, thence West 79.33 feet parallel to the South line of said Section 9, thence South 334.95 feet; thence East 79.33 feet, to the point of beginning.

135 E Golf Terrace, Arlington Heights, IL
PIN 08-09-402-012-0000

That part of the Southeast ¼ of the Southeast ¼ of Section 9, Township 41 North, Range 11, East of the Third Principal Meridian, described as follows: commencing 334.95 feet North and 130.04 feet West of the Southeast corner of Section 9, Township 41 North, Range 11, East of the Third Principal Meridian, thence 334.95 feet; thence West 65.02 feet parallel to the South line of said Section 9, thence South 334.95 feet parallel to East line of said Section 9, thence 65.02 feet East to the point of beginning, in Cook County, Illinois

139 E Golf Terrace, Arlington Heights, Illinois
P.I.N. 08-09-402-013-0000

That part of Section 9, Township 41 North, Range 11, East of the Third Principal Meridian, in Elk Grove Township, Cook County, Illinois described as follows: commencing 334.95 feet North of the South East corner of said Section 9; thence West 130 feet; thence North 334.95 feet; thence East 130 feet to the East line of said Section 9; thence South in the East line of said Section 9, 334.95 feet, to the place of beginning.

4 E Golf Rd, Arlington Heights, IL
PIN 08-09-402-025, 08-09-402-027, 08-09-402-028

Lot 2 in "Tom's Acres" (except that part thereof condemned in Case No. 93 L 50743), in said "Tom's Acres," a subdivision in the South East ¼ of Section 9, Township 41 North, Range 11, East of the Third Principal Meridian, according to plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois on June 26, 1973 as Document No. LR2700380, in Cook County, Illinois.

20 E Golf Rd, Arlington Heights, IL
PIN 08-09-402-026-0000

Parcel 1:
That part of the Southeast ¼ of the Southeast ¼ of Section 9, Township 41 North, Range 11 East of the Third Principal Meridian, described as follows: commencing at a point of the South line of Section 9, which is 425.08 feet West of the Southeast corner of said Section 9; thence North and parallel with the East line of said Section 159.50 feet to the point of beginning; thence continuing North of said parallel line 7.50 feet; thence East and parallel with the South line of said section 165.00 feet to a point that is 260.08 feet West of and 167.00 feet North of Southeast corner of said section, as measured on the South and East lines thereof; thence South and parallel with the East line of said Section 1 foot; thence West 165.06 feet to the point of beginning in Cook County, Illinois.
Parcel 2:
Lot 1 1(excepting therefrom the South 10 feet taken in Case 93L50353) in Tom's Acres, a subdivision in the Southeast ¼ of Section 9, Township 41 North, Range 11, East of the Third Principal Meridian in Cook County, Illinois.

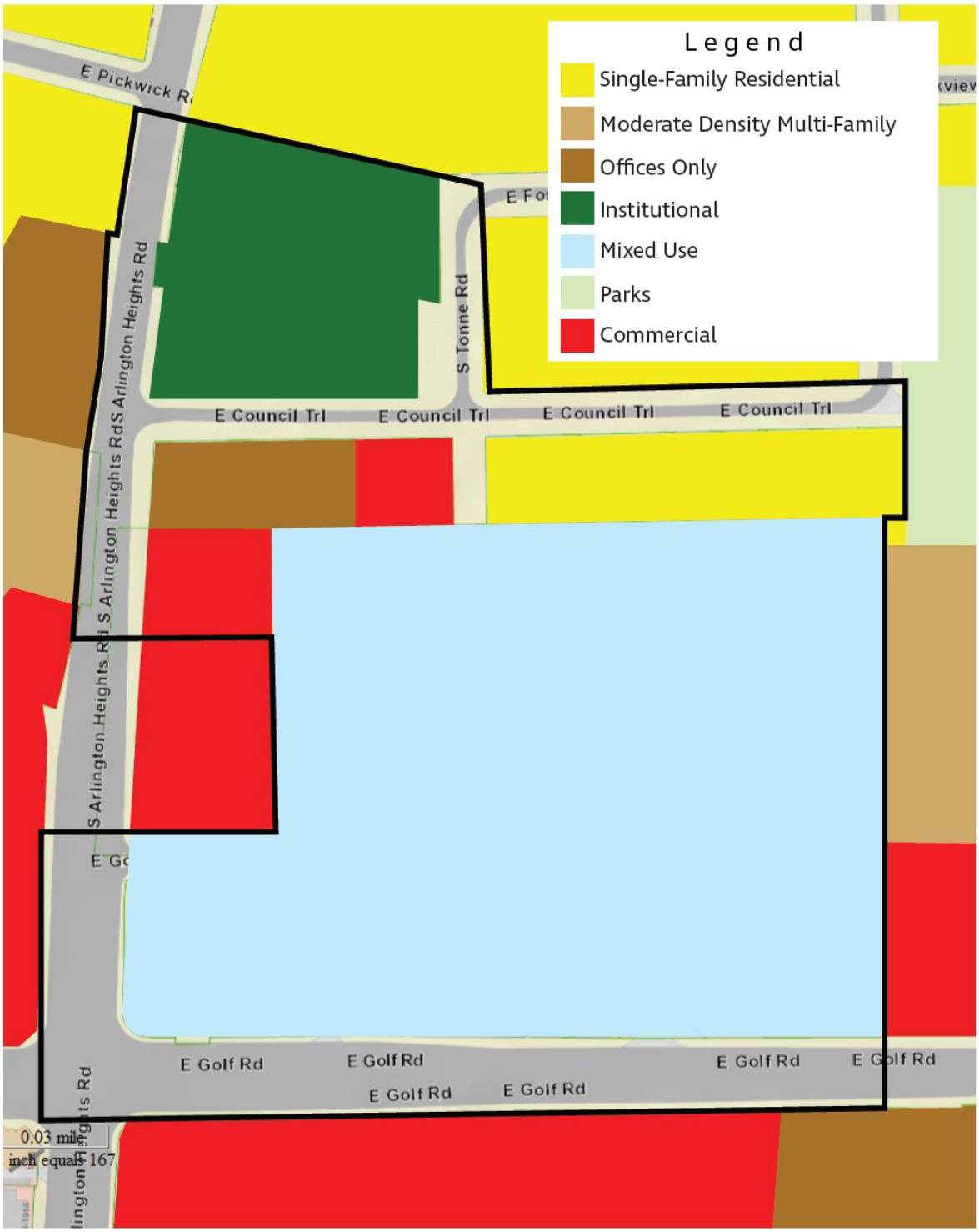
International Plaza
120 E Golf Rd to 388 E Golf Rd (even numbered addresses)
PIN 08-09-402-008, 08-09-402-016, 08-09-402-017; 08-10-302-025, 08-10-302-026, 08-10-302-005

That part of the Southeast 1/4 of Section 9 and part of the Southwest 1/4 of Section 10, all in Township 41 North, Range 11, East of the Third Principal Meridian described as follows: beginning at the Southeast corner of Section 9, as aforesaid; thence West along the South line of said Section 9, a distance of 260.08 feet; thence North, parallel with the East line of said Section 9, a distance of 334.95 feet; thence East parallel with the South line of said Section 9, a distance

of 290.08 feet to the East line of said Section 9, being also the West line of Section 10, Township and Range aforesaid; thence North along said West line 502.41 feet to the South line of the North 502.5 feet of the West 1/2 of the Southwest ¼ of the Southwest 1/4 of said Section 10,thence East along said South line 660.93 feet to the East line of the West 1/2 of the Southwest ¼ of the Southwest 1/4 of said Section 10; thence South along said East line 799.07 feet to the North line of Golf Road as dedicated by Document Numbers LR2351615 and 1048808; thence West along said North line, 289.07 feet to a line 372.0 feet East of and parallel with the West line of said Section 10; thence South along said parallel line 43.70 feet to the South line of said Section 10; thence West along said South line 130.0 feet thence North parallel with the West line of said Section 10, a distance of 45.90 feet to the North line of Golf Road, as aforesaid; thence West along said North line 142.0 feet to a line 100.0 feet East of and parallel with the West line of said Section 10; thence South along said parallel line 48.31 feet to the South line of said Section 10; thence West along said South line 100.0 feet to the place of beginning, in Cook County, Illinois.

Exhibit B
Future Land Use Map

Comprehensive Plan Land Use Map



Village Board
3/1/2021

Item: Ordinance - TIF #4 - Amendment Arlington Heights/Golf Redevelopment Project Area

Department: Planning/Legal

This Agenda item corresponds with:

XII. New Business

Tax Increment Financing District #4: Third Amendment to Redevelopment Plan and Project (RC #21-003)

RECOMMENDATION

It is recommended that an Ordinance Approving an Amendment to the Tax Increment Redevelopment Plan and Project for the Arlington Heights/Golf Redevelopment Project Area, be approved.

ATTACHMENTS:

Description	Type
TIF #4 - Amendment to Redevelopment Plan and Project	Ordinance

AN ORDINANCE APPROVING AN AMENDMENT TO THE TAX INCREMENT REDEVELOPMENT PLAN AND PROJECT FOR THE ARLINGTON HEIGHTS/GOLF REDEVELOPMENT PROJECT AREA

WHEREAS, on July 1, 2002, the President and the Board of Trustees of the Village ("*Corporate Authorities*") adopted: (i) Ordinance No. 02-049, approving a redevelopment plan and project prepared by Kane, McKenna and Associates, Inc. ("*Arlington Heights/Golf Redevelopment Plan and Project*") for an area consisting of approximately 35 acres generally including the properties located at the northeast corner of the intersection of Golf Road and Arlington Heights Road in the Village ("*Arlington Heights/Golf Redevelopment Project Area*"); (ii) Ordinance No. 02-050, designating the Arlington Heights/Golf Redevelopment Project Area as a redevelopment project area pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* ("*TIF Act*"); and (iii) Ordinance No. 02-051, adopting tax increment allocation financing for the Arlington Heights/Golf Redevelopment Project Area, pursuant to the TIF Act; and

WHEREAS, on November 19, 2013, the Corporate Authorities adopted Ordinance No. 13-062, amending the Future Land Use Map within the Arlington Heights/Golf Redevelopment Plan and Project (*"Future Land Use Map"*); and

WHEREAS, on September 15, 2014, the Corporate Authorities adopted Ordinance No. 14-048, further amending the Arlington Heights/Golf Redevelopment Plan and Project to reflect the extension of the term of the Arlington Heights/Golf Redevelopment Plan and Project from 23 years to 35 years, as authorized by the Illinois General Assembly; and

WHEREAS, the President and Board of Trustees have approved an amendment to the Comprehensive Plan of the Village to contemplate the use of certain properties within the Arlington Heights/Golf Redevelopment Project Area (collectively, the *"Subject Properties"*) for "mixed-use" developments, which Subject Properties are depicted and legally described in Exhibit A attached to this Ordinance; and

WHEREAS, the Future Land Use Map of the Arlington Heights/Golf Redevelopment Plan and Project, as amended, contemplates that the Subject Properties may be used for commercial uses and developments, but not for mixed-use developments; and

WHEREAS, certain areas of the Village that are appropriate for mixed-use development, including but not limited to the Subject Properties, are not reasonably anticipated to be developed or redeveloped without the Village's investment in infrastructure and other improvements adequate for mixed-use needs; and

WHEREAS, the Village has examined the conditions of the Subject Properties specifically and the Arlington Heights/Golf Redevelopment Project Area generally, which examinations have identified extensive improvements that are necessary or appropriate to sustain and enhance mixed-use development in the Subject Properties; and

WHEREAS, the Village has explored various sources of revenue to pay for the expense of the improvements needed to sustain, enhance, and preserve the viability of the Subject Properties for mixed-use development; and

WHEREAS, one means by which the Village could raise sufficient revenue for undertaking necessary and appropriate improvements of the Subject Properties is the use of tax increment financing ("*TIF*") and the amendment of the Arlington Heights/Golf Redevelopment Project Area to allow the use of the Subject Properties for mixed-use development, as authorized under the TIF Act; and

WHEREAS, in light of its review of the Subject Properties and the Arlington Heights/Golf Redevelopment Project Area, the Village has caused to be prepared by Kane, McKenna and Associates, Inc. a proposed amendment to the Arlington Heights/Golf Redevelopment Plan and Project to allow the use of the Subject Properties for mixed-use development ("*Amended Redevelopment Plan and Project*"); and

WHEREAS, the Amended Redevelopment Plan and Project have been on file and available at the Village Hall since November 24, 2020; and

WHEREAS, pursuant to Section 11-74.4-5 of the TIF Act, the Corporate Authorities convened a meeting of the joint review board on January 12, 2021; and

WHEREAS, at its meeting on January 12, 2021, the joint review board: (i) reviewed the public record, planning documents, and proposed ordinances approving the Proposed Amendment; and (ii) approved a resolution recommending to the Corporate Authorities the approval of the Proposed Amendment (the "*JRB Resolution*"); and

WHEREAS, pursuant to Section 11-74.4-4(k) of the TIF Act, and Section 6-206 of VILLAGE CODE, the Corporate Authorities have established the Village of Arlington Heights Redevelopment Commission (*"Commission"*) to exercise the powers enumerated in Section 11-74.4-4 of the TIF Act; and

WHEREAS, pursuant to Section 11-74.4-5 of the TIF Act, the Commission held a public hearing relative to the Redevelopment Plan and Project and Redevelopment Project Area on

February 10, 2021 (the "*Public Hearing*"), at which hearing the Commission: (i) reviewed the Proposed Amendment and the JRB Resolution; (ii) heard testimony and received written information concerning the Proposed Amendment; and (iii) reviewed other information, documentation, and studies so as to be generally informed about the conditions of the Arlington Heights/Golf Redevelopment Project Area; and

WHEREAS, the Corporate Authorities have reviewed the Proposed Amendment, the existing comprehensive planning process for development of the Village as a whole, and the information concerning the factors presented at the Public Hearing to determine whether the Proposed Amendment conforms to the existing comprehensive planning process of the Village; and

WHEREAS, all notices required pursuant to the TIF Act were provided in accordance with the TIF Act; and

WHEREAS, pursuant to the findings and determinations as provided in this Ordinance, the Corporate Authorities have determined that it is desirable and in the best interest of the public and the Village to approve the Proposed Amendment;

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

SECTION ONE: 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 TWO: The Corporate Authorities hereby find that the following facts have been established by the preponderance of the evidence:

A. The Subject Properties specifically, and the Arlington Heights/Golf Redevelopment Project Area on the whole, have not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Proposed Amendment to the Arlington Heights/Golf Redevelopment Plan and Project.

B. The Proposed Amendment to the Arlington Heights/Golf Redevelopment Plan and Project conforms to the existing comprehensive planning process for the development of the Village as a whole.

C. As set forth in the Proposed Amendment to the Arlington Heights/Golf Redevelopment Plan and Project, it is anticipated that all obligations incurred to finance redevelopment project costs, if any, as defined in the Arlington Heights/Golf Redevelopment Plan and Project, shall be retired no later than December 31st of the year in which the payment to the Village Treasurer, pursuant to the TIF Act, is to be made with respect to the ad valorem taxes levied in the 35th calendar year after the Arlington Heights/Golf Redevelopment Project Area was initially designated.

D. All other findings and certifications set forth in the Proposed Amendment to the Arlington Heights/Golf Redevelopment Plan and Project are hereby adopted as the findings and certifications of the Corporate Authorities as if fully set forth in this Ordinance.

SECTION THREE: The Proposed Amendment to the Arlington Heights/Golf Redevelopment Plan and Project, which was the subject matter of the Public Hearing, is hereby adopted and approved. A copy of the Proposed Amendment to the Arlington Heights/Golf Redevelopment Plan and Project is set forth in Exhibit B attached to and, by this reference, made a part of this Ordinance. In the event of a conflict between the Redevelopment Plan and Project approved pursuant to Ordinance No. 02-049 or the amendments approved pursuant to Ordinance Nos. 13-062 or 14-048 on the one hand, and the Proposed Amendment adopted pursuant to this Ordinance on the other, the Proposed Amendment will control.

SECTION FOUR: The President and Board of Trustees hereby authorize and direct the Village Manager to take any and all other statutorily required steps in connection with the approval of the Proposed Amendment to the Arlington Heights/Golf Redevelopment Plan and Project, including, without limitation, the transmission of a certified copy of this Ordinance to the County Clerk of Cook County, Illinois.

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

AYES:

NAYS:

PASSED AND APPROVED THIS 1st day of March, 2021.

_____
Village President

ATTEST:

_____
Village Clerk

TIF Ordinances:TIF 4 Third Amendment Ordinance
w/exhibits without highlighting

EXHIBIT A

DEPICTION AND LEGAL DESCRIPTION OF SUBJECT PROPERTIES

Exhibit A

1665 S Arlington Heights Rd, Arlington Heights, IL 60005
PIN 08-09-402-003-0000

That part of the Southeast ¼ of Section 9, Township 41 North, Range 11, East of the Third Principal Meridian, described as follows: commencing at a point 837.37 feet North of the Southeast corner of said Section 9 and running thence West 281.00 feet; thence Southerly 167.89 feet; thence East 281.00 feet to the East line of said section; thence North 167.47 feet to the point of beginning, in Cook County, Illinois.

5-39 E Golf Terrace, Arlington Heights, IL 60005
PIN 08-09-402-023-0000

Lot 2 (except that part thereof described as follows: beginning at the Southwest corner of said Lot 2; thence on an assumed bearing of North 3 degrees 25 minutes 58 seconds East along the West line of said Lot 2 for a distance of 100.78 feet; thence South 1 degree 38 minutes 34 seconds West 100.63 feet to a point on the South line of said Lot 2; thence South 89 degrees 54 minutes 00 seconds West along said South line, 3.15 feet to the point of beginning) in Anderson's Subdivision of part of the Southeast ¼ of Section 9, Township 41 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

133 E Golf Terrace, Arlington Heights, IL 60005
PIN 08-09-402-011-0000

That part of the Southeast ¼ of the Southeast ¼ of Section 9, Township 41 North, Range 11, East of the Third Principal Meridian, described as follows: commencing 334.95 feet North of and 195.06 feet West of the Southeast corner of Section 9, Township 41 North, Range 11, East of the Third Principal Meridian, thence North 334.95 feet parallel to the East line of said Section 9, thence West 79.33 feet parallel to the South line of said Section 9, thence South 334.95 feet; thence East 79.33 feet, to the point of beginning.

135 E Golf Terrace, Arlington Heights, IL
PIN 08-09-402-012-0000

That part of the Southeast ¼ of the Southeast ¼ of Section 9, Township 41 North, Range 11, East of the Third Principal Meridian, described as follows: commencing 334.95 feet North and 130.04 feet West of the Southeast corner of Section 9, Township 41 North, Range 11, East of the Third Principal Meridian, thence 334.95 feet; thence West 65.02 feet parallel to the South line of said Section 9, thence South 334.95 feet parallel to East line of said Section 9, thence 65.02 feet East to the point of beginning, in Cook County, Illinois

139 E Golf Terrace, Arlington Heights, Illinois
P.I.N. 08-09-402-013-0000

That part of Section 9, Township 41 North, Range 11, East of the Third Principal Meridian, in Elk Grove Township, Cook County, Illinois described as follows: commencing 334.95 feet North of the South East corner of said Section 9; thence West 130 feet; thence North 334.95 feet; thence East 130 feet to the East line of said Section 9; thence South in the East line of said Section 9, 334.95 feet, to the place of beginning.

4 E Golf Rd, Arlington Heights, IL
PIN 08-09-402-025, 08-09-402-027, 08-09-402-028

Lot 2 in "Tom's Acres" (except that part thereof condemned in Case No. 93 L 50743), in said "Tom's Acres," a subdivision in the South East ¼ of Section 9, Township 41 North, Range 11, East of the Third Principal Meridian, according to plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois on June 26, 1973 as Document No. LR2700380, in Cook County, Illinois.

20 E Golf Rd, Arlington Heights, IL
PIN 08-09-402-026-0000

Parcel 1:
That part of the Southeast ¼ of the Southeast ¼ of Section 9, Township 41 North, Range 11 East of the Third Principal Meridian, described as follows: commencing at a point of the South line of Section 9, which is 425.08 feet West of the Southeast corner of said Section 9; thence North and parallel with the East line of said Section 159.50 feet to the point of beginning; thence continuing North of said parallel line 7.50 feet; thence East and parallel with the South line of said section 165.00 feet to a point that is 260.08 feet West of and 167.00 feet North of Southeast corner of said section, as measured on the South and East lines thereof; thence South and parallel with the East line of said Section 1 foot; thence West 165.06 feet to the point of beginning in Cook County, Illinois.
Parcel 2:
Lot 1 1(excepting therefrom the South 10 feet taken in Case 93L50353) in Tom's Acres, a subdivision in the Southeast ¼ of Section 9, Township 41 North, Range 11, East of the Third Principal Meridian in Cook County, Illinois.

International Plaza
120 E Golf Rd to 388 E Golf Rd (even numbered addresses)
PIN 08-09-402-008, 08-09-402-016, 08-09-402-017; 08-10-302-025, 08-10-302-026, 08-10-302-005

That part of the Southeast 1/4 of Section 9 and part of the Southwest 1/4 of Section 10, all in Township 41 North, Range 11, East of the Third Principal Meridian described as follows: beginning at the Southeast corner of Section 9, as aforesaid; thence West along the South line of said Section 9, a distance of 260.08 feet; thence North, parallel with the East line of said Section 9, a distance of 334.95 feet; thence East parallel with the South line of said Section 9, a distance

of 290.08 feet to the East line of said Section 9, being also the West line of Section 10, Township and Range aforesaid; thence North along said West line 502.41 feet to the South line of the North 502.5 feet of the West 1/2 of the Southwest ¼ of the Southwest 1/4 of said Section 10,thence East along said South line 660.93 feet to the East line of the West 1/2 of the Southwest ¼ of the Southwest 1/4 of said Section 10; thence South along said East line 799.07 feet to the North line of Golf Road as dedicated by Document Numbers LR2351615 and 1048808; thence West along said North line, 289.07 feet to a line 372.0 feet East of and parallel with the West line of said Section 10; thence South along said parallel line 43.70 feet to the South line of said Section 10; thence West along said South line 130.0 feet thence North parallel with the West line of said Section 10, a distance of 45.90 feet to the North line of Golf Road, as aforesaid; thence West along said North line 142.0 feet to a line 100.0 feet East of and parallel with the West line of said Section 10; thence South along said parallel line 48.31 feet to the South line of said Section 10; thence West along said South line 100.0 feet to the place of beginning, in Cook County, Illinois.

EXHIBIT B

PROPOSED AMENDMENT

VILLAGE OF ARLINGTON HEIGHTS
THIRD AMENDMENT TO THE ARLINGTON HEIGHTS ROAD/GOLF ROAD REDEVELOPMENT PLAN AND PROJECT NO. 4

Prepared jointly by:

Village of Arlington Heights

and

Kane, McKenna and Associates, Inc.

____, 2020

Document	**Date**
Original Plan and Project	February, 2002
First Amendment to Plan and Project	November, 2013
Second Amendment to Plan and Project	September, 2014
Third Amendment to Plan and Project	_____,2021

The Village of Arlington Height's Arlington Heights Road/Golf Road Redevelopment Plan and Project No. 4 (attached as Exhibit 1) is amended as follows:

1. Subsection C General Land Use Plan of Section IV Redevelopment Plan located on page 12, is amended by inserting a new paragraph after the first paragraph with the following statements:

> The First Amendment to the TIF 4 Tax Increment Finance District, passed as part of Ordinance No. 13-062, on 11/19/2013, amended the TIF 4 Redevelopment Plan and Project so that the proposed land use designation for the property located at

1625 S. Arlington Heights Road, Arlington Heights, IL changed from "offices only" to "institutional" use.

The Second Amendment to the TIF 4 Tax Increment Finance District, passed as part of Ordinance 14-048 on 9/15/2014, amended the TIF 4 Redevelopment Plan and Project to reflect the extension of term of the TIF from 23 years to 35 years as approved by the State of Illinois General Assembly.

The Third Amendment to the TIF 4 Tax Increment Finance District, passed as part of Ordinance No. __ on __, amended the TIF 4 Redevelopment Plan and Project so that the proposed land use designation for the properties located at:
1665 S Arlington Heights Road (approximately east half) and;
133 E Golf Terrace and; 135
E Golf Terrace and:
139 E Golf Terrace and:
5 to 35 E Golf Terrace and: 4
E Golf Road and;
20 E Golf Road and:
120 E Golf Road to 388 E Golf Road (even numbered addresses) and:
E Golf Terrace (within the TIF 4 boundaries) are changed from "Commercial" to "Mixed Use". "Mixed Use" land uses include multi-family housing, including housing for seniors, office uses, institutional uses, and retail and other commercial uses.

2. Exhibit 4 Proposed Land Use Map is replaced with the attached Exhibit 2 Third Amendment to the TIF 4 Redevelopment Plan and Project Proposed Land Use Map.

Attached Exhibits

Exhibit 1 – Village of Arlington Heights Arlington Heights Road/Golf Road Redevelopment Plan and Project No. 4

Exhibit 2 – Third Amendment to the TIF 4 Redevelopment Plan and Project Proposed Land Use Map

EXHIBIT 1

Village of Arlington Heights Arlington Heights Road/Golf Road Redevelopment Plan and Project No. 4

02/26/02

APPROVED

VILLAGE OF ARLINGTON HEIGHTS
ARLINGTON HEIGHTS ROAD/GOLF ROAD
REDEVELOPMENT PLAN AND PROJECT NO. 4

Jointly Prepared By:

Village of Arlington Heights, Illinois

And

Kane, McKenna and Associates, Inc.

FEBRUARY, 2002

I. INTRODUCTION

In the context of planning for an Arlington Heights Redevelopment Project No. 4, the Village of Arlington Heights (the "Village") has initiated action related to the study of the Redevelopment Project Area (the "RPA") in its entirety to determine whether it qualifies for consideration as a Tax Increment Financing ("TIF") District. Kane, McKenna and Associates, Inc. ("KMA"), in accordance with such resolutions, has agreed to undertake the study of the area with the assistance of Village staff.

The RPA consists of residential single-family uses, retail/commercial properties and unimproved properties.

The RPA suffers from deficiencies related to obsolescence, deterioration, excessive vacancies, inadequate utilities, deleterious layout, lack of community planning, and lag in equalized assessed valuation growth.

The development of the RPA can be characterized as having been influenced by the proximity to major arterials such as Golf Road. Lot depth and the presence of obsolete facilities limit the availability of land for commercial uses that could maximize the location.

From a Village economic development perspective, the properties represent a significant potential for development and are included in the South Arlington Heights Road corridor (see Section III below). The Village has identified a number of goals and objectives for business development, including opportunities for additional property and sales taxes to be generated within the RPA.

The qualification factors discussed with this Report qualify the area described below as a "blighted area", as such term is hereinafter defined pursuant to the TIF Act.

The Village has reviewed the RPA for possible development for a period of time. In planning for this potential development, the Village has conducted a study of possible land use plans for the area. The land use plans recognize the existence of older commercial and residential structures located on irregular lots. A key goal of the Village is to promote the development of the underutilized land and redevelop the existing improved sites in order to attract new development.

There are numerous uses within the RPA. Because of this, it will be difficult to develop the area in a coordinated manner. It has been determined that in order to attract development to the area, the Village must improve infrastructure improvements in the north part of the area. Further, many of the existing improvements and improved structures within the RPA evidence vacancies and obsolescence, and as such, offer constraints to any redevelopment effort.

Without public funds, the RPA may continue to be underutilized. Additionally, the existing structures and improvements suffer from the long-term effects of a lack of community planning.

The creation and utilization of a TIF redevelopment plan is being investigated by the Village to help provide the assistance required to eliminate conditions detrimental to successful redevelopment of the RPA.

The RPA may be suitable for redevelopment for modern and more intensive mixed use if there is coordination of uses and infrastructure by the Village. The Village has undertaken an initiative, through the designation of the RPA, to redevelop key areas within the Village and, in doing so, stabilizing and expanding benefits to the community and affected taxing districts.

The Redevelopment Plan

The Village recognizes the need for implementation of a strategy to revitalize existing properties within the boundaries of the RPA and to stimulate and enhance private development. Investment attraction and expansion are key components of the strategy. The needed private investment may only be possible if tax increment financing (TIF) is adopted pursuant to the terms of the Tax Increment Allocation Redevelopment Act (the "Act") Illinois Compiled Statutes, Chapter 65, Section 5/11-74.4-1 et seq., as amended. Incremental property tax revenue generated by the development will play a decisive role in encouraging private development. Site conditions that may have precluded intensive private investment in the past will be eliminated. Ultimately, the implementation of the Redevelopment Plan and Project will benefit the Village and all the taxing districts that encompass the area in the form of a significantly expanded tax base.

The designation of the area as a Redevelopment Project Area will allow the Village to address area deficiencies including (but not limited to):

- Providing a viable reuse/redevelopment for underutilized parcels;
- Establishing a pattern of land-use activities that will increase efficiency and economic relationships, especially as such uses complement adjacent commercial, retail and other Village redevelopments;
- Providing infrastructure that is adequate in relation to Village redevelopment plans;
- Providing of roadway and traffic improvements within the area, including the continued review of ingress and egress requirements that satisfy area circulation, parking and connections to major arterials;
- Entering into redevelopment agreements in order to include the redevelopment of property and/or to induce new development to locate within the RPA;
- Providing for the improvements and/or rehabilitation of existing structures;
- Coordinating and providing adequate parking for all redevelopments;

- Improving area appearance through landscape, streetscape and signage programs; and

- Coordinating land assembly in order to provide sites for more modern redevelopment plans.

A map of the RPA boundaries is included in Exhibit 2 and is a part of this Redevelopment Plan and Project. The area on the whole would not reasonably be anticipated to be developed in a coordinated manner without the adoption of a Redevelopment Plan and Project. The Village, with the assistance of Kane, McKenna and Associates, Inc. has commissioned this Redevelopment Plan and Project to use tax increment financing in order to address local needs and to meet redevelopment goals and objectives.

The adoption of this Redevelopment Plan and Project makes possible the implementation of a comprehensive program for the economic redevelopment of the area. By means of public investment, the RPA will become a more viable area that will attract private investment. The public investment will set the stage for the redevelopment of the area with private capital. This in turn will lead to operation of viable residential and commercial mixed uses within the area.

Pursuant to the Act, the RPA includes only those contiguous parcels of real property and improvements thereon substantially benefited by the redevelopment project. Also pursuant to the Act, the area is not less in the aggregate than 1½ acres.

Through this Redevelopment Plan and Project, the Village will serve as the central force for marshalling the assets and energies of the private sector for a unified cooperative public-private redevelopment effort. Ultimately, the implementation of the Redevelopment Plan and Project will benefit the Village and all the taxing districts that encompass the RPA in the form of a stabilized and expanded tax base and creation of new employment and investment opportunities within the Village as a result of new private redevelopment in the area.

Summary

It is found and declared by the Village, through legislative actions as required by the Act, that in order to promote and protect the health, safety, and welfare of the public, that certain conditions that have adversely affected redevelopment within the RPA need to be addressed, and that redevelopment of such areas must be undertaken; and, to alleviate the existing adverse conditions, it is necessary to encourage private investment and enhance the tax base of the taxing districts in such areas by the development or redevelopment of certain areas. Public/private partnerships are determined to be necessary in order to achieve development goals. Without the development focus and resources provided under the Act, the development goals of the municipality would not reasonably be expected to be achieved.

It is found and declared by the Village that the use of incremental tax revenues derived from the tax rates of various taxing districts in the Redevelopment Project Area for the payment of redevelopment project costs is of benefit to said taxing districts. This is because these taxing districts whose jurisdictions are included in the Redevelopment

Project Area would not derive the benefits of an increased assessment base without addressing the coordination of redevelopment.

It is further found, and certified by the Village, in connection to the process required for the adoption of this Plan and Project pursuant to 65 ILSC Section 5/11-74.4.3(n)(5) of the Act, that this Plan and Project will not result in the displacement of 10 or more inhabited residential units and there are less than seventy-five (75) inhabited residential units within the RPA. Therefore, this Plan and Project does not include a housing impact study as would otherwise be required. The Village will amend this Plan and Project (and the RPA) and provide a housing impact study in the manner prescribed by the Act should the Village determine a need to withdraw such certification at a future time. In the event that any residential units are to be displaced (under 10 inhabited units), the Village will determine if residents are very low or low income residents. If the residents are very low or low income, the Village shall conform to federal relocation standards for the very low or low income residents, if applicable, including affordable housing and relocation assistance not less than that which would be provided under the federal Uniform Relocation Assistance and Real Properties Acquisition Policies Act of 1970.

The redevelopment activities that will take place within the RPA will produce benefits that are reasonably distributed throughout the RPA.

Redevelopment of the RPA is tenable only if a portion of the improvements and other costs are funded by TIF District revenues.

II. REDEVELOPMENT PROJECT AREA LEGAL DESCRIPTION

The Redevelopment Project Area legal description is attached in Exhibit 1.

III. REDEVELOPMENT PROJECT AREA GOALS AND OBJECTIVES

The following goals and objectives are presented for the RPA in accordance with the Village's Zoning Ordinance and comprehensive planning process (including any amendments thereto). The Redevelopment Plan and Project also conform to the Village's comprehensive plan for development with the area.

Village Goals and Policies

The 1988 Comprehensive Plan (amended in 1997) for the Village established many goals and policies for future development of the Village. In particular, the Land Use Goals and Policies and the Economic Development Goals and Policies apply to the Redevelopment Project Area by guiding future decisions which implement the Comprehensive Plan. The specific goals and objectives were developed for redevelopment areas and for corridor study areas, which includes the South Arlington Heights Road corridor. The Redevelopment Project Area falls within this corridor. The following Redevelopment Plans Goal and Objectives, as well as the Corridor Plan Goals and Objectives should be used to guide efforts to redevelop the RPA (as set forth in the Comprehensive Plan). Also, more specific goals and objectives are developed for the RPA.

Redevelopment Plan Goal: *To ensure that the future development of blighted, vacant and/or underutilized land in selected areas throughout the Village is properly developed.*

Objective 1. To limit the effects of piecemeal development by encouraging unified, cohesive development.

Objective 2. To limit the impacts of non-residential uses on adjacent residential uses by providing adequate buffering and screening.

Objective 3. To promote and enhance the economic vitality of each redevelopment area.

Corridor Plans Goal: *To improve upon existing conditions which detract from the overall functioning of the South Arlington Heights Road corridor.*

Objective 1. Develop a strong and positive image and appearance which establishes a unified image and sense of place which reinforces and supports commercial and economic activities along the South Arlington Heights Road corridor.

Objective 2. Create a system of on and off-street parking facilities which adequately serve the needs of commercial uses within the South Arlington Heights Road corridor in a safe and functional manner.

Objective 3. Promote a safe and effective traffic circulation system which adequately accommodates the varied types of traffic movement utilizing the South Arlington Heights Road corridor.

Objective 4. That development activities within the area be compatible with adjacent non-residential and residential uses.

Proposed Tax Increment Financing Redevelopment Plan

Exhibit 6 includes a Qualification Report that concludes that blighted conditions exist within the Redevelopment Project Area, thus rendering the RPA detrimental to the public health, safety and welfare of the community. Since the area has been determined to be a blighted area, the purpose of this Plan is to recommend a redevelopment program which will eliminate these conditions through redevelopment of the RPA.

As outlined previously, overall program goals and objectives were established in order to give direction towards development of redevelopment and corridor plans. In addition to the broad goals of the program, more specific objectives and redevelopment activities are recommended in order to address this redevelopment area.

Redevelopment Plan Objectives

1. Eliminate blighted conditions in the RPA.

2. Assembling sites for redevelopment through appropriate land assemblage techniques including: (a) acquiring and removing deteriorated and/or obsolete buildings and buildings so situated as to interfere with re-platting of the land into parcels suitable for redevelopment accordance with this redevelopment plan; and (b) assisting in the relocation of businesses, families, and individuals where necessary to achieve objectives of the redevelopment plan.

3. Redevelop both the north and south sections of the RPA.

4. Encourage consolidated development of parcels (when necessary) by requiring cross access and shared parking and shared driveways.

5. Provide certain public improvements in order to facilitate redevelopment of the project area, which may include improvements to water, storm sewer, sanitary sewer and other utilities as necessary.

6. Increase goods and services and tax revenues produced by the redevelopment area.

7. Provide safe and efficient ingress and egress to the area for both vehicles and pedestrians.

8. Entering into redevelopment agreements for the rehabilitation or construction of improvements in accordance with this redevelopment plan.

The implementation of the Redevelopment Project will serve to improve the physical appearance of the RPA and contribute to the economic development of the area. The implementation of the RPA will provide new employment opportunities for community and Village residents.

IV. EVIDENCE OF THE LACK OF DEVELOPMENT AND GROWTH WITHIN THE RPA AND ASSESSMENT OF FISCAL IMPACT ON AFFECTED TAXING DISTRICTS

A. Evidence of the Lack of Development and Growth Within the RPA

As found in Exhibit 6 of this Plan, the RPA has suffered from certain impediments to redevelopment. The area has not in recent years benefited from significant private investment and/or development. As a result, is not likely to sustain or gain significant value without encouragement by the Village.

The RPA evidences inadequate utilities, deleterious land use, lack of community planning, deterioration of structures and site improvements, obsolescence, excessive vacancies, and lag in equalized assessed valuation growth.

B. Assessment of Fiscal Impact on Affected Taxing Districts

It is not anticipated that the implementation of this Redevelopment Plan and Project will have a negative financial impact on the affected taxing districts. Instead, action taken by the Village to stabilize and cause growth of its tax base through the implementation of this Redevelopment Plan and Project will have a positive impact on the affected taxing districts by arresting potential assessed valuation declines.

It is not anticipated that the RPA will require increased services from any affected taxing districts except by the Village. Though strategies will be encouraged to promote growth via private investment within the area, specific objectives are geared to stabilize the RPA's existing strengths and revitalize the RPA's redevelopment potential. Should the Village achieve success in attracting private investment which does result in the need for documented increased services from any taxing districts, the Village will consider the declaration of sufficient surplus funds, which funds are neither expended or obligated, as provided by the Act, to assist affected taxing districts in paying the costs for the increased services.

Any surplus Special Tax Allocation Funds, to the extent any surplus exists, will be proportionately shared, based on the appropriate tax rates for a given year, with the various taxing districts, including the Village, after all TIF eligible costs either expended or incurred as an obligation by the Village have been duly accounted for through administration of the Special Tax Allocation Fund to be established by the Village as provided by the Act. The exception to this provision will be to the extent that the Village utilizes TIF funding to assist in the redevelopment of residential units. In such cases, the Village will provide for the cost incurred by eligible school districts in the manner prescribed by 65 ILCS Section 5/11-74.4.3(q)(7.5) of the Act.

V. TIF QUALIFICATION FACTORS EXISTING IN THE REDEVELOPMENT PROJECT AREA

Findings

The RPA was studied to determine its qualifications under the Tax Increment Allocation Redevelopment Act. It was determined that the area as a whole qualifies as a TIF district under Illinois law. Refer to the TIF Qualification/Designation Report, (Exhibit 6) which is attached as part of this Plan.

Eligibility Survey

The RPA was evaluated in January through February, 2002 by representatives of Kane, McKenna and Associates, Inc., (KMA) and Village staff. Analysis was aided by certain reports obtained from the Village and other sources. In KMA's evaluation, only information was recorded which would directly aid in the determination of eligibility for a TIF district.

VI. REDEVELOPMENT PROJECT

A. Redevelopment Plan and Project Objectives

The Village proposes to realize its goals and objectives of encouraging the development of the RPA and encouraging private investment through public finance techniques including, but not limited to, Tax Increment Financing:

1) By implementing a plan that provides for the attraction of investment to redevelop underutilized property and buildings that are available within the RPA.

2) By constructing public improvements which may include (if necessary):

   i. Street and sidewalk improvements (including new street construction and widening of current streets)
   ii. Utility improvements (including, but not limited to, water, stormwater management, and sanitary sewer projects consisting of construction and rehabilitation)
   iii. Signalization, traffic control and lighting
   iv. Off-street parking (if applicable)
   v. Landscaping and beautification

3) By entering into Redevelopment Agreements with developers for qualified redevelopment projects, including (but not limited to) the provision of interest rate subsidy as allowed under the Act.

4) By providing for site assembly, site preparation, clearance, and demolition, including grading and excavation.

5) By the redevelopment of existing building inventory through necessary rehabilitation and improvement of structures.

6) By exploration and review of job training programs in coordination with any Village, federal, state, and county programs.

B. Redevelopment Activities

Pursuant to the foregoing objectives, the Village will implement a coordinated program of actions, including, but not limited to, acquisition, site preparation, clearance, demolition, environmental clean-up, provision of public infrastructure and related public improvements, and rehabilitation of structures, if necessary.

Site Preparation, Clearance, and Demolition

Property within the RPA may be acquired and improved through the use of site clearance, excavation, environmental remediation or demolition prior to redevelopment. The land may also be graded and cleared prior to redevelopment.

Land Assembly and Relocation

Certain properties in the RPA (or the entire RPA) may be acquired, assembled and reconfigured into appropriate redevelopment sites. Relocation activities may also be undertaken by the Village. A proposed acquisition map is attached as Exhibit 5.

Public Improvements

The Village may, but is not required to provide, public improvements in the RPA to enhance the immediate area and support the Redevelopment Plan and Project. Appropriate public improvements may include, but are not limited to:

- Improvements and/or construction of public utilities including extension of water mains, as well as sanitary and storm sewer systems and detention related improvements; and

- Beautification, identification makers, landscaping, streetscape, lighting, and signage of public right-of-ways.

Rehabilitation

The Village may provide for the rehabilitation of certain structures within the RPA in order to provide for the redevelopment of the area and conformance to Village code provisions. Improvements may include exterior and façade related work as well as interior related work.

Interest Rate Write-Down

The Village may enter into agreements with owners/developers whereby a portion of the interest cost of a construction, renovation or rehabilitation project is paid for on annual basis out of the Special Tax Allocation fund of the RPA, in accordance with the Act.

Job Training

The Village may assist facilities and enterprises located within the RPA in obtaining job training assistance. Job training and retraining programs currently available from or through other governments include, but are not limited to:

- Federal programs;
- State of Illinois programs;
- Applicable local vocational educational programs, including community college sponsored programs;
- Other federal, state, county or non-profit programs that are currently available or will be developed and initiated over time.

C. General Land Use Plan

Existing land use generally consists of mixed, residential, unimproved, and retail/commercial uses. Existing land uses are shown in Exhibit 3, attached hereto and made a part of this Plan. Exhibit 4, attached hereto and made a part of this Plan designates intended general land uses in the Redevelopment Project Area that will generally be similar to existing uses. Residential land uses in the center of the RPA are expected to be replaced by commercial/retail uses, and unimproved land to the north is expected to be developed as commercial/retail uses. The land uses will conform to the Zoning Ordinance and the Comprehensive Plan of the Village.

D. Additional Design and Control Standards

The appropriate design controls including any Planned Unit Developments, as set forth in the Village's Zoning Ordinance, shall apply to the RPA.

E. Estimated Redevelopment Project Costs

Redevelopment project costs mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, as provided in the TIF statute, and any such costs incidental to this Redevelopment Plan and Project. Private investments, which supplement "Redevelopment Project Costs", are expected to substantially exceed such redevelopment project costs. Eligible costs permitted under the Act which may be pertinent to this Redevelopment Plan and Project include:

1. Costs of studies and surveys, development of plans and specifications, implementation and administration of the redevelopment plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, marketing, financial, planning, other special services, provided, however, that no charges for professional services may be based on a percentage of the tax increment collected. No contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of three (3) years. In addition, "redevelopment project costs" shall not include lobbying expenses.

    1.1 Annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment project area or approved a redevelopment plan;

    1.2 The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;

2. Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to, parking lots and other concrete or asphalt barriers, and the clearing and grading of land;

3. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; and the costs of replacing an existing public building if, pursuant to the implementation of a redevelopment project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;

4. Costs of the construction of public works or improvements, and redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to the effective date of the amendatory Act of the 91st General Assembly or (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provided that basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;

5. Costs of job training and retraining projects including the costs of "welfare to work" programs implemented by businesses located within the redevelopment project area;

6. Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued pursuant to the Act accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;

7. To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project;

8. Relocation costs to the extent that the Village determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law;

9. Costs of job training, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the Redevelopment Project Area; and (ii) when incurred by a taxing district or taxing districts other than the Village, are set forth in a written agreement by or among the Village and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Section 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Section 10-22.20a and 10-23.3a of the School Code.

10. Interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:

    a) such costs are to be paid directly from the Special Tax Allocation Fund established pursuant to the Act;

    b) such payments in any one-year may not exceed 30% of the annual interest costs incurred by the developer with regard to the redevelopment project during that year;

    c) if there are not sufficient funds available in the Special Tax Allocation Fund to make the payment pursuant to this paragraph (10) then the amounts so due shall accrue and be payable when sufficient funds are available in the Special Tax Allocation Fund; and

    d) the total of such interest payments paid pursuant to the Act may not exceed 30% of the (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act.

11. Unless explicitly stated herein, the costs of construction of new privately owned buildings shall not be an eligible redevelopment project cost.

12. None of the redevelopment project costs enumerated in this subsection shall be eligible redevelopment projects if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality. For purposes of this paragraph, termination means a closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project area, but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, has become economically obsolete, or was no longer a viable location for the retailer or serviceman.

Estimated costs are shown in the next section. Adjustments to these cost items may be made without amendment to the Redevelopment Plan.

ARLINGTON HEIGHTS
REDEVELOPMENT PROJECT AREA NO. 4
ESTIMATED PROJECT COSTS

Program Actions/Improvements	Estimated Costs (A) Low End	High End
1. Land Acquisition and Assembly Costs including Demolition and Relocation	$10,000,000	$19,000,000
2. Site Preparation/Environmental Remediation	$100,000	$500,000
3. Utility Improvements including, but not limited to, water, storm, sanitary sewer, detention, and road improvements.	$500,000	$1,000,000
4. Interest Costs Pursuant to the Act	$0	$500,000
5. Planning, Legal, Engineering, Administrative and Other Professional Service Costs	$500,000	$1,000,000
6. Job Training	$0	$0
TOTAL ESTIMATED PROJECT COSTS	$11,100,000	$22,000,000

(A) All project cost estimates are in year 2002 dollars. In addition to the above stated costs, any bonds issued to finance a phase of the Project may include an amount sufficient to pay customary and reasonable charges associated with the issuance of such obligations as well as to provide for capitalized interest and reasonably required reserves. Adjustments to the estimated line item costs above are expected. Each individual project cost will be reevaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the Act. The totals of line items set forth above are not intended to place a total limit on the described expenditures as the specific items listed above are not intended to preclude payment of other eligible redevelopment project costs in connection with the redevelopment of the RPA, provided the total amount of payment for Eligible Redevelopment Project Costs shall not exceed the amount set forth above, as adjusted pursuant to the Act. Adjustments may be made in line items within the total, either increasing or decreasing line item costs for redevelopment.

F. Sources of Funds to Pay Redevelopment Project Costs Eligible Under Illinois TIF Statute

Funds necessary to pay for public improvements and other project costs eligible under the Act are to be derived principally from property tax increment revenues, proceeds from municipal obligations, if any, to be retired primarily with tax increment revenues and interest earned on resources available but not immediately needed for the Redevelopment Plan and Project.

"Redevelopment Project Costs" specifically contemplate those eligible costs set forth in the Act. The majority of development costs will be privately financed, and TIF or other public sources are to be used, subject to approval by the Village, only to leverage and commit private redevelopment activity.

The tax increment revenues which will be used to pay debt service on the municipal obligations, if any, and to directly pay redevelopment project costs shall be the incremental increase in property taxes attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the RPA over and above the initial equalized assessed value of each such lot, block, tract or parcel in the RPA in the 2000 tax year for the RPA.

Among the other sources of funds which may be used to pay for redevelopment project costs and debt service on municipal obligations issued to finance project costs are the following: certain local sales or utility taxes, special service area taxes, the proceeds of property sales, certain land lease payments, certain Motor Fuel Tax revenues, certain state and federal grants or loans, certain investment income, and such other sources of funds and revenues as the Village may from time to time deem appropriate. Pursuant to the Act, the Village may utilize property tax increment revenues from any contiguous Redevelopment Project Areas to fund eligible redevelopment costs that are incurred as part of the Redevelopment Plan and Project.

The Redevelopment Project Area would not reasonably be expected to be developed in a coordinated manner without the use of the incremental revenues provided by the Act.

G. Nature and Term of Obligations to be Issued

The Village may issue obligations secured by the tax increment Special Tax Allocation Fund established for the Redevelopment Project Area pursuant to the Act or such other funds as are available to the Village by virtue of its power pursuant to the Illinois State Constitution.

Any and/or all obligations issued by the Village pursuant to this Redevelopment Plan and Project and the Act shall be retired not more than twenty-three (23) years from the date of adoption of the ordinance approving the Redevelopment Project Area. However, the final maturity date of any obligations issued pursuant to the Act may not be later than twenty (20) years from their respective date of issuance. One or more series of obligations may be issued from time to time in order to implement this Redevelopment Plan and Project. The total principal and interest payable in any year on all obligations shall not exceed the amount available in that year or projected to be available in that year, may be payable from tax increment revenues and from bond sinking funds, capitalized interest, debt service reserve funds, and all other sources of funds as may be provided by ordinance, including tax increment revenues from contiguous RPAs.

Those revenues not required for principal and interest payments, for required reserves, for bond sinking funds, for redevelopment project costs, for early retirement of outstanding securities, and to facilitate the economical issuance of additional bonds necessary to accomplish the Redevelopment Plan, may be declared surplus and shall then become available for distribution annually to taxing districts overlapping the RPA in the manner provided by the Act.

Such securities may be issued on either a taxable or tax-exempt basis, as general obligation or revenue bonds, with either fixed rate or floating interest rates; with or without capitalized interest; with or without deferred principal retirement; with or without interest rate limits except as limited by law; and with or without redemption provisions, and on such other terms, all as the Village may determine.

H. Most Recent Equalized Assessed Valuation (EAV) of Properties in the Redevelopment Project Area

The most recent estimate of equalized assessed valuation (EAV) for tax year 2000 of the property within the RPA is approximately $5,976,496 for the RPA. The Boundary Map, Exhibit 2, shows the location of the RPA.

I. Anticipated Equalized Assessed Valuation (EAV)

Upon completion of the anticipated private development of the Redevelopment Project Area over a twenty-three (23) year period, it is estimated that the equalized assessed valuation (EAV) of the property within the Redevelopment Project Area will increase by approximately $27,500,000 to $33,500,000, depending upon the scope of the projects and actual market conditions.

VII. DESCRIPTION AND SCHEDULING OF REDEVELOPMENT PROJECT

A. Redevelopment Project

An implementation strategy will be employed with full consideration given to the availability of both public and private funding. It is anticipated that a phased redevelopment will be undertaken.

The Redevelopment Project will begin as soon as the private entities have obtained financing approvals for appropriate projects and such uses are conformant with Village zoning and planning requirements. Depending upon the scope of the development as well as the actual uses, the following activities may be included in each phase:

Land Assembly: Certain properties in the RPA may be acquired and assembled into an appropriate redevelopment site.

Demolition/Site Preparation/Environmental Remediation: Existing improvements located within the RPA may have to be reconfigured or prepared to accommodate new uses. Demolition may be undertaken by the Village. Additionally, the redevelopment plan contemplates site preparation, or other requirements necessary to prepare sites for desired redevelopment projects, including environmental clean-up, if necessary.

Rehabilitation: The Village may assist in the rehabilitation of buildings or site improvements located within the RPA.

Landscaping/Buffering/Streetscaping: The Village may fund certain landscaping projects and gateway enhancements, which serve to beautify public properties or rights-of-way and provide buffering between land uses.

Water, Sanitary Sewer, Storm Sewer and Other Utility Improvements: Certain utilities may be extended or re-routed to serve or accommodate the new development. Upgrading of existing utilities may be undertaken. The provision of necessary detention or retention facilities may also be undertaken by the Village.

Roadway/Street/Parking Improvements: Widening and/or improvement of existing road improvements and/or vacation of roads may be undertaken by the Village. Certain secondary streets/roads may be extended or constructed. Related sidewalk, curb, gutter, and paving improvements could also be constructed as needed. Parking facilities may be constructed that would be available to the general public.

Utility services may also be provided or relocated in order to accommodate the renovation or expansion of buildings.

Relocation: - If very low or low income residents are to be displaced, the Village will conform to federal relocation guidelines. Other uses will be subject to village review and evaluation.

Traffic Control/Signalization: Traffic control or signalization improvements that improve access to the RPA and enhance its redevelopment may be constructed.

Public Safety Related Infrastructure: Certain public safety improvements including, but not limited to, public signage, public facilities, and streetlights may be constructed or implemented.

Interest Rate Write Down: The Village may fund a portion of interest costs incurred by a developer for construction, renovation or rehabilitation of a redevelopment project. Such funding would be paid for out of annual tax increment revenue generated from the RPA as allowed under the Act.

Professional Services: The Village may fund necessary planning, legal, engineering, administrative and financing costs during project implementation. The Village may reimburse itself for eligible administrative costs pursuant to the Act.

B. Commitment to Fair Employment Practices and Affirmative Action

As part of any Redevelopment Agreement entered into by the Village and any private developers, both will agree to establish and implement an honorable, progressive, and goal-oriented affirmative action program that serves appropriate sectors of the Village. The program will conform to the most recent Village policies and plans.

With respect to the public/private development's internal operations, both entities will pursue employment practices which provide equal opportunity to all people regardless of sex, color, race or creed. Neither party will discriminate against any employee or applicant because of sex, marital status, national origin, age, or the presence of physical handicaps. These nondiscriminatory practices will apply to all areas of employment, including: hiring, upgrading and promotions, terminations, compensation, benefit programs and education opportunities.

All those involved with employment activities will be responsible for conformance to this policy and the compliance requirements of applicable state and federal regulations.

The Village and private developers will adopt a policy of equal employment opportunity and will include or require the inclusion of this statement in all contracts and subcontracts at any level. Additionally, any public/private entities will seek to ensure and maintain a working environment free of harassment, intimidation, and coercion at all sites, and in all facilities at which all employees are assigned to work. It shall be specifically ensured that all on-site supervisory personnel are aware of and carry out the obligation to maintain such a working environment, with specific attention to minority and/or female individuals.

Finally, the entities will utilize affirmative action to ensure that business opportunities are provided and that job applicants are employed and treated in a nondiscriminatory manner. Underlying this policy is the recognition by the entities that successful affirmative action programs are important to the continued growth and vitality of the community.

C. Completion of Redevelopment Project and Retirement of Obligations to Finance Redevelopment Costs

This Redevelopment Project and retirement of all obligations to finance redevelopment costs will be completed within twenty-three (23) years after the adoption of an ordinance designating the Redevelopment Project Area. The actual date for such completion and retirement of obligations shall not be later than December 31 of the year in which the payment to the municipal treasurer pursuant to the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year in which the ordinance approving the RPA is adopted. The actual construction activities for expected projects are anticipated to be completed within approximately 4 to 6 years.

VIII. PROVISIONS FOR AMENDING THE TAX INCREMENT REDEVELOPMENT PLAN AND PROJECT

This Redevelopment Plan and Project may be amended pursuant to the provisions of the Act.

Db/s:/Arlington Heights/Arlington Heights Redevelopment Plan TIF 4
02.26.02

EXHIBIT 1

LEGAL DESCRIPTION

T.I.F. 4
LEGAL DESCRIPTION

All that part of the Southeast ¼ of Section 9 and Southwest ¼ of Section 10, all in Township 41 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois described as follows:

Beginning at the Southwest corner of the Northwest ¼ of the Southwest ¼ of said Section 10; running thence northeasterly along the Westerly line of the property conveyed by Emil Curtis and Doris Curtis to William Diehl and recorded as Document No. 9225797 to a point of intersection with the Southwesterly line of a parcel of land described as having a point of commencement on the West line of said Section 10, 15.41 feet North of the Southwest corner, hereinbeforesaid, and as described in deed Document 20690506 recorded November 29, 1968; thence northwesterly along said Southwesterly described line and projected through to a point of intersection with the Westerly line of Arlington Heights Road as said road is now traveled; thence southwesterly along said westerly line to a point of intersection with a westerly projection of the North line of the South 669.90 feet of the Southeast ¼ of the Southeast ¼ of said Section 9 lying easterly of said Arlington Heights Road; thence east along said line to a point on a line 274.39 feet from and parallel with the East line of said Section 9; thence South on said parallel line 301.94 feet to a point on the North line of Golf Terrace as said street was opened per Document 14057529 and recorded May 15, 1947; thence west along said line and a west extension of said line to the westerly line of Arlington Heights Road aforesaid; thence southwesterly along said westerly line to a point of intersection with a westerly projection of the South line of Golf Road; thence east along said line projected and the South line of Golf Road aforesaid to the East line of the West ½ of the Southwest ¼ of the Southwest ¼ of said Section 10 projected south; thence north along said projected line and said East line of the West ½ of the Southwest ¼ of the Southwest ¼, to a point on the centerline of Belmont Avenue intersecting the South line of Council Trail extended east; thence East along said extended South line to the East line of Belmont Avenue, aforesaid; thence north along said East line to the North line of Council Trail extended East; thence west along said extended line and the North line of Council Trail projected through to the centerline of Tonne Road; thence north along said centerline to the centerline of Foster Street also being the place of beginning.

EXHIBIT 2

BOUNDARY MAP

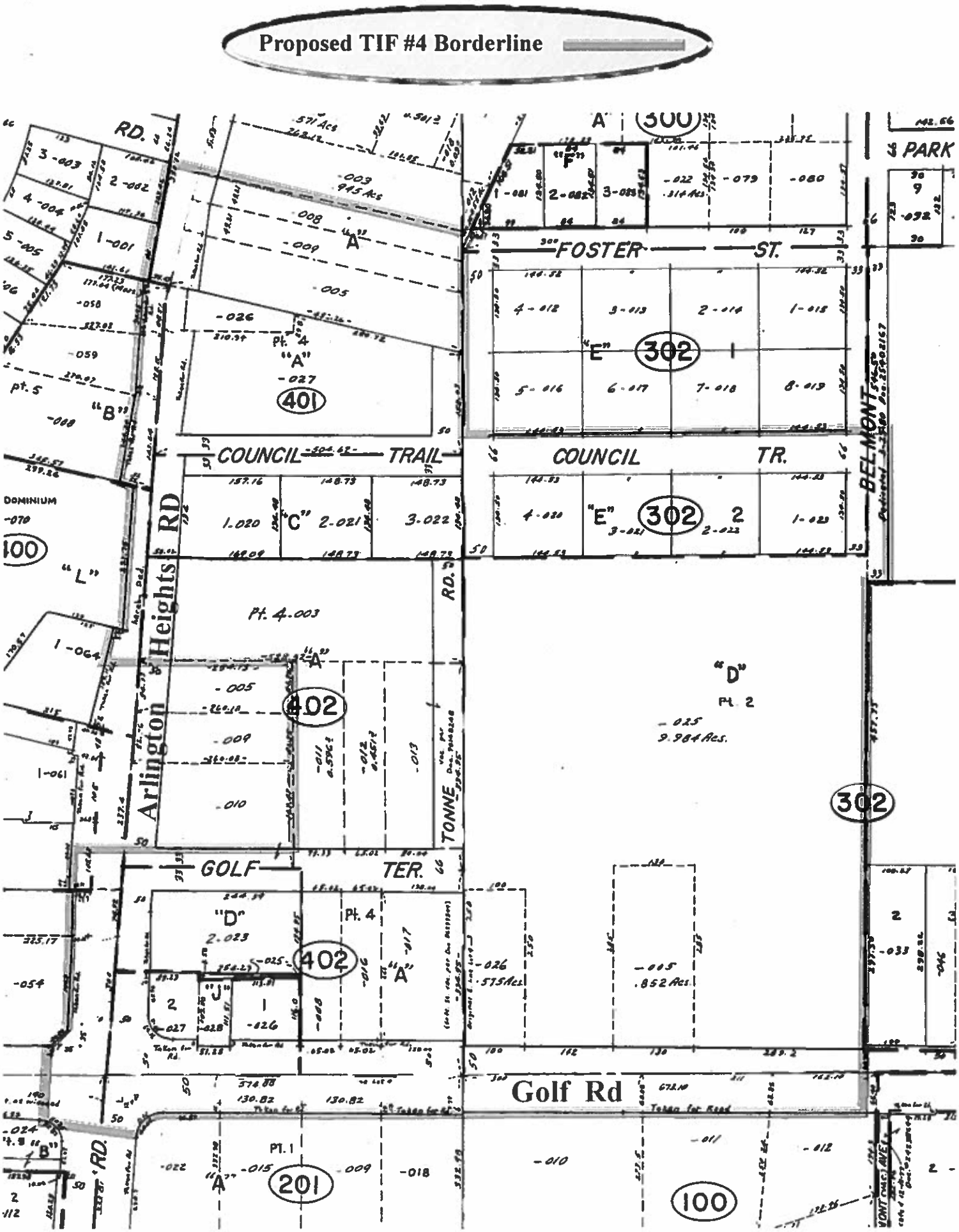

Proposed TIF #4 Borderline
FOSTER ST.
COUNCIL TRAIL
COUNCIL TR.
Arlington Heights RD
TONNE
GOLF TER.
Golf Rd
BELMONT
PARK
"A"
"B"
"C"
"D"
"E"
"F"
"L"
401
402
302
201
100
Pt. 4
Pt. 4.003
Pt. 2
Pt. 1
9.984 Acs.
.852 Acs.
.575 Acs.
.945 Acs.
.314 Acs.
2.023

EXHIBIT 3

EXISTING LAND USE MAP

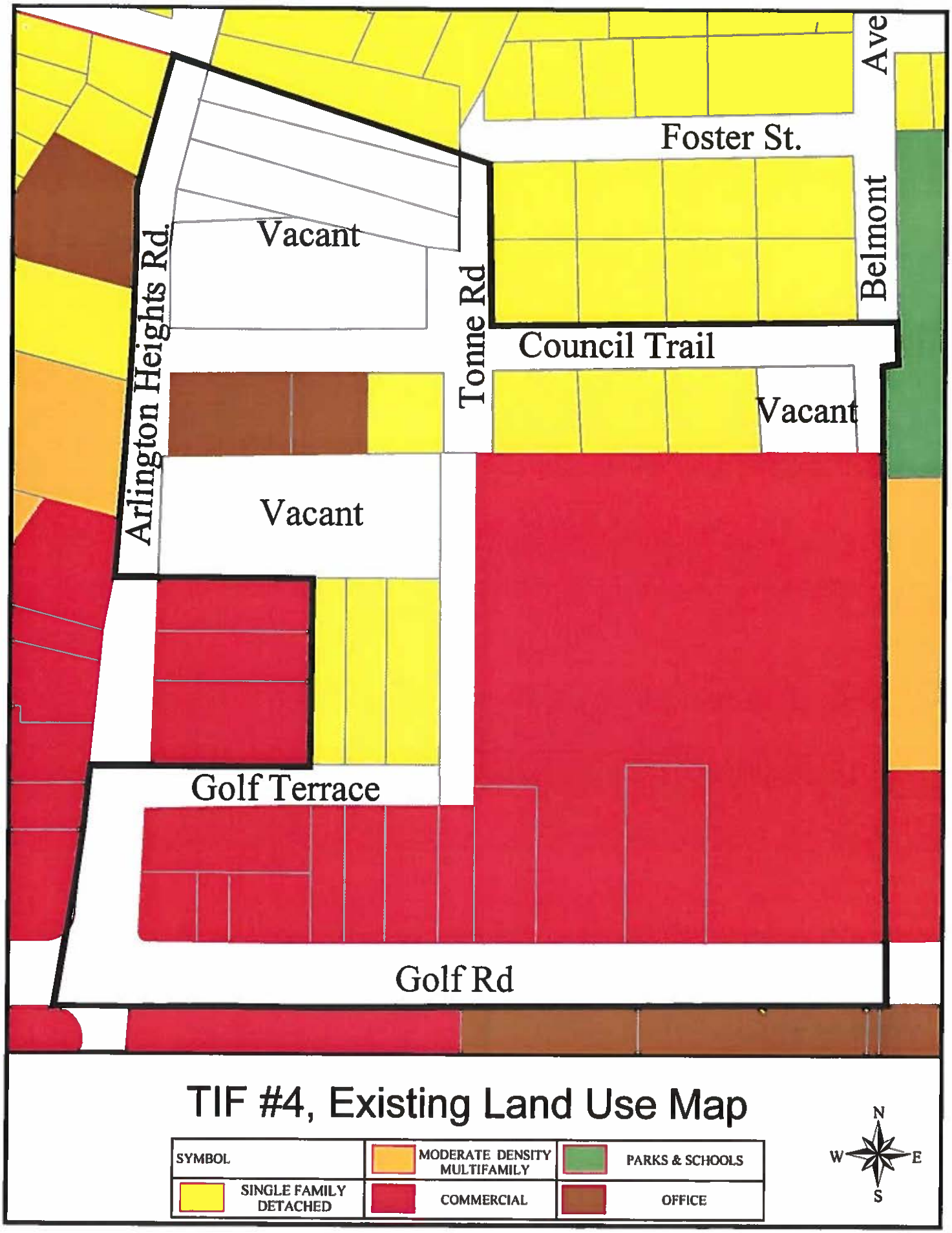
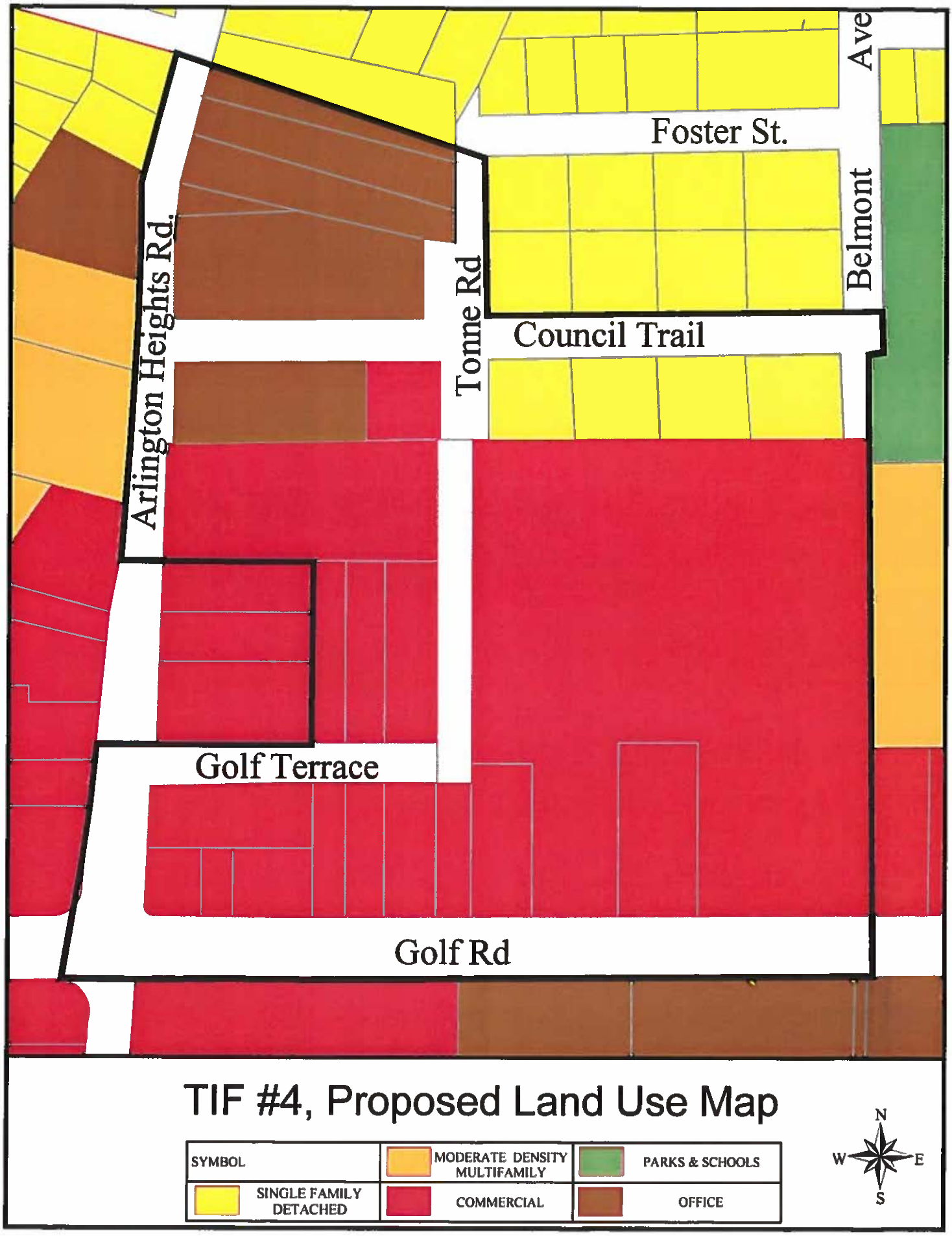
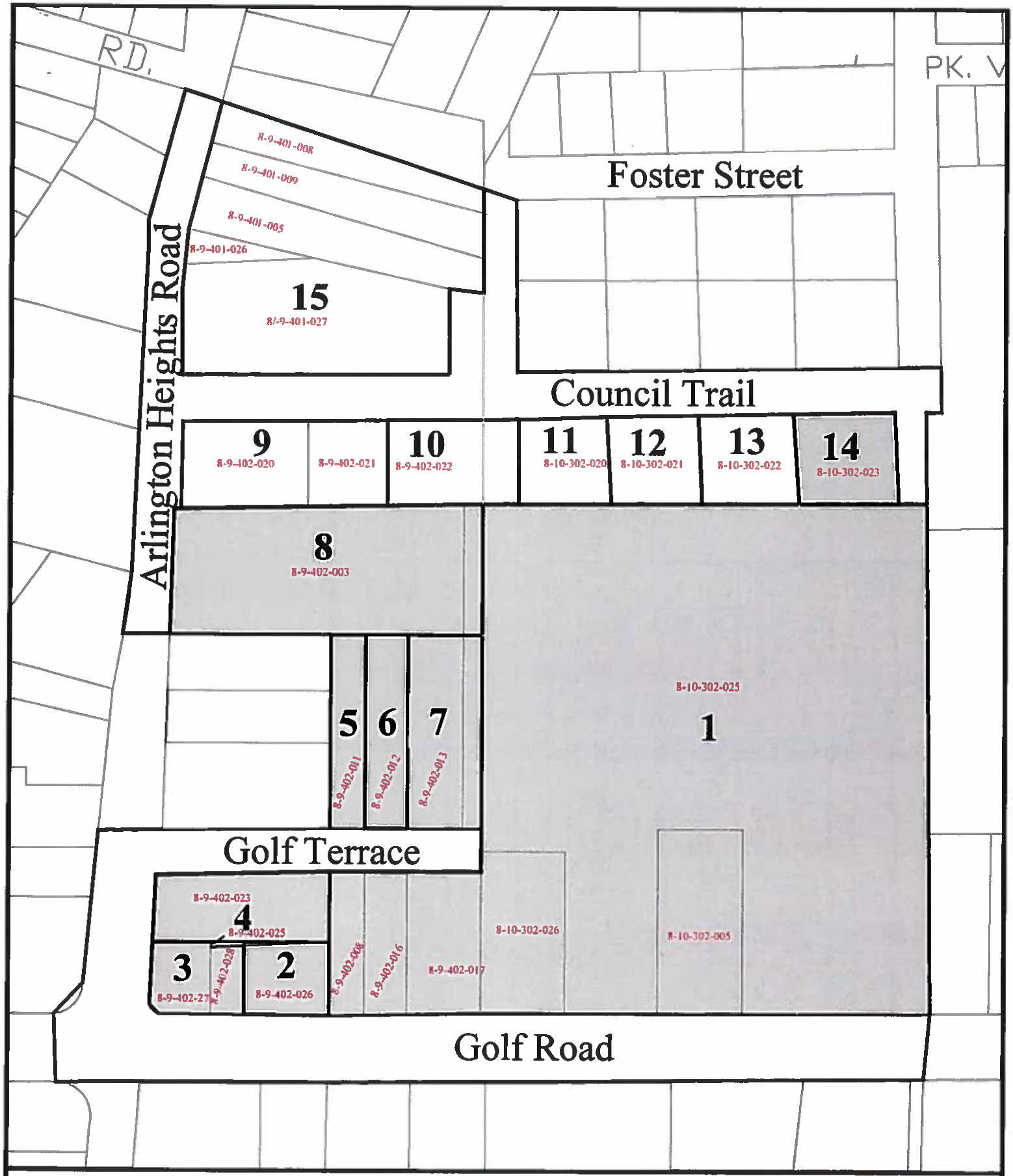

Ave
Foster St.
Belmont
Vacant
Arlington Heights Rd.
Tonne Rd
Council Trail
Vacant
Vacant
Golf Terrace
Golf Rd
TIF #4, Existing Land Use Map
SYMBOL
SINGLE FAMILY DETACHED
MODERATE DENSITY MULTIFAMILY
COMMERCIAL
PARKS & SCHOOLS
OFFICE
N
W
E
S

EXHIBIT 4

PROPOSED LAND USE MAP


Ave
Foster St.
Belmont
Arlington Heights Rd.
Tonne Rd
Council Trail
Golf Terrace
Golf Rd
TIF #4, Proposed Land Use Map
SYMBOL
SINGLE FAMILY DETACHED
MODERATE DENSITY MULTIFAMILY
COMMERCIAL
PARKS & SCHOOLS
OFFICE
N
W
E
S



TIF #4 PROPOSED ACQUISITION

Proposed Acquisition Properties =

N
W
E
S

EXHIBIT 6

TIF QUALIFICATION/DESIGNATION REPORT

VILLAGE OF ARLINGTON HEIGHTS
PRELIMINARY TIF QUALIFICATION/DESIGNATION REPORT
PROPOSED TIF NO. 4

A study to determine whether all or a portion of an area located in the Village of Arlington Heights qualifies as a blighted improved area and as a blighted vacant area as set forth in the definition in the Tax Increment Allocation Redevelopment Act of 65 ILCS Section 5/11-74.4-3, et seq. of the Illinois Compiled Statutes, as amended.

Prepared By:

Village of Arlington Heights, Illinois

and

Kane, McKenna and Associates, Inc.

FEBRUARY, 2002

VILLAGE OF ARLINGTON HEIGHTS
PRELIMINARY TIF QUALIFICATION REPORT
PROPOSED TIF NO. 4
TABLE OF CONTENTS

SECTION	TITLE	PAGE
I.	Introduction and Background	1
II.	Qualification Criteria Used	4
III.	The RPA	10
IV.	Methodology of Evaluation	11
V.	Qualification of RPA Findings of Eligibility	12
VI.	Summary of Findings and Overall Assessment of Qualification	18

MAP

TIF Boundary

EXHIBIT 1

Legal Description

I. INTRODUCTION AND BACKGROUND

In the context of planning for the designation of the proposed Redevelopment Project Area No. 4 (the "RPA"), the Village of Arlington Heights (the "Village") has authorized the study of the area in its entirety to determine whether it qualifies for consideration as a Tax Increment Financing (the "TIF") District. Kane, McKenna and Associates, Inc. ("KMA"), has agreed to undertake the study of the area in conjunction with Village staff. The RPA is located in the south part of the Village. The area has been developed for mixed uses, including retail, office, single-family residential, and unimproved land.

The RPA is generally bordered by the extension of Foster Street and Council Trail to the north, Golf Road to the south, Arlington Heights Road to the west, and Belmont Avenue and the property line of the International Plaza to the east.

The RPA primarily contains commercial, retail and unimproved uses, with single-family residential in the central and north portion of the RPA. The RPA includes approximately twenty-five (25) acres in size (not including rights-of-way).

The RPA developed incrementally over time, and several different land uses exist. Three single-family homes along Golf Terrace are enclosed by commercial property or business zoned property. Properties on the south side of Council Trail are directly adjacent to commercial properties with minimal buffering. Commercial uses at the intersection of Arlington Heights Road and Golf Road occupy irregular lots, exhibit uneven grades, and have limited parking, limited access and egress, and loading/unloading capacity.

The RPA as a whole suffers from a lack of community planning. The area was developed in stages, and exhibits mixed uses such as residential single-family homes surrounded by commercial properties, minimal coordination of parking and access/egress arrangements for commercial properties. The qualification factors discussed within this report qualify the area as a "blighted" area, as that term is hereinafter defined pursuant to the Tax Increment Allocation Redevelopment act of 65 ILCS Section 5/11-74.4-3, et. seq., as amended (the "TIF Act").

Site preparation and the redevelopment of existing structures may also be required. In order to accommodate new uses within the area, provision of infrastructure services would be needed in the northern part of the RPA. The area's roadways, walkways and ingress and egress also need improvement and coordination if redevelopment were to occur. The Village believes that a TIF District designation will be essential as part of the strategy to address issues described above. The RPA's Equalized Assessed Valuation (EAV) has decreased dramatically since 1994 and property tax receipts for all taxing districts have been affected.

Site improvements within the RPA were found to have varying degrees of deterioration. This lack of proper upkeep resulted in the parking lots suffering from many of the detrimental effects related to aging. Sidewalks and driveways were cracked and broken. Outside storage was also found within the area. Such conditions present a challenge for future coordinated development.

In order to integrate the north area with the remainder of the rest of the RPA, the Village needs to provide adequate infrastructure, as well as site preparation for potential users.

The property located south of Council Trail within the RPA is evaluated as "improved" land as defined within the TIF Act, and the property north of Council Trail is evaluated as "vacant" land as defined within the TIF Act.

OBJECTIVES

The Village's redevelopment objectives propose to enhance retail and commercial redevelopment opportunities within the RPA as a whole. To achieve this objective the Village proposes the following guidelines:

- To coordinate existing uses or reuses within the RPA.
- To attract market driven redevelopment.
- To assemble properties in an efficient manner in order to assist area redevelopment objectives.
- To assist site preparation and rehabilitation in order to provide for the reuse of properties.
- To assist and provide services to businesses and enterprises that seek retail and commercial locations within the Village.
- To revitalize growth in the area as part of the provision of new and efficient infrastructure improvements of the Village.

Given Village goals under its comprehensive planning process and the conditions briefly described above, the Village has made a determination that it is highly desirable to promote the redevelopment of the RPA. Without an implementation plan for redevelopment, Village officials believe current conditions will worsen. The Village intends to create and implement such a plan in order to increase tax revenues associated with the RPA and to increase the community's tax base.

Given the conditions into which the RPA has required coordination for a variety of uses, the Village is favorably disposed toward supporting redevelopment efforts. However, the Village is determined that redevelopment takes place through the benefit and guidance of comprehensive economic planning by the Village. Through this coordinated effort, the area is expected to improve. Development barriers, inherent with current conditions, which impede economic growth under existing market standards, are expected to be eliminated.

The Village has determined that redevelopment currently planned for the RPA may only be feasible with public finance assistance. The creation and utilization of a TIF redevelopment plan is intended by the Village to help provide the assistance required to eliminate conditions detrimental to successful redevelopment of the area.

The use of TIF relies upon induced private redevelopment in the RPA creating higher real estate value that would otherwise decline without such investment, leading to increased property taxes and sales taxes compared to the previous land-use. In this way the existing tax base for all tax districts is protected and a portion of future increased taxes are pledged to attract the needed private investment.

II. QUALIFICATION CRITERIA USED

With the assistance of Village staff, Kane, McKenna and Associates, Inc. examined the RPA in January to February, 2002 and reviewed information collected for the area to determine the presence or absence of appropriate qualifying factors listed in the Illinois "Real Property Tax Increment Allocation Act" (hereinafter referred to as "the Act") Ch. 65 ILCS Section 5/11-74.4-1 et. seq. of the Illinois Compiled Statutes, as amended. The relevant sections of the Act are found below.

The Act sets out specific procedures, which must be adhered to in designating a redevelopment project area. By definition, a "Redevelopment Project Area" is:

> "an area designated by the municipality, which is not less in the aggregate than 1 ½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as a blighted area or a conservation area, or a combination of both blighted area and conservation area."
>
> Under the Act, "blighted area" means any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where:
>
> (1) If improved, industrial, commercial and residential buildings or improvements are detrimental to the public safety, health or welfare because of a combination of five (5) or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the improved part of the redevelopment project area:
>
> (A) Dilapidation: An advanced state of disrepair or neglect of necessary repairs to the primary structural components of building or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.
>
> (B) Obsolescence: The condition or process of falling into disuse. Structures become ill-suited for the original use.

(C) Deterioration: With respect to buildings, defects including, but not limited to major defects in the secondary building components such as doors, windows, porches, gutters and downspouts and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas evidence deterioration, including, but limited to, surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.

(D) Presence of Structures Below Minimum Code Standards: All structures that do not meet the standards of zoning, subdivision, building, fire and other governmental codes applicable to property, but not including housing and property maintenance codes.

(E) Illegal Use of Individual Structures: The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

(F) Excessive Vacancies: The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent or duration of the vacancies.

(G) Lack of Ventilation, Light, or Sanitary Facilities: The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refer to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

(H) Inadequate Utilities: Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, telephone and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area; (ii) deteriorated, antiquated, obsolete or in disrepair; or (iii) lacking within the redevelopment project area.

(I) Excessive Land Coverage and Overcrowding of Structures and Community Facilities: The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking or inadequate provision for loading service.

(J) Deleterious Land-Use or Layout: The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses or uses considered to be noxious, offensive or unsuitable for the surrounding area.

(K) Environmental Clean-Up: The redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for the clean-up of hazardous waste, hazardous substances or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

(L) Lack of Community Planning: The redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards or other evidence demonstrating an absence of effective community planning.

(M) The total equalized assessed value of the redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years, for which information is available or increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.

(2) If vacant, the sound growth of the redevelopment project area is impaired by a combination of two (2) or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:

(A) Obsolete platting of vacant land that results in parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-way for streets or alleys or that created inadequate right-of way widths for streets, alleys, or other public rights-of-way or that omitted easements for public utilities.

(B) Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.

(C) Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax code within the last five (5) years.

(D) Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.

(E) The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for the clean-up of hazardous waste, hazardous substances or underground storage tanks required by State or Federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

(F) The total equalized assessed value of the redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.

(3) If vacant, the sound growth of the redevelopment project area is impaired by one of the following factors that (i) is present, with that presence documented to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act an (ii) is reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains (included in part):

(A) The area consists of one or more unused quarries, mines or strip mine ponds.

(B) The area consists of unused railyards, rail tracks or railroad rights-of-way.

(C) The area, prior to its designation, is subject to chronic flooding that adversely impacts on real property in the area a certified by a registered professional engineer or appropriate regulatory agency.

(D) The area consists of an unused or illegal disposal site containing earth, stone, building debris or similar materials that were removed from construction, demolition, excavation or dredge sites.

(E) Prior to the effective date of this amendatory Act of the 91st General Assembly, the area is not less than fifty (50) nor more than one hundred (100) acres and 75% of which is vacant; not withstanding that the area has been used for commercial agricultural purposes within five (5) years prior to the designation of the redevelopment project area, and the area meets at least one of the factors itemized in paragraph one (1) of this subsection, the area has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982 and the area has not been developed for that designated purpose.

(F) The area qualified as a blighted improved area immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area.

The RPA is considered to consist of a combination of improved property and vacant properties for purposes of examination under the criteria for blighted findings under the Act. All of the land described herein met at least the minimum requirements for designation as either a blighted improved or blighted vacant. The vacant land was reviewed under the criteria for blighted vacant property under the Act. The vacant parcels evaluated under the blighted vacant criteria as part of this Report were found to have met the criteria for such status as a result of KMA's site and research analysis for the affected land. The improved land was examined as improved property under the blighted criteria of the Act. The improved land when evaluated on the whole, was found to evidence at least five (5), the minimum required, of the thirteen (13) factors dictated by the Act for qualification as a blighted improved property. The vacant land when evaluated on the whole, was found to evidence at least two (2), the minimum required, of the six (6) factors dictated by the Act for qualification as a blighted vacant property. The vacant land contained two (2) of six (6) qualifying factors identified in the TIF Act. In addition, the sound growth of the vacant portion of the redevelopment project area is subject to chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer. It was further found that in both the cases for the vacant land and the improved land that the required qualifying factors are reasonably distributed throughout the RPA.

Summary:

The south part of the RPA is considered improved property for purposes of examination under the criteria for blighted findings under the Act. The area contains at least five (5) of thirteen (13) "blighted improved" qualifying factors. The vacant area north of Council Trail contains at least two (2) of six (6) "blighted vacant" qualifying factors. Also the vacant area qualifies as the sound growth of the area is impaired as it is subject to chronic flooding as certified by a professional engineer.

The presence of these qualifying factors are reasonably distributed throughout the RPA.

III. THE STUDY AREA

The improved portion of the RPA or approximately 21.5 acres, includes properties bounded by Council Trail to the north, Arlington Heights Road to the west, Golf Road to the south, and the property of International Plaza to the east.

The vacant portion or approximately 3.5 acres, is bounded by the extension of Foster Street to the north, Tonne Road to the east, Council Trail to the south, and Arlington Heights Road to the west.

IV. METHODOLOGY OF EVALUATION

In evaluating the RPA's potential qualification as a TIF District, the following methodology was utilized:

1) Site surveys of the RPA were undertaken by representatives from Kane, McKenna and Associates, Inc. and Village staff. Site surveys were completed from each tract of land (based upon Sidwell blocks), within the area.

2) Exterior evaluation of structures and associated site improvements, noting such conditions as deterioration, obsolescence and deleterious layout and land-use was completed. Additionally, 1994 through 2000 tax information from the Cook County Clerk's Office, Sidwell parcel tax maps, historical series of aerial photos, site data, local history (discussions with Village officials and staff), and an evaluation of area-wide factors that have affected the area's development (e.g., lack of community planning, deleterious land-use and layout, obsolete platting, etc.). Kane, McKenna reviewed the area in its entirety. Village redevelopment goals and objectives for the area were also reviewed with Village officials. A aerial photograph analysis of the area was conducted and was used to aid this evaluation.

3) Existing structures and site conditions were initially surveyed only in the context of checking, to the best and most reasonable extent available, criteria factors of specific structures and site conditions on the parcels. The area was studied in relation to review of available economic development and traffic planning reports, Village ordinances, 1994 through 2000 tax information from the Cook County Clerk's Office and other Village data, Sidwell parcels tax maps, aerial photos, site data, local history (discussions with Village staff), and an evaluation of area-wide factors that have affected the area's development (e.g., lack of community planning, deleterious land-use and layout, obsolete platting, etc.). Kane, McKenna reviewed the area in its entirety. Village redevelopment goals and objectives for the area were also reviewed by Village staff with Village officials.

4) The RPA was examined to assess the applicability of the different factors, required for qualification for TIF designation under the Act. Evaluation was made by reviewing the information and determining how each measured when evaluated against the relevant factors. Improved land within the RPA was examined to determine the applicability of the thirteen (13) different blighting factors for qualification for TIF designation under this statute. Vacant land was reviewed in relation to the six (6) different blighting factors and the "stand alone" factors set forth in the TIF Act.

V. QUALIFICATION OF RPA/FINDINGS OF ELIGIBILITY

As a result of KMA's and the Village's evaluation of each parcel in the TIF District, an analysis of each of the eligibility factors summarized in Section II, it has been determined that the following factors are present to support qualification of the RPA as a "blighted improved" area.

IMPROVED AREA FACTORS

The RPA is found to qualify as a "blighted improved area" under the Act.

1. Obsolescence: "The condition or process of falling into disuse. Structures have become ill-suited for their original use".

   Fifty percent (50%) of the parcels are either functionally or economically obsolete.

   - International Plaza demonstrates characteristics of an outdated shopping center and has evidenced chronic vacancies, poor layout (the "U" shape impairs interior tenant visibility), and no strong anchor tenants.

   - The International Plaza Equalized Assessed Valuation (EAV) has dropped by approximately 45% since 1994 due to vacancies and obsolescence.

   - Frontage parcels along Golf Road have exhibited loss in EAV due to vacancy and/or obsolescence.

   - Single-family residences along Golf Terrace are surrounded by commercial property or business zoned property. The platting is also obsolete in relation to current uses.

   - Single-family residences bordering the International Plaza to the north are not adequately buffered to the adjacent commercial use.

2. Lag in Equalized Assessed Valuation (EAV):

The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) years. The rate of growth has also been less than the CPI for three (3) of the last five (5) years.

Year	Improved TIF EAV	Percent	Balance of Village EAV	Percent
2000	$5,819,814	1.37%	$1,826,253,893	4.12%
1999	$5,741,321	1.57%	$1,754,069,654	6.06%
1998	$5,652,575	28.32%	$1,653,863,305	.11%
1997	$4,405,061	(4.02)%	$1,651,970,853	1.58%
1996	$4,589,529	.99%	$1,626,210,065	8.45%
1995	$4,544,590	(49.76)%	$1,499,476,664	(.92)%
1994	$9,045,903		$1,513,397,043	

Source: Cook County Clerk's Office

The total EAV of the proposed RPA is increasing at a rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years.

3. Excessive Vacancies: "The presence of buildings that are unoccupied or under utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies".

International Plaza has suffered from chronic vacancies for several years. Reference to data available from the Village indicates that the center has had vacancy rates over the last five (5) years of 11%, 26%, 25%, 25% and 25%. Prior to that, vacancy rates had been as high as 75%. Poor layout and lack of an anchor tenant have contributed to such rates. Typical retail vacancy rates are in the range of 3% to 4%, based on Urban Land Institute data.

The gas station at the intersection of Arlington Heights Road and Golf Road has been vacant for over five (5) years.

According to Village staff, the adjacent Arlin Golf center has also exhibited high vacancy rates of 29% (2001), 29% (2000), 59% (1997-1999). Tenants to face the main arterial (Arlington Heights Road) and are hampered by limited access from said arterial (northbound traffic only).

4. Deleterious Layout: "The existence of incompatible land use relationships or layout. The existence of inappropriate mixed uses, or uses considered to be noxious, offensive or unsuitable for the surrounding area".

   Ninety percent (90%) of the parcels exhibit incompatible land use relationships or layout.

   - The layout of International Plaza and Arlin Golf Center have contributed to vacancies and economic/functional obsolescence.

   - The single-family home uses are not properly buffered and/or situated to adjacent commercial uses.

   - The commercial/office use along Council Trail exhibits minimal buffering to adjacent residential uses.

   - Commercial uses between Golf Terrace and Golf Road occupy irregular lots with limited access/egress and loading/unloading space.

5. Lack of Community Planning: "The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to met contemporary development standards, or other evidence demonstrating an absence of effective community planning".

   The RPA exhibits several characteristics which support a lack of community planning.

   The retail and commercial portion of the redevelopment project area has developed incrementally over time with several different land uses, including single-family homes entirely surrounded by commercial property. Incremental development of the area has resulted in poorly designed retail areas leading to high vacancy rates, parcels of inadequate shape and size for contemporary redevelopment, obsolete platting of land parcels with limited access and visibility, and lack of cross access easements and shared parking agreements. This lack of community planning has contributed to underdevelopment of the redevelopment project area resulting in a lower tax base than would be expected if the area developed in a cohesive, consolidated and planned development which maximizes the development potential of the area.

6. Inadequate Utilities: "Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone and electrical services that are shown to be inadequate. Inadequate utilities are those that are: 1) of insufficient capacity to serve the uses in the RPA; 2) deteriorated, antiquated, obsolete or in disrepair; or 3) lacking within the RPA".

   Based upon Village review, the area along Council Trail suffers from flooding at the south portion. In addition, redevelopment to the north will require storm sewer connection to the east (along Council Trail) rather than to the adjacent State of Illinois's storm sewer under Arlington Heights Road.

   Golf Terrace and Council Trail are substandard roadways and are narrow and do not include curb/gutters, sidewalks, or streetlights.

7. Deterioration: "With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding though paved surfaces.

   Over thirty percent (30%) of the parcels exhibit deterioration of site improvements, primarily parking lot and/or driveway related improvements. These conditions include: severe cracking of pavement, potholes and buckled pavement.

   In addition, the former gas station use located along the intersection of Arlington Heights Road and Golf Road is deteriorated as evidenced by the condition of the building and the canopy.

For the vacant part of the Redevelopment Project Area, the following factors are present:

1. Obsolete Platting: "Obsolete Platting of vacant that results in parcels of limited or narrow size or configurations of parcels of irregular size and shape that would be difficult to develop in a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create right-of-ways for streets or alleys or that created inadequate right-of-way widths for streets, alleys, or other public right-of-way or that omitted easements for public utilities".

   The vacant parcels within the redevelopment project area are in an area approximately 3.5 acres in size along the east side of Arlington Heights Road north Council Trail. The area is designated for office development on the Comprehensive Plan, however, many of the land parcels are either too narrow, or irregular in shape and size, to develop for contemporary office development and would require replatting.

2. Lag in Equalized Assessed Valuation (EAV):

   The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) years. The rate of growth has also been less than the CPI for three (3) of the last five (5) years.

Year	Vacant TIF EAV	Percent	Balance of Village EAV	Percent Change
2000	$156,682	(1.20)%	$1,831,917,025	4.11%
1999	$158,584	3.24%	$1,759,652,391	6.04%
1998	$153,608	14.12%	$1,659,362,272	.19%
1997	$134,599	(.13)%	$1,656,241,315	1.57%
1996	$134,774	1.29%	$1,630,664,820	8.43%
1995	$133,058	12.34%	$1,503,888,196	(1.21)%
1994	$118,439		$1,522,320,507	

Source: Cook County Clerk's Office.

The total EAV of the proposed RPA is increasing at a rate that is less than the balance of the municipality for those of the last five (5) calendar years.

In addition, the vacant part meets one of the stand alone criteria as set forth in 65 ILCS 11-74.4-3 (a) (3) (C), that if vacant, the sound growth of the redevelopment project area is impaired by one of the six factors A through F. One factor was found to be present to a meaningful extent so that the municipality has reasonably found that the factor is clearly and is reasonably distributed throughout the vacant part of the redvelopment project area.

The following factor was found: the area, prior to its designation, is subject to chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency.

VI. SUMMARY OF FINDINGS AND OVERALL ASSESSMENT OF QUALIFICATION

The following is a summary of relevant qualification findings as it relates to potential RPA No. 4 by the Village:

1. The area is contiguous and is greater than 1½ acres in size.

2. Portions of the area qualify as a "blighted improved area" and portions qualify as a "blighted vacant" area. A more detailed analysis of the qualification findings is outlined in this report.

3. All property in the area would substantially benefit by the redevelopment project improvements.

4. The sound growth of taxing districts applicable to the area, including the Village, has been impaired by the factors found present in the area.

5. The area would not be subject to redevelopment without the investment of public funds, including property tax increments.

These findings, in the judgment of KMA, provide the Village with sufficient justification to consider designation of the RPA as a TIF District.

The area has not benefited from coordinated planning efforts by either the public or private sectors. There is a need to focus redevelopment efforts relating to business attraction as well as the coordination of redevelopment efforts for market place redevelopment. There efforts will be important to the area's continued improvement and preservation of tax base.

Db/f:/Reports /Arlington Heights Qualification Report
02.08.02

TIF BOUNDARY MAP

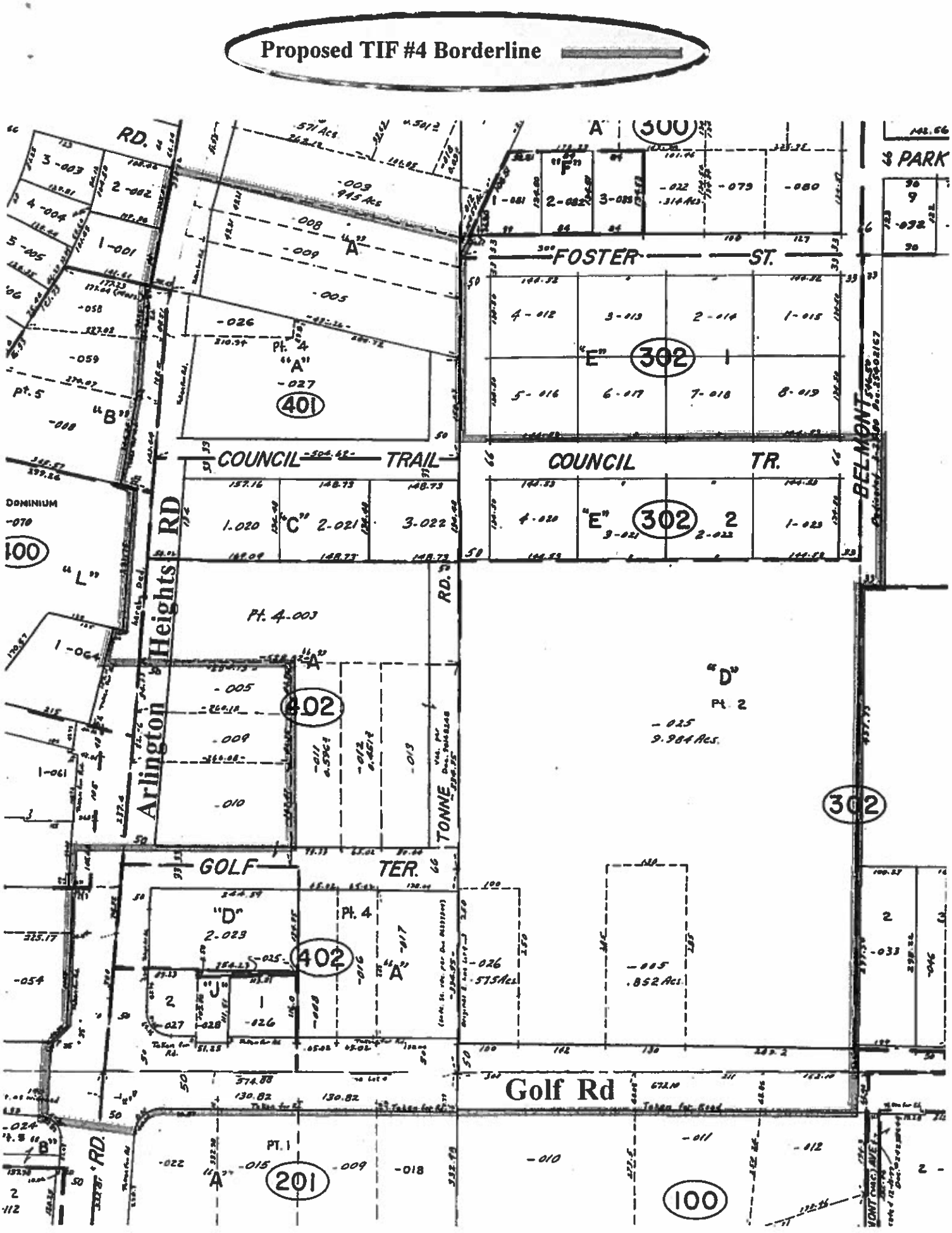

Proposed TIF #4 Borderline
FOSTER ST.
COUNCIL TRAIL
COUNCIL TR.
Arlington Heights RD
TONNE RD.
GOLF TER.
Golf Rd
BELMONT
PARK
"A"
"B"
"C"
"D"
"E"
"F"
"J"
"L"
Pt. 4-003
Pt. 2
9.984 Acs.
.852 Acs.
.945 Acs.
.314 Acs.
.575 Acs.
401
402
302
201
100

EXHIBIT 1

T.I.F. 4
LEGAL DESCRIPTION

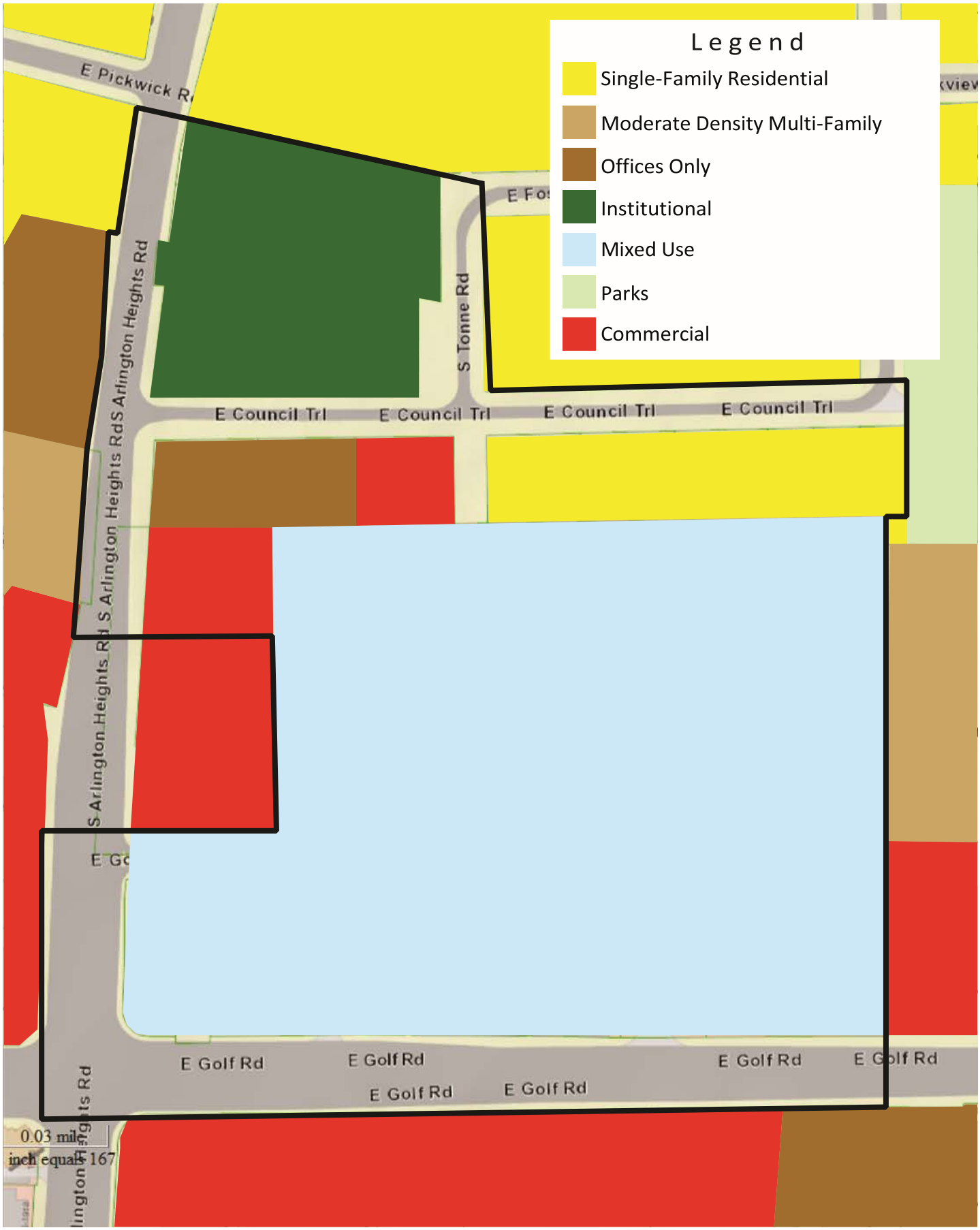
All that part of the Southeast ¼ of Section 9 and Southwest ¼ of Section 10, all in Township 41 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois described as follows:

Beginning at the Southwest corner of the Northwest ¼ of the Southwest ¼ of said Section 10; running thence northeasterly along the Westerly line of the property conveyed by Emil Curtis and Doris Curtis to William Diehl and recorded as Document No. 9225797 to a point of intersection with the Southwesterly line of a parcel of land described as having a point of commencement on the West line of said Section 10, 15.41 feet North of the Southwest corner, hereinbeforesaid, and as described in deed Document 20690506 recorded November 29, 1968; thence northwesterly along said Southwesterly described line and projected through to a point of intersection with the Westerly line of Arlington Heights Road as said road is now traveled; thence southwesterly along said westerly line to a point of intersection with a westerly projection of the North line of the South 669.90 feet of the Southeast ¼ of the Southeast ¼ of said Section 9 lying easterly of said Arlington Heights Road; thence east along said line to a point on a line 274.39 feet from and parallel with the East line of said Section 9; thence South on said parallel line 301.94 feet to a point on the North line of Golf Terrace as said street was opened per Document 14057529 and recorded May 15, 1947; thence west along said line and a west extension of said line to the westerly line of Arlington Heights Road aforesaid; thence southwesterly along said westerly line to a point of intersection with a westerly projection of the South line of Golf Road; thence east along said line projected and the South line of Golf Road aforesaid to the East line of the West ½ of the Southwest ¼ of the Southwest ¼ of said Section 10 projected south; thence north along said projected line and said East line of the West ½ of the Southwest ¼ of the Southwest ¼, to a point on the centerline of Belmont Avenue intersecting the South line of Council Trail extended east; thence East along said extended South line to the East line of Belmont Avenue, aforesaid; thence north along said East line to the North line of Council Trail extended East; thence west along said extended line and the North line of Council Trail projected through to the centerline of Tonne Road; thence north along said centerline to the centerline of Foster Street also being the place of beginning.

EXHIBIT 2

Third Amendment to the TIF 4 Redevelopment Plan and Project Land Use Map

TIF IV LAND USE MAP



The Village of
Arlington Heights
Illinois
Planning & Community Development

Village Board
3/1/2021

Item: Ordinance - Comprehensive Plan - Greenbrier Detention Basin

Department: Planning/Legal

This Agenda item corresponds with:

XII. New Business Item:

Greenbrier Detention Basin
Northeast corner of Cambridge Street and Yale Avenue
Amendment to the Comprehensive Plan

RECOMMENDATION

It is recommended that An Ordinance Amending the Comprehensive Plan changing the land use designation for the property located at the northeast corner of Cambridge Street and Yale Avenue to an open space use, be approved.

ATTACHMENTS:

Description	Type
Comprehensive Plan - Greenbrier Detention Basin	Ordinance

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE VILLAGE OF ARLINGTON HEIGHTS

WHEREAS, in Petition Number 21-004, on February 24, 2021, pursuant to notice, the Plan Commission of the Village of Arlington Heights conducted a public hearing to consider an amendment to the Comprehensive Plan, which includes a change to the land use designation for the property located at the northeast corner of Cambridge Street and Yale Avenue, Arlington Heights, Illinois; and

WHEREAS, the President and Board of Trustees have reviewed the minutes of the Plan Commission hearing and determined that amendment to the Comprehensive Plan is in the best interests of the Village of Arlington Heights,

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

SECTION ONE: The Comprehensive Plan of the Village of Arlington Heights is hereby amended by changing the land use designation for the property legally described as follows:

> Lots 72 through 75 inclusive in Arlington Meadows Subdivision, being a subdivision in the Southwest ¼ of Section 18, Township 42 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded February 14, 1978 as Document No. 24324934 and that part of vacated North Yale Avenue adjoining said Lots 72 through 75 and adjoining Lot 76 in said Arlington Meadows Subdivision in Cook County, Illinois.
>
> PIN 03-18-302-020, -021, -022, -023

and commonly described as the northeast corner of Cambridge Street and Yale Avenue, Arlington Heights, Illinois, from a "single-family detached" use to an "open space" use.

SECTION TWO: The revision to the Comprehensive Plan shall be placed on file with the Village Clerk and shall be available for public inspection.

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

AYES:

NAYS:

PASSED AND APPROVED this 1st day of March, 2021.

_____
Village President

ATTEST:

_____
Village Clerk

MISCORD:Comprehensive Plan – NE corner of Cambridge and Yale

Village Board
3/1/2021

Item: Ordinance - Planned Unit Development - Greenbrier Detention Basin

Department: Planning/Legal

This Agenda item corresponds with:

XII. New Business item:

Greenbrier Detention Basin
Northeast corner of Cambridge Street and Yale Avenue
Planned Unit Development, Preliminary Plat of Resubdivision, Vacation of a portion of N. Yale Ave., Rezoning from R-3 to P-L District, Chapter 28 AHMC Variation

RECOMMENDATION

It is recommended that an Ordinance Amending the Zoning Ordinance, Granting Approval of a Planned Unit Development, a Preliminary Plat of Resubdivision, Vacation of a portion of N. Yale Ave. and Variation from Chapter 28 of the Municipal Code, for Greenbrier Detention Basin, be approved.

ATTACHMENTS:

Description	Type
PUD - Greenbrier Detention Basin	Ordinance

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE VILLAGE OF ARLINGTON HEIGHTS, GRANTING APPROVAL OF A PLANNED UNIT DEVELOPMENT, A PRELIMINARY PLAT OF RESUBDIVISION AND A VARIATION FROM CHAPTER 28 OF THE ARLINGTON HEIGHTS MUNICIPAL CODE

WHEREAS, on February 24, 2021, pursuant to notice, the Plan Commission of the Village of Arlington Heights, in Petition Number 21-004, conducted a public hearing on a request for rezoning from an R-3 One Family Dwelling District to a P-L Public Land District, approval of a planned unit development to allow the expansion of an existing detention pond, a preliminary plat of resubdivision to consolidate four parcels into one, and a variation from Chapter 28 of the Municipal Code for the property located at the northeast corner of Cambridge Street and Yale Avenue, Arlington Heights, Illinois; and

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

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

SECTION ONE: That the Zoning Ordinance of the Village of Arlington Heights is hereby amended by reclassifying the property legally described as follows from an R-3 One Family Dwelling District to a P-L Public Land District:

> Lots 72 through 75 inclusive in Arlington Meadows Subdivision, being a subdivision in the Southwest ¼ of Section 18, Township 42 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded February 14, 1978 as Document No. 24324934 and that part of vacated North Yale Avenue

adjoining said Lots 72 through 75 and adjoining Lot 76 in said Arlington Meadows Subdivision in Cook County, Illinois.

PIN 03-18-302-020, -021, -022, -023

commonly described as the northeast corner of Cambridge Street and Yale Avenue, Arlington Heights, Illinois.

SECTION TWO: That a Planned Unit Development for Greenbrier Detention Pond is hereby approved to allow the expansion of an existing detention pond which property is hereby designated as a planned unit development. The Zoning Map of the Village of Arlington Heights is hereby amended accordingly. Approval is hereby given for development of the Subject Property in substantial compliance with the following plans:

The following plans dated January 13, 2021, have been prepared by Christopher B. Burke Engineering, Ltd.:

Cover Sheet, consisting of one sheet;
Basin Area Grading Plan, consisting of drawing no. 58;
Basin Details, consisting of drawing no. 59;
Construction Details, consisting of drawing no. 77;
Greenbrier Subdivision Infrastructure Improvements Removal Plans Basin Area Removal, consisting of drawing no. 21;

Basin Area Landscape Plan, prepared by the Village of Arlington Heights, consisting of sheet L-1,

copies of which are on file with the Village Clerk and available for public inspection.

SECTION THREE That a preliminary plat of resubdivision which includes the vacation of a portion of N. Yale Avenue for Happiness Park Resubdivision, prepared by Christopher B. Burke Engineering, Ltd., dated February 19, 2021, is hereby approved.

SECTION FOUR: That a variation from Chapter 28, Zoning Regulations, of the Arlington Heights Municipal Code, Section 6.12-1, Traffic Engineering Approval for Projects Requiring Plan Commission Review, is hereby granted waiving the requirement to provide a Traffic and Parking Study prepared by a Certified Traffic Engineer.

SECTION FIVE: That the rezoning, planned unit development, preliminary plat of resubdivision, and variation from Chapter 28 of the Arlington Heights Municipal Code are subject to the following conditions, to which the Petitioner has agreed:

1. Final Plat of Resubdivision approval is required.

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

SECTION SIX: That the approval of the Planned Unit Development granted in SECTION TWO of this Ordinance shall be effective for a period no longer than 24 months from the date of this Ordinance, unless construction has begun or such approval has been extended by the President and Board of Trustees during that period.

SECTION SEVEN: The approval of the preliminary plat of resubdivision granted in SECTION THREE of this Ordinance authorizes the submission of a final plat for the proposed resubdivision and detailed plans and specifications for the public improvements therein. The preliminary approval shall be effective for a period no longer than 12 months, unless extended by the President and Board of Trustees during that period.

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

SECTION NINE: That this Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law and shall be recorded by the Village in the Office of the Cook County Clerk.

AYES:

NAYS:

PASSED AND APPROVED this 1st day of March, 2021.

_____
Village President

ATTEST:

_____
Village Clerk

PUD:Greenbrier Detension Pond

Village Board
3/1/2021

Item: Closed Session

Department: Village Managers 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) (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