



AGENDA

President and Board of Trustees
Village of Arlington Heights
Board Room

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

February 6, 2017

8:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

- A. Presentation of the Colors by Cub Scout Pack #130 from Westgate School

III. ROLL CALL OF MEMBERS

IV. APPROVAL OF MINUTES

- A. Committee of the Whole 1/3/17
- B. Joint Meeting VB/Library 1/14/17
- C. Committee of the Whole 1/17/17
- D. Village Board 1/17/17

V. APPROVAL OF ACCOUNTS PAYABLE

- A. Warrant Register 1/30/17

VI. RECOGNITIONS AND PRESENTATIONS

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

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

IX. OLD BUSINESS

- A. Hillside Auto - 25 E. University Dr. - PC#15-004
Land Use Variation

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. EAB Tree Removal Contract Extension
- B. Ash Tree Stump Removal and Restoration Contract Extension
- C. Well #11 Change Order
- D. Emergency Generator Upgrade and Replacement

CONSENT LEGAL

- A. An Ordinance Amending Planned Unit Development Ordinance Number 13-065, Including Granting a Variation from Chapter 28 of the Arlington Heights Municipal Code, Amending the Zoning Ordinance of the Village of Arlington Heights, Granting Preliminary Approval of a Planned Unit Development and a Preliminary Plat of Subdivision
(Medical Office, 1519-1531 and a portion of 1625 S. Arlington Heights Road)

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

XVII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an

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



Item: Presentation of the Colors

Department: Village Manager's Office

Presentation of the Colors by Cub Scout Pack #130 from Westgate School

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Committee of the Whole

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

Committee of the Whole 1/3/17

Type

Minutes



MINUTES

President and Board of Trustees
Village of Arlington Heights
Committee-of-the-Whole
Community Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
January 3, 2017
7:15 PM

I. CALL TO ORDER

Mayor Tom Hayes called the meeting to order at 7:18 PM.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

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

BOARD MEMBERS ABSENT: Trustees LaBedz, Tinaglia

STAFF MEMBERS PRESENT: Village Manager Randy Recklaus; Assistant Village Manager Diana Mikula; In-House Council Robin Ward; Village Attorney Mark Burkland

OTHERS PRESENT: Zach Creer for appointment to Housing Commission; Song Han and niece (Connie Han) for Music Box

IV. NEW BUSINESS

- A. Interview of Zach Creer for Appointment to the Housing Commission - Term Ending: 4/30/20

Mayor Hayes sworn in Zach Creer and introduced him to the Village Board.

Mr. Creer stated that he is hoping to bring his perspective to the Housing Commission on an ongoing subject they have been working on regarding inspections to rentals units. He was part of that in Rolling Meadows and wants to bring that information to the Commission.

Trustee Blackwood asked Mr. Creer to tell the Board about how he sees

affordable housing evolving in the next 30 years. Mr. Creer stated that technical changes will affect all communities. Parking needs, driverless cars will be coming and will affect all communities. You want to preserve the character of each community when it comes to affordable housing. Trustee Blackwood asked Mr. Creer if he sees rentals taking a larger share of the market. Mr. Creer stated that rentals do appear to be taking a larger share of the market. In the modern economy people are moving around a lot and switching jobs a lot.

TRUSTEE GLASGOW MOVED, SECONDED BY TRUSTEE SCALETTA TO RECOMMEND THAT ZACH CREER BE APPOINTED TO THE HOUSING COMMISSION WITH A TERM ENDING 4/30/20. Motion passed unanimously.

- B. Consideration of recommending to the Liquor Commissioner the issuance of a Class "A" Liquor License to Music Box Cafe, Inc., dba The Music Box, located at 224 E. Golf Road

Mayor Hayes swore in Song Han & Connie Han.

Diana Mikula, Assistant Village Manager, reported to the Board that Song Han is 100% owner of the Music Box Café. She has applied for a liquor license from the Village twice before. In both instances, the liquor license was denied. The last denial was on July 1, 2013. She is now reapplying for a liquor license. She did submit a letter setting forth her reasons for seeking a liquor license. Ms. Han has been operating The Music Box as a BYOB. She indicated that her patrons still attend to participate in Karaoke but she loses business when patrons find out about the lack of liquor service and this situation has created a significant business hardship on her.

Ms. Mikula went on to report that on October 28, 2016, the Arlington Heights Police Department completed a background check on Song Han. No convictions were disclosed and no criminal derogatory information was found. In addition, no lawsuits, judgments, or liens were outstanding. A walk-thru was conducted on December 29. No issues were noted and the submitted floor plan was slightly revised to reflect the current layout. A check with the departments of Police, Health, and Building indicated no issues were present. The Liquor License Ms. Han is seeking is a Class A which permits alcoholic liquor for consumption on the premises where sold and have a seating capacity at tables for a minimum of 25 persons for food service. The liquor hours are intended to be Sunday – Thursday 4 PM to midnight, Friday – Saturday 4 PM – 1 AM. Ms. Han is leasing the space and she is Basset certified. The establishment has had two previous violations by previous ownership in 2002 and 2005. The applicant has not had any liquor violations.

Mayor Hayes asked Ms. Han how many employees she had. She reported that it was just herself and another person at this time because of having so few customers. She is looking to hire four to six more. She reported that it's difficult to keep servers because business is so slow. Mayor Hayes asked if

these new employees would be Basset trained. Ms. Han stated that anyone she hires is informed that Basset training is a requirement of the job. Mayor Hayes asked Ms. Han when the last time she held a liquor license. Ms. Han replied in 2008 at a Chicago restaurant.

Trustee Sidor said in Ms. Han's letter she states that sales are down 40%. He asked 40% since when. Ms. Han said since four years ago. He asked if people come to the restaurant is it to eat or for the karaoke? Connie Han responded that they come in mostly for the food and the karaoke but because there is no alcohol they don't stay very long. Trustee Sidor stated that he has the same concerns as Mayor Hayes. Ms. Han needs more staff. If she is in the kitchen cooking how can she keep an eye on what's going on in the rest of the establishment. Connie Han responded that right now it is a doable situation because there are never more than one or two customers in the establishment. If Ms. Han is expecting a large group she will call other relatives to come in and assist her. She cannot keep permanent staff with the current situation because there is not enough business to support someone that works for tips. If she gets her liquor license back she can afford the extra overhead of paying employees. In the beginning her niece and husband will assist until the business improves and new employees can be hired.

Trustee Glasgow said that in Ms. Han's letter she indicated that she had maxed out her credit cards and taken out loans for the business. He asked how she was going to afford having a liquor license. Connie Han reported that the Han family will be assisting her with stocking the bar and paying for the liquor license. Ms. Han feels that it may cost the family \$15,000 or \$20,000 to get Ms. Han on her feet and then she will be fine. She will not cut corners when it comes to the business. It has taken her four years to get her license back and she will not do anything to jeopardize the liquor license.

Trustee Glasgow asked what has changed from the last time Ms. Han applied for a liquor license. Trustee Sidor had paid a visit to the establishment before the liquor hearing four years ago and he witnessed open liquor bottles sitting on the counter. What has changed since that time? Connie Han responded that during that time the establishment was BYOB. Patrons would come in to eat and bring their own liquor and leave the bottles on the table or counter. Ms. Han did not fully understand the concept of BYOB at that time. At this point, this is her last chance to keep her business and to get out of this hole. Because of this dire need to have a liquor license she has tried everything she could to keep the business afloat. The biggest thing that's changed since the last meeting is her. She has had BYOB for three years and in that time there have been no incidents regarding liquor. You can see with her other liquor license she had for over seven years that there were no liquor violations. She is a very good business owner. At that time Connie Han felt her aunt was being penalized for her half-sister's behavior. This aunt is nowhere near the restaurant or the Arlington Heights area. Her aunt, Song Han, knows the liquor laws and she knows what it takes to run a business legally. Connie Han is aware of the Board's concern in granting her aunt a liquor license but there is no need for

concern. This business has been in their family since it opened 10 years ago and no one wants to see it close.

Mayor Hayes said he felt that Ms. Han has demonstrated over 3 ½ years that she is capable of running the business in a legal manner without any incidences. The Village appreciates her sincere desire to run a legitimate business. He voiced his concern about staffing and he would like short-term hired employees to work in the kitchen and Basset trained servers selling the liquor.

TRUSTEE GLASGOW MOVED, SECONDED BY TRUSTEE SIDOR TO RECOMMEND THAT THE VILLAGE BOARD OF TRUSTEES RECOMMEND TO THE LIQUOR COMMISSIONER THE ISSUANCE OF A CLASS "A" LIQUOR LICENSE TO MUSIC BOX CAFÉ, INC., DBA THE MUSIC BOX, LOCATED AT 224 E. GOLF ROAD. Motion passed unanimously.

V. OTHER BUSINESS

VI. ADJOURNMENT

TRUSTEE ROSENBERG MOVED, SECONDED BY TRUSTEE SIDOR TO ADJOURN THE MEETING. Motion passed unanimously. Meeting adjourned at 7:57 PM

Reported By: Diane Staggs, Administrative Asst. II



Item: Joint Meeting VB/Library 1/14/17

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

Joint Meeting VB/Library

Type

Minutes

**JOINT VILLAGE-LIBRARY MEETING
MINUTES OF THE MEETING OF THE MAYOR AND THE BOARD OF TRUSTEES
OF THE VILLAGE OF ARLINGTON HEIGHTS**

ARLINGTON HEIGHTS MEMORIAL LIBRARY

SATURDAY, JANUARY 14, 2017 8:30 A.M.

BOARD MEMBERS PRESENT: President Hayes; Trustees: Farwell, Glasgow
LaBedz, Rosenberg, Scaletta, and Sidor

BOARD MEMBERS ABSENT: Trustees: Blackwood, Tinaglia

STAFF MEMBERS PRESENT: Randy Recklaus, Village Manager

OTHERS PRESENT: Arlington Heights Library Board of Trustees, various
Library Staff

SUBJECTS:

Public Comment

Library Board's Topics of Interest

Village Board's Topics of Interest

Other Business

Adjournment

President Hayes and Library Board President Smart called the meeting to order at 8:36 AM. The Pledge of Allegiance was recited.

Public Comment

None

Library Board Topics of Interest

Library Executive Director Jason Kuhl discussed many of the Library's current efforts, including a recent decision to back off from building a branch location on the north side.

Village Board's Topics of Interest

Village Manager Randy Recklaus discussed an update on the Police Station project and infrastructure improvement efforts.

Kuhl and Recklaus then highlighted the Village's and Library's efforts to enhance the inclusion of groups and stakeholders that have traditionally participated less in community conversations and decision making and the value of such efforts. Library and Village Trustees also discussed the issue of inclusion from their perspectives. Ideas such as a physical Village Newsletter that could reach more people, and greater Library outreach efforts to the School Districts and PTOs were discussed by the group.

Elected officials from both organizations acknowledged the strong relationship the two entities enjoyed and encouraged further joint efforts.

Other Business

None

Adjournment

Motion was made by Trustee Scaletta, seconded by Trustee Glasgow to adjourn the meeting. Upon a voice vote, the motion passed unanimously. Meeting was adjourned at 9:53 AM.



Item: Committee of the Whole 1/17/17

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Committee of the Whole 1/17/17	Minutes



MINUTES

President and Board of Trustees
Village of Arlington Heights
Committee-of-the-Whole
Community Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
January 17, 2017
7:45 PM

I. CALL TO ORDER

Mayor Tom Hayes called the meeting to order at 7:48 PM.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

BOARD MEMBERS PRESENT: Mayor Thomas Hayes; Trustees LaBedz, Glasgow, Rosenberg, Scaletta, Sidor, Tinaglia

BOARD MEMBERS ABSENT: Trustees Blackwood, Farwell

STAFF MEMBERS PRESENT: Assistant Village Manager Diana Mikula

OTHERS PRESENT: Tom Hutchison

IV. NEW BUSINESS

- A. Interview of Tom Hutchison for Appointment to the Electrical Commission - Term Ending: 4/30/20

Mayor Hayes introduced Tom Hutchison to the Board. Mr. Hutchison is a Master Licensed Electrician and has a business in Arlington Heights. Mayor Hayes said Mr. Hutchison is very interested in serving and has some good ideas on how to operate more effectively and efficiently in terms of the Village's Code Amendments. Mayor Hayes thanked Mr. Hutchison for his willingness to serve.

Trustee Scaletta asked Mr. Hutchison how the Village could be more effective in reviewing the Codes. Mr. Hutchison said the last National Electric Code book the Village accepted was dated 2005. Every three years the National Electric Code is rewritten and the newest book is dated 2017. There are 65

pages of electrical amendments to the 2005 code book. Some of the newer technologies have made some of the amendments obsolete. Mr. Hutchison said Arlington Heights has about 60 pages of local amendments which should be cleaned up to be more accessible to builders and homeowners and not overwhelming.

Trustee Rosenberg asked Mr. Hutchison when the new Code is adopted if all the amendments that are in place go away as a result of the adoption of the current Code. Mr. Hutchison said it is up to the Commission to decide what amendments go along with whatever code book is accepted. Most municipalities should adopt the last book when the new book comes out. It gives inspectors and contractors time to inspect the book already knowing what changes to expect. Trustee Rosenberg asked Mr. Hutchison if most of the work he does is commercial or residential. Mr. Hutchison said it is split between commercial, residential and industrial. Trustee Rosenberg asked Mr. Hutchison how big his company was. Mr. Hutchison replied it is a four-person company.

Trustee LaBedz asked Mr. Hutchison about solar power and its impact in the electrical world. Mr. Hutchison said that at this time states other than Illinois are doing a better job of offering rebates for residential solar panels. He said it is a growing field. Trustee LaBedz asked Mr. Hutchison if there was a lot of interest in residential solar panels. Mr. Hutchison said there are companies that focus on it but not too many in Illinois. There is more business in neighboring states.

Trustee Tinaglia asked Mr. Hutchison how long he has been doing electrical work in the Village. Mr. Hutchison said he has been an electrician since 1992 and his business started in the Village in 2006. Trustee Tinaglia said he would like to see Mr. Hutchison clean up and sift through many of the Village's electrical amendments while on the Electrical Commission. Mr. Hutchison agreed and said he would like to do that.

Following discussion, **TRUSTEE SCALETTA MOVED, TRUSTEE LABEDZ SECONDED A MOTION RECOMMENDING THE APPOINTMENT OF TOM HUTCHISON TO THE ELECTRICAL COMMISSION.** The Motion: Passed
Ayes: Hayes, LaBedz, Glasgow, Rosenberg, Scaletta, Sidor, Tinaglia

V. OTHER BUSINESS

VI. ADJOURNMENT

The meeting adjourned at 7:58 PM.



Item: Village Board 1/17/17

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

Village Board

Type

Minutes



MINUTES

President and Board of Trustees
Village of Arlington Heights
Board Room

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

January 17, 2017

8:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

President Hayes and the following Trustees responded to roll: Glasgow, LaBedz, Tinaglia, Rosenberg, Scaletta, Sidor.

Trustees Blackwood and Farwell were absent.

Also present were: Randy Recklaus, Mark Burkland, Robin Ward, Diana Mikula, Charles Perkins and Becky Hume.

IV. APPROVAL OF MINUTES

A. Village Board 1/3/2017

Approved

Trustee Thomas Glasgow moved to approve. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

Ayes: Glasgow, Hayes, Rosenberg, Scaletta, Sidor

Abstain: LaBedz, Tinaglia

Absent: Blackwood, Farwell

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 1/15/17

Approved

Trustee Bert Rosenberg moved to approve the Warrant Register dated

1/15/17 in the amount of \$1,089,566.68. Trustee Thomas Glasgow
Seconded the Motion.

The Motion: Passed

Ayes: Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

Absent: Blackwood, Farwell

VI. RECOGNITIONS AND PRESENTATIONS

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

Linda Yang of the Xilin Association announced that they are bringing Chinese Performing Arts to Arlington Heights. The Bamboo Symphony from Beijing will perform on February 4th at 7:00 p.m. at Hersey High School. She invited the community to come and enjoy this event.

President Hayes thanked Ms. Yang for all the work they do in the community and said he and his wife plan to attend.

Tatyana Cervjakova said she lives in the Frenchman's Cove condominiums. They used to have free parking and are now being asked to pay \$600 per year. Assessments are approximately \$400 a year. She asked if the Village could intervene or help provide other options.

Mr. Recklaus said staff has looked at the situation and unfortunately the Village cannot get involved, it is a private matter between the condominium association and the residents. The Village can provide information, but there is nothing identified that is a violation of Code.

Keith Moens said there are no opponents in the Village Election for President and Trustee. As a resident, this makes him sad. He said he is not blaming anyone here, but local election turnout has fallen 13% since 1995. People believe that local issues do not matter and are not motivated to get involved in the process. The Board should generally promote involvement in local offices. Mr. Moens challenged local officials to change the local election laws to allow local elections to occur at the same time as national elections. He also said laws should be changed to make it easier to get on the ballot. He asked the Board members to volunteer to step down every couple of years saying institutional knowledge is not a good reason to run. He said not to bother to come to the polls on April 4th. He urged residents to get involved in the democratic process.

President Hayes said there have been uncontested elections in the past. He could not speak to why there were not more candidates; it could be apathy or it could be because residents are satisfied. This community is very involved in a number of things, but involvement doesn't have to be an elected office. There are many volunteers on Boards and Commissions,

Frontier Days and the Senior Center. There are many opportunities to serve other than as an elected official. President Hayes thanked those who have served, who are serving now and those volunteering the community. Many good ideas are brought to the Board from these community volunteers, including ideas from Mr. Moens which are appreciated.

Trustee Labedz said there are many contested races in the upcoming election including the school boards and Library Board, she urged people to vote on April 4.

IX. OLD BUSINESS

- A. Report of the Committee-of-the-Whole Meeting Approved
of January 17, 2017

Interview of Tom Hutchison for Appointment to
the Electrical Commission - Term Ending:
4/30/20

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

Trustee John Scaletta moved to concur in the Mayor's appointment. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

Absent: Blackwood, Farwell

X. CONSENT AGENDA

CONSENT OLD BUSINESS

CONSENT APPROVAL OF BIDS

- A. Conducted Electrical Taser Weapons Approved

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

The Motion: Passed

Ayes: Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

Absent: Blackwood, Farwell

- B. New Fire Engine Approved

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

The Motion: Passed

Ayes: Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

Absent: Blackwood, Farwell

CONSENT LEGAL

- A. A Resolution Approving an Intergovernmental Agreement for "Euclid Avenue" Bikepath (Bikepath along Euclid Avenue between Rohlwing Road and Arlington Heights branch of Salt Creek) Approved

Trustee Thomas Glasgow moved to approve R17-003/A17-004. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

Absent: Blackwood, Farwell

- B. An Ordinance Amending Chapter 13 of the Arlington Heights Municipal Code (Making available a Class "A" liquor license) Approved

Trustee Thomas Glasgow moved to approve 17-003. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

Absent: Blackwood, Farwell

- C. An Ordinance Granting a Land Use Variation, Amending Ordinance Number 92-009 and Granting Certain Variations from Chapter 28 of the Arlington Heights Municipal Code (Arlington Heights Animal Hospital, 412 W. Algonquin Road) Approved

Trustee Thomas Glasgow moved to approve 17-004. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

Absent: Blackwood, Farwell

- D. An Ordinance Designating a Certain Intersection as a Yield Right-of-Way Intersection Approved

(Evergreen Avenue to yield for Cedar Street)

Trustee Thomas Glasgow moved to approve 17-005. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

Absent: Blackwood, Farwell

- | | | |
|----|--|----------|
| E. | A Resolution Approving an Intergovernmental Agreement with the Northeastern Illinois Regional Crime Laboratory | Approved |
|----|--|----------|

Trustee Thomas Glasgow moved to approve R17-004/A17-005. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

Absent: Blackwood, Farwell

CONSENT REPORT OF THE VILLAGE MANAGER

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

- | | | |
|----|--|----------|
| A. | Medical Office -1519 S. Arlington Heights Rd. -
PC#16-022
Rezoning, Subdivision, PUD, Amendment to PUD | Approved |
|----|--|----------|

Mr. Perkins said the property owner proposes a rezoning the property to OT (some of it is R-1) for a 26,000 square foot medical office building north of Autumn Leaves. It meets/exceeds parking by 3 spaces. There is a combined ingress/egress, shared detention, some permeable pavers and underground detention. A single lane drive aisle will connect to Emerson Street at the rear of the site, which will be restricted to emergency vehicles only and will be blocked with bollards to restrict access. Code requires that a cul-du-sac be constructed. The petitioner objects to the condition of paying their share of the cul-du-sac. Staff provided three possible options: 1. Either install the cul-du- sac, or put money in escrow, 2. Place a condition in the final PUD that the petitioner that they would agree to pay their fair share of the cul-du-sac or execute an Estoppel Agreement that they would not object to a special assessment 3. Establish a special assessment if and when construction of the cul-du-sac is deemed necessary.

Mr. Kosich said one half of building has tenant. The other part of the building is being built on speculation. They created a large set back at rear of property and have a significant landscaping budget over \$300,000. He said he does not believe there is any benefit of the cul-du-sac to their property. He said it was pushed by Engineering that most of the cul-du-sac is unfairly on their property. It is not a major thorough fare and he would like the cul-du-sac to go away. They will donate the land for the Village to do what it needs to do.

Trustee Rosenberg asked why can't things stay the way they are. Mr. Perkins said the cul-du-sac would not be built until Emerson was fully redeveloped and improved. It is unlikely that the neighboring property owners would wish to have a special assessment. The creation of a subdivision triggers this improvement. The problem is if any large vehicles go down Emerson, they would have to back up. The dedicated land would remain as a green space until the cul-du sac was built. Crushed stone is not an option. Trustee Rosenberg asked if the Easement Agreement has been signed with Autumn Leaves. Mr. Kosich said yes.

Trustee Rosenberg asked about the fence. Mr. Kosich said he would like to do away with the fence entirely. Mr. Perkins said the fence is not a Village requirement. Staff recommended moving the fence back so that it did not encroach on the front yard, but said if the petitioner wants to remove the fence; it's the petitioner's choice. Mr. Kosich said he will take it off the plan.

Trustee Sidor asked what the cost of the cul-du-sac would be. Mr. Kosich said \$100,000. Trustee Sidor asked if they were okay with the dedication of land and not putting in cul-du-sac. Mr. Kosich said it is a burden he would like to eliminate as it could impede the future sale of the land or incur large costs for them. He said the placement seemed unfair.

Trustee Scaletta asked what the purpose of the retaining wall was. Mr. Kosich said it was to adjust the site so that the water goes where it should. Paying for the connection to Emerson does not benefit the site; it is only for a temporary access for emergency vehicles. If the cul-du-sac cost was shared by everyone then it would be fair. Mr. Kosich said they preferred option 3, and they are willing to donate land now. That way it is not in the documentation of the property like an Estoppel would be.

Trustee Scaletta asked about adding a light on Council Trail and if this development would be responsible for the costs if it was added. Mr. Perkins said IDOT would have jurisdiction and that this property would not have a financial contribution as it is not an adjacent property owner. Autumn Leaves and this property have shared access and have a cost sharing agreement, the shared property will be owned by this new office property.

Trustee Tinaglia proposed connecting Emerson to Haven. Mr. Perkins said it's possible, but street looping takes more of the land than a cul-du-sac. The current road is substandard so it does not meet that requirement. He

said he was in favor of dedicating the land and working this out later.

Trustee Scaletta said he didn't think property owners on Haven would want a new street behind them. He asked if the west elevation could be made more interesting. Mr. Kosich said the rendering does not do it justice and that it will look like two separate buildings. They are planning to have a ground sign on the north and south sides, but have not submitted for a variation yet. They will only have one tenant on each sign.

Trustee LaBedz asked if the cul-du-sac connected to the residences. Mr. Perkins said it does touch their driveways. The cul-du-sac would be for turn arounds for emergency vehicles, snow plows refuse trucks. Those vehicles have to back down street or turn in a driveway now. Mr. Kasich said they could go through our property.

President Hayes said he had no problem with option 3. He was also okay with removing the fence and the subsequent variation. Yes.

Mr. Recklaus said that if option 2 were to occur, the petitioner would not be able to oppose it. Option 3 allows for the applicant to oppose a special assessment. If option #3 were chosen and 50% of the adjacent property owners oppose the assessment, it would not occur. Is it possible to just have an estoppel. Mr. Perkins said the Village would be in favor of Estoppel versus #3. Mr. Kosich said an Estoppel has to be disclosed and that has a cost value to them significantly over time. Mr. Recklaus said this is something the developer is required to do by Code. Both options #2 and #3 give them relief.

President Hayes said he did not see an Estoppel as a burden.

Trustee Scaletta asked if the petitioner knew of this requirement when they purchased the property. Mr. Kosich said no.

Trustee Rosenberg asked if the cul-du-sac or estoppel was mentioned in their purchase agreement. Mr. Kosich said no, there is no estoppel on the property now. Mr. Perkins said the issue came as a function of how the development is laid out. Subdivision Code requires public improvements so when the plat of subdivision was submitted, engineering made their comments and that is when the petitioner was made aware.

Trustee John Scaletta moved to approve with the removal of the 4' fence on the north side of the property negating the need for the variation from Section 6.13 and requiring the subject property owner to enter into an Estoppel Agreement with the Villlage, which agreement would state that the petitioner will not object to the establishment of a Special Assessment for construction of the cul-du-sac. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

Ayes: Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

Absent: Blackwood, Farwell

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

- A. Request for Closed Session per 5 ILCS 120/2(c) Approved (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)(5): Purchase or lease of real property for the use of the public body, including discussing whether a particular parcel should be acquired

XVII. ADJOURNMENT

Trustee John Scaletta moved to adjourn to Closed Session at 9:11 p.m.

Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

Ayes: Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

Absent: Blackwood, Farwell



Item: Warrant Register 1/30/17

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

Warrant Register 1/30/17

Type

Warrant Register

Fund	Fund Description	Total Transaction Amount
101	General Fund	\$619,436.65
211	Motor Fuel Tax Fund	\$27,542.15
215	CDBG Fund	\$19,377.41
227	Foreign Fire Ins Tax Fund	\$11,024.08
231	Criminal Investigation Fd	\$9,582.81
235	Municipal Parkg Opr Fund	\$29,324.36
251	TIF I South Fund	\$131,701.28
255	TIF II North Fund	\$983.17
263	TIF IV	\$3,568.75
301	Debt Service Fund	\$746.00
401	Capital Projects Fund	\$76,088.56
431	Public Building Fund	\$55,010.23
505	Water and Sewer Fund	\$1,290,278.21
511	Solid Waste Fund SWANCC	\$84,623.85
515	Arts,Entert & Events Fund	\$12,145.55
605	Health Insurance Fund	\$306,146.91
611	General Liability Ins Fnd	\$233,316.00
615	Workers Compensation Ins	\$444,629.56
621	Fleet Operations Fund	\$716,281.50
625	Technology Fund	\$46,943.06
715	Guaranty Deposits Fund	\$6,250.00
TOTAL ALL FUNDS		\$4,125,000.09

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 0					
Division: 0					
204245	715-0000-220.93-00	A GARDEN GUY INC 161208	REFUND BOND	\$200.00	\$200.00
204253	715-0000-220.93-00	AIROOM LLC 151633	REFUND BOND	\$200.00	\$200.00
204254	715-0000-220.93-00	AKIYOSHI, MICHAEL 163658	REFUND BOND	\$200.00	\$200.00
204263	101-0000-433.14-00	EDWIN ANTONUCCI	REFUND AMBULANCE CLAIM	\$400.00	\$400.00
204264	715-0000-220.93-00	ARCHADECK	REFUND BOND	\$200.00	\$200.00
204265	101-0000-433.14-00	ONER ARICI	REFUND AMBULANCE CLAIM	\$72.00	\$72.00
204269	101-0000-489.85-00	ARMOR SYSTEMS	COLLECTION FEES DEC 2016	\$2,859.90	\$2,859.90
204284	715-0000-220.93-00	BUCARO, F JAMES 161267	REFUND BOND	\$150.00	\$150.00
204289	715-0000-220.93-00	CARRATO, THOMAS 162343	REFUND BOND	\$200.00	\$200.00
204301	101-0000-421.05-00	CRAIG CHRISTOE	REFUND VEHICLE STICKER	\$18.00	\$18.00
204303	101-0000-433.14-00	CITY OF AURORA	REFUND AMBULANCE CLAIM	\$92.76	\$92.76
204336	715-0000-220.93-00	COUNTRYSIDE LANDSCAPE 161963	REFUND BOND	\$200.00	\$200.00
204338	715-0000-220.93-00	DELTA RENOVATION INC 162699	REFUND BOND	\$150.00	\$150.00
204347	715-0000-220.93-00	FAIRFIELD HOMES INC 151885	REFUND BOND	\$200.00	\$200.00
204351	505-0000-452.46-00	KIM FIEDLER	REFUND - WATER TAP FEE	\$1,100.00	\$1,100.00
204352	715-0000-220.93-00	FIEDLER, KIMBERLY 164382	REFUND BOND	\$400.00	\$400.00
204356	715-0000-220.93-00	FORTIS CONCRETE 152697	REFUND BOND	\$200.00	\$200.00
204357	715-0000-220.93-00	FORTIS CONCRETE 161855	REFUND BOND	\$200.00	\$200.00
204401	715-0000-220.93-00	INTELLIGENT PLUMBING 163717	REFUND BOND	\$400.00	\$400.00
204405	715-0000-220.93-00	KRIS JANKOWSKI	REFUND BOND	\$100.00	\$100.00
204413	715-0000-220.93-00	KELLER, ANIA 163416	REFUND BOND	\$200.00	\$200.00
204415	101-0000-433.14-00	ELAINE KIETZER	REFUND AMBULANCE CLAIM	\$16.00	\$16.00
204428	101-0000-421.05-00	KEN LIZAMA	REFUND VEHICLE STICKER	\$10.00	\$10.00
204433	715-0000-220.93-00	MAGOC, TERRANCE J 164340	REFUND BOND	\$200.00	\$200.00
204435	715-0000-220.93-00	MARY GROTH	REFUND BOND	\$150.00	\$150.00
204436	715-0000-220.93-00	MARY GROTH PERMIT #16 2925	REFUND BOND	\$50.00	\$50.00
204443	715-0000-220.93-00	MCSWEENEY, TOM 163425	REFUND BOND	\$200.00	\$200.00
204452	715-0000-220.93-00	MIKELS, MICHAEL 162623	REFUND BOND	\$200.00	\$200.00
204453	715-0000-220.93-00	MILLER, BRUCE 163882	REFUND BOND	\$200.00	\$200.00
204465	715-0000-220.93-00	NGUYEN, LOI 162072	REFUND BOND	\$50.00	\$50.00

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
204488	715-0000-220.93-00	PASIEKA, ANNE 161924	REFUND BOND	\$200.00	\$200.00
204495	715-0000-220.93-00	PIZARRO CUSTOM REMODELERS	REFUND BOND	\$200.00	\$200.00
204497	101-0000-421.15-00	STEVE/MARY POTNICK	REFUND DOG TAG	\$12.00	\$12.00
204504	101-0000-433.14-00	VLADIMIR RAIKOV	REFUND AMBULANCE CLAIM	\$100.00	\$100.00
204508	101-0000-433.14-00	PATRICIA RICHARDS	REFUND AMBULANCE CLAIM	\$40.00	\$40.00
204510	101-0000-433.14-00	NORMA ROCCOSANTO	REFUND AMBULANCE CLAIM	\$80.00	\$80.00
204511	715-0000-220.93-00	ROGNER, PAUL A 152405	REFUND BOND	\$150.00	\$150.00
204517	715-0000-220.93-00	ROY'S PAVING & SEALCOATIN	REFUND BOND	\$200.00	\$200.00
204519	715-0000-220.93-00	S & H PAVING INC 163630	REFUND BOND	\$200.00	\$200.00
204521	715-0000-220.93-00	SCARAVALLE COMPANY 163023	REFUND BOND	\$200.00	\$200.00
204523	101-0000-433.14-00	SEDGWICK INSURANCE	REFUND AMBULANCE CLAIM	\$291.53	\$291.53
204524	101-0000-421.05-00	TOM SELZER	REFUND VEHICLE STICKER	\$30.00	\$30.00
204532	235-0000-435.65-02	JOSHUA SORKIN	REFUND PARKING PERMITS	\$60.00	\$60.00
204535	101-0000-421.05-00	GARY SPERLING	REFUND VEHICLE STICKER	\$18.00	\$18.00
204544	101-0000-421.05-00	WAYNE SZORC	REFUND VEHICLE STICKER	\$18.00	\$18.00
204557	101-0000-433.14-00	TRICARE NORTH REGION	REFUND AMBULANCE CLAIM	\$320.00	\$5,029.34
			REFUND AMBULANCE CLAIM	\$150.00	
			REFUND AMBULANCE CLAIM	\$127.50	
			REFUND AMBULANCE CLAIM	\$127.50	
			REFUND AMBULANCE CLAIM	\$150.00	
			REFUND AMBULANCE CLAIM	\$130.00	
			REFUND AMBULANCE CLAIM	\$150.00	
			REFUND AMBULANCE CLAIM	\$400.00	
			REFUND AMBULANCE CLAIM	\$380.00	
			REFUND AMBULANCE CLAIM	\$400.00	
			REFUND AMBULANCE CLAIM	\$195.20	
			REFUND AMBULANCE CLAIM	\$420.64	
			REFUND AMBULANCE CLAIM	\$312.51	
			REFUND AMBULANCE CLAIM	\$369.58	
			REFUND AMBULANCE CLAIM	\$295.66	
			REFUND AMBULANCE CLAIM	\$300.00	
			REFUND AMBULANCE CLAIM	\$329.15	
			REFUND AMBULANCE CLAIM	\$170.00	
			REFUND AMBULANCE CLAIM	\$151.60	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
204557...	101-0000-433.14-00...	TRICARE NORTH REGION...	REFUND AMBULANCE CLAIM	\$150.00	\$5,029.34...
204566	715-0000-220.93-00	VALENCIA, RICARDO & 16174	REFUND BOND	\$150.00	\$150.00
204573	101-0000-422.15-00	TED WARD	PERMIT 16-3341 REFUND	\$65.00	\$65.00
	101-0000-432.12-00		PERMIT 16-3341 REFUND	\$100.00	\$100.00
	505-0000-452.46-00		PERMIT 16-3341 REFUND	\$400.00	\$1,500.00
			PERMIT 16-3341 REFUND	\$1,100.00	
	505-0000-452.50-00		PERMIT 16-3341 REFUND	\$320.00	\$320.00
	505-0000-472.30-00		PERMIT 16-3341 REFUND	\$335.00	\$335.00
204578	715-0000-220.93-00	WILDEMAN, ROBERT 163727	REFUND BOND	\$200.00	\$200.00
204580	715-0000-220.93-00	WRONKIEWICZ, GARY 141967	REFUND BOND	\$500.00	\$500.00
901209	101-0000-210.91-00	EMPLOYEE BENEFITS CORP	CLAIMS 1/23/17	\$9,726.73	\$10,877.17
			CLAIMS 1/23/17	\$1,150.44	
Total Division:				\$29,694.70	
Total Department:				\$29,694.70	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 1 Board of Trustees					
Division: 1					
204396	101-0101-501.22-03	IL COMMISSION ON DIVERSITY AND	MLK DINNER - HAYES	\$55.00	\$55.00
204429	101-0101-501.21-65	LORELLE COMMUNICATIONS INC	SERVICE MISCELLANEOUS	\$4,500.00	\$4,500.00
204553	101-0101-501.22-02	TMA OF LAKE COOK	2017 DUES	\$288.00	\$288.00
Total Division:				\$4,843.00	
Total Department:				\$4,843.00	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 2 Integrated Services					
Division: 1					
204287	101-0201-502.30-05	CANON SOLUTIONS AMERICA	TONER	\$144.50	\$344.50
			PRINTER CARTRIDGES	\$200.00	
204376	101-0201-502.22-03	HARRIS TRUST & SAVINGS BANK	NIU OUTREACH	\$300.00	\$478.00
			NIU OUTREACH	\$178.00	
	101-0201-502.30-01		CRAINS CHICAGO SUBSCRIP	\$74.00	\$74.00
204459	101-0201-502.21-65	MUNICIPAL SERVICES ASSOCIATES INC	CONSULTING	\$85.00	\$85.00
204477	101-0201-502.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$355.21	\$362.77
			OFFICE SUPPLIES	\$7.56	
204490	101-0201-502.30-05	PETTY CASH	SUPPLIES	\$30.20	\$33.05
			SUPPLIES	\$2.85	
204515	101-0201-502.22-02	ROTARY CLUB OF ARLINGTON HTS	QTRLY DUES - RECCKLAUS	\$275.00	\$275.00
204525	515-0201-525.40-55	SESAC INC	MUSIC LICENSE FEES FOR CO	\$1,292.00	\$1,292.00
204581	101-0201-502.22-15	XEROX CORPORATION	DEC USAGE CHARGES	\$85.00	\$85.00
Total Division:				\$3,029.32	
Total Department:				\$3,029.32	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 3 Human Resources					
Division: 1					
204350	101-0301-503.22-05	FEDERAL EXPRESS	SHIPPING	\$32.30	\$32.30
204360	615-0301-552.20-70	GALLAGHER ARTHUR J & CO	INS RENEWAL - EXCESS WC	\$273,032.00	\$273,032.00
204361	615-0301-552.42-75	GALLAGHER BASSETT SERVICES INC	CLAIMS - MEDICAL LOSS	\$34,136.82	\$60,352.23
			CLAIMS - MEDICAL LOSS	\$17,926.01	
			CLAIMS - MEDICAL LOSS	\$8,289.40	
	615-0301-552.42-80		CLAIMS - WORKERS COMP	\$40,532.29	\$109,202.39
			CLAIMS - W/C	\$61,570.20	
			CLAIMS - WORKERS COMP	\$7,099.90	
204376	101-0301-503.22-02	HARRIS TRUST & SAVINGS BANK	PUBLIC RISK MGMT	\$385.00	\$385.00
	101-0301-503.22-03		NATL PUBLIC EMPLOYER	\$195.00	\$195.00
	615-0301-552.22-03		NATL PUBLIC EMPLOYER	\$195.00	\$195.00
204392	615-0301-552.20-50	HOPE HEALTH	HOPE HEALTH LETTER 2017	\$1,103.40	\$1,103.40
204474	605-0301-552.20-50	NORTHWEST COMMUNITY HOSPITAL	SERVICE HEALTH TESTING	\$737.00	\$8,261.00
			SERVICE HEALTH TESTING	\$144.00	
			SERVICE HEALTH TESTING	\$3,784.00	
			SERVICE HEALTH TESTING	\$3,596.00	
204477	615-0301-552.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$28.38	\$64.54
			OFFICE SUPPLIES	\$36.16	
204490	101-0301-503.30-05	PETTY CASH	SUPPLIES	\$12.58	\$12.58
	615-0301-552.20-50		SAFTEY/WELLNESS PROGRAM	\$20.00	\$40.00
			SAFETY RECOG PGRM	\$20.00	
204500	615-0301-552.20-50	NED PUCCI	JAN 2017 FITNESS	\$640.00	\$640.00
204570	605-0301-552.20-58	VISION SERVICE PLAN	VSP STANDARD	\$869.38	\$2,648.27
			VSP PREMIUM	\$1,778.89	
204581	101-0301-503.22-15	XEROX CORPORATION	DEC 2016 MONTHLY CHARGE	\$85.00	\$85.00
901204	605-0301-552.20-60	HMO ILLINOIS	JAN INS PREMIUM	\$287,707.00	\$287,707.00
901205	605-0301-552.20-65	PRUDENTIAL INSURANCE CO OF AMERICA	LIFE PREMIUM - JANUARY	\$4,828.14	\$4,828.14
	605-0301-552.20-66		SUPL LIFE PREM - JANUARY	\$2,702.50	\$2,702.50
901208	101-0301-503.21-65	EMPLOYEE BENEFITS CORP	CLAIMS 1/9/17	\$15,384.39	\$22,420.85
			CLAIMS 1/13/17	\$5,314.96	

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WARRANT REGISTER - GM0002

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
901208...	101-0301-503.21-65...	EMPLOYEE BENEFITS CORP...	FEES 11/15/16	\$1,093.25	\$22,420.85...
			FEES 12/15/16	\$628.25	
901209	101-0301-503.21-65	EMPLOYEE BENEFITS CORP	FEES 1/15/17	\$682.00	\$682.00
Total Division:				\$774,589.20	
Total Department:				\$774,589.20	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 4 Legal Department					
Division: 1					
204298	101-0401-503.21-65	CHICAGO TITLE COMPANY LLC	TRACT SEARCH	\$60.00	\$60.00
204331	101-0401-503.21-65	COOK COUNTY RECORDER OF DEEDS	RECORDINGS	\$284.00	\$284.00
204376	101-0401-503.22-03	HARRIS TRUST & SAVINGS BANK	NATL PUBLIC EMPLOYER	\$589.00	\$589.00
204379	101-0401-503.20-10	HOLLAND & KNIGHT LLP	RETAINER	\$3,000.00	\$3,000.00
204477	101-0401-503.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$227.39	\$668.91
			OFFICE SUPPLIES	\$441.52	
204490	101-0401-503.21-65	PETTY CASH	TAX NOTICE	\$10.00	\$10.00
204514	101-0401-503.21-65	ROSE MARY JURINEK	COURT REPORTER DEC 2016	\$315.00	\$1,295.00
			COURT REPORTER JAN 2017	\$980.00	
204551	101-0401-503.33-05	THOMSON REUTERS-WEST	INFORMATION CHARGES DEC	\$292.22	\$292.22
204581	101-0401-503.33-05	XEROX CORPORATION	DEC 2016 MONTHLY CHARGE	\$140.90	\$140.90
Total Division:				\$6,340.03	
Total Department:				\$6,340.03	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 5 Finance					
Division: 1					
204243	101-0501-503.30-05	A & E RUBBER STAMP CORP	OFFICE SUPPLIES	\$50.75	\$104.25
			OFFICE SUPPLIES	\$53.50	
204258	505-0501-503.22-05	AMERICAN PRINTING TECHNOLOGIES	POSTAGE	\$1,088.19	\$2,142.63
			POSTAGE	\$1,054.44	
204262	101-0501-503.21-65	ANDRES MEDICAL BILLING LTD	AMBULANCE BILLING DEC 16	\$5,927.80	\$5,927.80
204329	505-0501-503.40-87	DAN/KATIE CONTRERAS	50/50 SEWER REBATE	\$5,901.00	\$5,901.00
204360	611-0501-552.20-70	GALLAGHER ARTHUR J & CO	INS RENEWAL - PROPERTY	\$131,848.00	\$211,615.00
			INS RENEWAL - EXCESS LIAB	\$76,270.00	
			INS RENEWAL - EQUIPMENT	\$2,054.00	
			INS RENEWAL - CRIME	\$1,443.00	
204361	611-0501-552.42-53	GALLAGHER BASSETT SERVICES INC	CLAIMS - VEHICLE LOSS	\$6,248.15	\$16,294.96
			CLAIMS - VEHICLE LOSS	\$6,147.23	
			CLAIMS - VEHICLE LOSS	\$3,899.58	
	611-0501-552.42-60		CLAIMS - LIABILITY LOSS	\$5,406.04	\$5,406.04
204376	101-0501-503.22-02	HARRIS TRUST & SAVINGS BANK	ILLINOIS GOVERNMENT FI	\$800.00	\$800.00
	101-0501-503.30-01		CRAINS CHIC SUBSCRIPTION	\$99.00	\$99.00
	101-0501-503.33-05		INTUIT QUICKBOOKS ONLINE	\$429.95	\$429.95
204477	101-0501-503.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$151.94	\$1,458.42
			OFFICE SUPPLIES	\$421.49	
			OFFICE SUPPLIES	\$81.78	
			OFFICE SUPPLIES	\$282.28	
			OFFICE SUPPLIES	\$64.97	
			OFFICE SUPPLIES	\$455.96	
204483	101-0501-503.22-01	PADDOCK PUBLICATIONS INC	BID NOTICE	\$108.00	\$108.00
204499	101-0501-503.30-05	PTM DOCUMENT SYSTEMS	TAX FORMS	\$29.55	\$29.55
204581	101-0501-503.22-15	XEROX CORPORATION	DEC MONTHLY BASE	\$85.00	\$111.00
			DEC MONTHLY BASE	\$26.00	
Total Division:				\$250,427.60	

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WARRANT REGISTER - GM0002

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Total Department:				\$250,427.60	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 6 Information Technology					
Division: 1					
204259	625-0601-553.20-39	AMERICANEAGLE INC	WEB FEES FOR JANUARY 2017	\$180.00	\$180.00
204293	625-0601-572.50-10	CDS OFFICE TECHNOLOGIES	MIC KIT FOR POLICE CAR 31	\$565.00	\$565.00
204307	625-0601-553.21-65	COMCAST PROCESSING CENTER	907065060	\$5,214.33	\$5,214.33
204346	625-0601-553.33-05	ENTRUST	CERTIFICATE SERVICES RENE	\$2,268.70	\$2,268.70
204350	625-0601-553.22-05	FEDERAL EXPRESS	SHIPPING CHARGES	\$40.40	\$104.03
			SHIPPING CHARGES	\$63.63	
204376	625-0601-553.30-05	HARRIS TRUST & SAVINGS BANK	AMAZON MKTPLACE PMTS	\$115.00	\$358.98
			AMAZON MKTPLACE PMTS	\$243.98	
	625-0601-553.33-05		OTSOFTWARE	\$1,771.00	\$7,743.00
			INSIGHT PUBLIC SECTOR	\$5,972.00	
	625-0601-572.50-10		MONOPRICE INC	\$96.46	\$1,500.70
			MONOPRICE INC	\$18.31	
			AMAZON MKTPLACE PMTS	\$154.70	
			AMAZON.COM	\$1,231.23	
204531	625-0601-553.33-05	SOFTMART INC	ACROBAT PRO LICENSES	\$11,277.60	\$11,277.60
204534	625-0601-553.21-02	SOUTHERN COMPUTER WAREHOUSE	ADDITIONAL PAPER TRAY FOR	\$229.89	\$229.89
204543	625-0601-553.20-39	SUNGARD PUBLIC SECTOR	ASP SERVICE BUREAU MAINT	\$16,019.18	\$16,019.18
	625-0601-553.22-03		COGNOS TRAINING	\$480.00	\$480.00
204567	625-0601-553.21-65	VERIZON WIRELESS	885041609-00001	\$81.82	\$81.82
204569	625-0601-553.21-65	VERIZON WIRELESS	780366108-00001	\$341.03	\$341.03
801612	625-0601-553.21-65	AT & T	8856054304	\$578.80	\$578.80
Total Division:				\$46,943.06	
Total Department:				\$46,943.06	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 10 Boards & Commissions					
Division: 1					
204445	101-1001-502.22-02	MEET CHICAGO NORTHWEST	2017 ANNUAL INVESTMENT	\$84,200.00	\$84,200.00
Total Division:				\$84,200.00	
Division: 8					
204399	101-1008-502.20-75	INDUSTRIAL ORGANIZATIONAL SOLUTIONS	FIRE PROMOTIONAL TESTING	\$508.75	\$508.75
204540	101-1008-502.20-75	STEPHEN LASER & ASSOCIATES	INDIVIDUAL ASSESSMENT	\$550.00	\$550.00
Total Division:				\$1,058.75	
Division: 18					
204359	515-1018-525.40-55	STEVEN FROMM	REIMBURSEMENT HEARTS OF G	\$999.75	\$999.75
204513	515-1018-525.40-55	ROLLING GREEN COUNTRY CLUB	HEARTS OF GOLD DINNER	\$8,666.00	\$8,666.00
Total Division:				\$9,665.75	
Division: 21					
204490	101-1021-502.40-40	PETTY CASH	ECONO ALLIANCE	\$28.98	\$57.96
			ECONO ALLIANCE	\$28.98	
Total Division:				\$57.96	
Total Department:				\$94,982.46	

Check Date: 2017 - 1 - 30

WARRANT REGISTER - GM0002

Date: Wednesday, February 01, 2017
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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 20 Special Events					
Division: 5					
204274	515-2005-525.50-55	B AND H PHOTO/VIDEO	VIDEO EQUIPMENT	\$1,187.80	\$1,187.80
Total Division:				\$1,187.80	
Total Department:				\$1,187.80	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 30 Police Department					
Division: 1					
204247	101-3001-511.21-65	ACCURATE DOCUMENT DESTRUCTION	DOCUMENT SHREDDING	\$344.20	\$344.20
204251	401-3001-572.50-15	AFC INTERNATIONAL INC	QUANTIFIT RESPIRATORFIT	\$7,961.15	\$7,961.15
204269	101-3001-511.21-65	ARMOR SYSTEMS	COLLECTION FEES	\$186.40	\$186.40
204270	101-3001-511.22-02	ASSOC OF POLICE SOCIAL WORKERS	DUES	\$60.00	\$60.00
204273	101-3001-511.30-35	RODOLFO AVALOS	CLOTHING REIMBURSEMENT	\$329.25	\$329.25
204278	101-3001-511.22-10	BELMONTE PRINTING CO	2017 FIELD DIRECTORIES	\$1,014.40	\$1,014.40
204337	101-3001-511.33-05	DATAKOM SOFTWARE SOLUTIONS	SOFTWARE UPDATE	\$449.00	\$449.00
204362	101-3001-511.22-03	ANDREW GATZ	TRAINING	\$75.00	\$75.00
204366	101-3001-511.21-65	GOLF ROSE PET LODGE	IMPOUNDING FEE	\$142.55	\$142.55
204367	101-3001-511.22-03	TARYN GOMBAR	TRAINING	\$15.00	\$15.00
204369	101-3001-511.33-25	GRAINGER W W INC	POLICE EQUIPMENT & SUPPLY	\$4,413.60	\$4,413.60
204376	101-3001-511.22-02	HARRIS TRUST & SAVINGS BANK	FBI NATIONAL ACADEMY	\$95.00	\$95.00
	101-3001-511.30-05		GOES LITHOGRAPHING COM	\$66.74	\$1,385.04
			AMAZON.COM	\$1,244.31	
			AMAZON.COM	\$73.99	
	101-3001-511.30-20		PAKRITE PELICANSTOR TH	\$210.17	\$210.17
	101-3001-511.33-05		AVNGATE APOWERSOFT.COM	\$199.90	\$449.90
			EUROPEAN CRYSTAL REST	\$250.00	
	101-3001-511.33-25		PANERA BREAD #3287	\$66.85	\$783.82
			JEWEL #3478	\$24.43	
			IN THE EARPHONE CONNECTIO	\$512.40	
			AMAZON MKTPLACE PMTS	\$143.52	
			ROUTE 12 TOOLS	(\$36.62)	
			ROUTE 12 TOOLS	\$73.24	
204402	101-3001-511.22-02	INTL ASSOC CHIEFS OF POLICE	DUES	\$500.00	\$500.00
204406	101-3001-511.30-35	JG UNIFORMS	UNIFORM CLOTHING	\$87.45	\$2,023.55
			UNIFORM CLOTHING	\$170.50	
			UNIFORM CLOTHING	\$12.45	
			UNIFORM CLOTHING	\$8.00	
			UNIFORM CLOTHING	\$127.45	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
204406...	101-3001-511.30-35...	JG UNIFORMS...	UNIFORM CLOTHING	\$771.00	\$2,023.55...
			UNIFORM CLOTHING	\$838.70	
			UNIFORM CLOTHING	\$8.00	
204410	101-3001-511.21-65	JP MORGAN CHASE	PROCESSING FEE	\$32.92	\$57.68
			PROCESSING FEE	\$24.76	
204416	101-3001-511.22-15	KONICA MINOLTA BUSINESS USA	COPIER METER USAGE	\$111.71	\$520.88
			COPIER METER USAGE	\$170.92	
			COPIER METER USAGE	\$105.12	
			COPIER METER USAGE	\$133.13	
204434	101-3001-511.22-03	MANDEL, RUSSELL	TRAINING	\$15.00	\$30.00
			TRAINING	\$15.00	
204451	101-3001-511.22-02	MID STATES ORGANIZED CRIME INFO	DUES	\$300.00	\$300.00
204455	101-3001-511.33-25	MOORE MEDICAL LLC	SUPPLIES	\$114.00	\$114.00
204457	401-3001-572.50-15	MOTOROLA	PORTABLE RADIOS	\$15,218.90	\$15,218.90
204460	101-3001-511.22-02	NATL ASSOCIATION OF TOWN WATCH	DUES	\$35.00	\$35.00
204466	101-3001-511.22-02	NORTH SUBURBAN ASSOC CHF POLICE	DUES	\$300.00	\$300.00
204468	101-3001-511.21-65	NORTHERN IL POLICE ALARM SYSTEM	LANGUAGE LINE NOV 16	\$94.50	\$94.50
204471	101-3001-511.20-37	NORTHWEST CENTRAL DISPATCH SYS	FEB 17 MEMBER ASSESSMENT	\$69,129.18	\$69,129.18
204472	101-3001-511.22-03	NORTHWEST COMMUNITY HEALTHCARE	REGISTRATION	\$200.00	\$200.00
204477	101-3001-511.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$141.46	\$157.84
			OFFICE SUPPLIES	\$7.48	
			OFFICE SUPPLIES	(\$50.10)	
			OFFICE SUPPLIES	\$40.81	
			OFFICE SUPPLIES	\$18.19	
204479	101-3001-511.33-25	ORION SAFETY PRODUCTS	POLICE EQUIPMENT & SUPPLY	\$3,085.22	\$3,085.22
204484	101-3001-511.22-03	ANTHONY PADIYARA	TRAINING	\$75.00	\$75.00
204491	101-3001-511.22-03	PETTY CASH/POLICE	PARKING FEES	\$21.00	\$21.00
	101-3001-511.33-25		GAS	\$15.02	\$113.58
			COOK CO CPTS ASSOC MEET	\$80.00	
			GAS	\$18.56	
204496	101-3001-511.22-03	ADAM PLAWER	TRAINING - MEALS	\$250.00	\$250.00
204505	101-3001-511.30-35	RAY O'HERRON	UNIFORM CLOTHING	\$436.99	\$2,244.81
			UNIFORM CLOTHING	\$244.00	
			UNIFORM CLOTHING	\$232.00	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
204505...	101-3001-511.30-35...	RAY O'HERRON...	UNIFORM CLOTHING	\$116.00	\$2,244.81...
			UNIFORM CLOTHING	\$130.40	
			UNIFORM CLOTHING	\$79.00	
			UNIFORM CLOTHING	\$177.00	
			UNIFORM CLOTHING	\$151.99	
			UNIFORM CLOTHING	\$246.48	
			UNIFORM CLOTHING	\$37.00	
			UNIFORM CLOTHING	\$393.95	
204515	101-3001-511.22-02	ROTARY CLUB OF ARLINGTON HTS	DUES	\$275.00	\$275.00
204522	101-3001-511.33-25	SECOND CHANCE CARDIAC SOLUTIONS	SUPPLIES	\$239.70	\$239.70
204545	101-3001-511.22-03	CHRISTOPHER TATMAN	TRAINING	\$30.00	\$30.00
204550	101-3001-511.21-65	THOMSON REUTERS	INFORMATION CHARGES	\$321.60	\$321.60
204558	101-3001-511.22-03	NICKOLAS TRUDEAU	TUITION REIMBURSEMENT	\$887.50	\$887.50
204560	401-3001-572.50-15	ULTRA STROBE COMMUNICATIONS INC	VEHICLE EQUIPMENT	\$2,348.65	\$2,349.65
			VEHICLE EQUIPMENT	\$1.00	
204563	101-3001-511.22-03	UNIV OF IL	TRAINING REGISTRATION	\$446.00	\$446.00
204565	101-3001-511.22-05	UPS STORE #4073	SHIPPING CHARGES	\$25.29	\$166.97
			SHIPPING CHARGES	\$41.29	
			SHIPPING CHARGES	\$100.39	
204572	101-3001-511.21-65	WALGREEN COMPANY	SERVICE MISC	\$11.99	\$11.99
Total Division:				\$117,114.03	
Division: 3					
204285	231-3003-511.40-11	BUCZYNSKI CHARLES	TRAINING	\$150.00	\$150.00
204305	231-3003-511.40-11	CMS ACCOUNTING	COMMUNICATION CHARGES	\$132.81	\$132.81
204372	231-3003-511.40-11	HAJEK DOUGLAS	MEAL REIMBURSEMENT	\$150.00	\$300.00
			TRAINING	\$150.00	
204463	231-3003-511.40-03	NATL INSURANCE CRIME BUREAU	REFUND CASE# 16-00722	\$9,000.00	\$9,000.00
Total Division:				\$9,582.81	
Total Department:				\$126,696.84	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 35 Fire					
Division: 1					
204243	101-3501-512.30-05	A & E RUBBER STAMP CORP	OFFICE SUPPLIES	\$114.50	\$114.50
204250	101-3501-512.22-10	ADMIRAL GRAPHICS	CARBON MONOXIDE FORMS	\$134.69	\$134.69
204276	101-3501-512.31-65	BATTERIES PLUS	BATTERIES	\$99.36	\$99.36
204281	101-3501-512.33-50	BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	\$1,026.99	\$1,053.82
			MEDICAL SUPPLIES	\$26.83	
204350	101-3501-512.22-05	FEDERAL EXPRESS	SHIPPING/DELIVERY SERVICE	\$108.70	\$108.70
204353	101-3501-512.30-35	FIRESERVICE MANAGEMENT	TURNOUT GEAR REPAIR	\$176.47	\$176.47
204369	101-3501-512.31-65	GRAINGER W W INC	FURNITURE, NON OFFICE	\$369.90	\$369.90
204376	101-3501-512.31-85	HARRIS TRUST & SAVINGS BANK	TOOLTOPIA	\$139.98	\$139.98
204406	101-3501-512.30-35	JG UNIFORMS	UNIFORM CLOTHING	\$145.00	\$508.95
			UNIFORM CLOTHING	\$70.00	
			SHOES AND BOOTS	\$89.95	
			UNIFORM CLOTHING	\$134.00	
			SHOES AND BOOTS	\$70.00	
204446	101-3501-512.21-65	METRO-WESTERN COOK CREDIT	CREDIT CHECKS - FF CANDID	\$360.00	\$360.00
204447	101-3501-512.22-02	METROPOLITAN EMERGENCY SUPPORT	ANNUAL DUES	\$600.00	\$600.00
204448	101-3501-512.22-02	METROPOLITAN FIRE CHIEFS ASSN	DUES- ADMIN CHIEFS (5)	\$200.00	\$200.00
204458	101-3501-512.31-65	MPC COMMUNICATIONS & LIGHTING INC	COUPLER PART	\$119.00	\$119.00
204462	101-3501-512.22-02	NATL FIRE PROTECTION ASSOC	DUES- TAMOSAITIS	\$175.00	\$175.00
204464	101-3501-512.22-03	PETER NEWMAN	TUITION REIMBURSEMENT	\$1,540.75	\$1,540.75
204467	101-3501-512.22-03	NORTHEASTERN IL PUBLIC SAFETY	LEADERSHIP I CLASS (3) JA	\$1,050.00	\$1,050.00
204471	101-3501-512.20-37	NORTHWEST CENTRAL DISPATCH SYS	FEB 17 MEMBER ASSESSMENT	\$23,043.07	\$38,586.07
			JEMC 2017 MEMBERSHIP	\$15,543.00	
204473	101-3501-512.21-65	NORTHWEST COMMUNITY HOSP EMS OFFICE	2016 ANNUAL EMS BILLING	\$3,121.35	\$3,121.35
204477	101-3501-512.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$5.96	\$57.05
			OFFICE SUPPLIES	\$36.40	
			OFFICE SUPPLIES	\$14.69	
204501	101-3501-512.31-60	R H MEDICAL	MEDICAL OXYGEN	\$170.00	\$170.00
204516	101-3501-512.31-60	ROUTE 12 RENTAL CO INC	KEROSENE	\$32.50	\$32.50
204526	101-3501-512.31-65	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$8.95	\$67.85

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
204526...	101-3501-512.31-65...	SHERWIN ACE HARDWARE...	HARDWARE SUPPLIES	\$7.17	\$67.85...
			HARDWARE SUPPLIES	\$16.40	
			HARDWARE SUPPLIES	\$17.90	
			HARDWARE SUPPLIES	\$17.43	
204527	401-3501-572.50-15	SIGNAL PERFECTION LTD	VISUAL EQUIPMENT/SUPPLIES	\$21,273.96	\$21,273.96
204581	101-3501-512.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$85.00	\$189.00
			OFFICE MACHINES & ACCESS	\$26.00	
			OFFICE MACHINES & ACCESS	\$26.00	
			OFFICE MACHINES & ACCESS	\$26.00	
			OFFICE MACHINES & ACCESS	\$26.00	
Total Division:				\$70,248.90	
Total Department:				\$70,248.90	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 37 Foreign Fire Insurance					
Division: 1					
204283	227-3701-512.30-35	BSN SPORTS	FITNESS CLOTHING	\$8,179.08	\$8,179.08
204290	227-3701-512.22-03	WILLIAM CASPER	TUITION REIMBURSEMENT	\$975.00	\$975.00
204371	227-3701-512.22-03	JONATHAN GROSSMANN	TUITION REIMBURSEMENT	\$375.00	\$375.00
204427	227-3701-512.22-03	BRADLEY LINDGREN	TUITION REIMBURSEMENT	\$1,495.00	\$1,495.00
Total Division:				\$11,024.08	
Total Department:				\$11,024.08	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 40 Planning					
Division: 1					
204268	101-4001-521.40-41	ARLINGTON RENTAL INC	RENTAL FOR HOLIDAY HAPP.	\$78.48	\$78.48
204299	101-4001-521.40-41	TRONC	PO PAYMENTS	\$5,555.02	\$5,555.02
204334	101-4001-521.40-40	CORNETT PUBLISHING INC	ADVERTISING	\$2,285.00	\$2,285.00
204335	101-4001-521.40-40	COSTAR REALTY INFORMATION INC	SERVICE PROFESSIONAL	\$8,316.00	\$8,316.00
204365	101-4001-521.40-40	GLOBAL TRADE MAGAZINE	ADVERTISING	\$2,900.00	\$2,900.00
204368	101-4001-521.20-05	GOVTEMPSUSA LLC	SERVICE PROFESSIONAL	\$1,344.00	\$5,376.00
			SERVICE PROFESSIONAL	\$1,344.00	
			SERVICE PROFESSIONAL	\$1,344.00	
			SERVICE PROFESSIONAL	\$1,344.00	
204376	101-4001-521.21-65	HARRIS TRUST & SAVINGS BANK	APPLE ITUNES.COM/BILL	\$0.99	\$0.99
	101-4001-521.40-40		ICSC	\$380.00	\$845.00
			RETAIL LIVE	\$390.00	
			ARL HTS CHAMBER OF COMMER	\$75.00	
204412	101-4001-521.20-05	KANE MC KENNA & ASSOCIATES	SERVICE PROFESSIONAL	\$2,562.50	\$2,562.50
204424	101-4001-521.21-65	LEGRAND REPORTING & VIDEO SERVICES	TRANSCRIPTS	\$179.45	\$179.45
204482	101-4001-521.22-01	PADDOCK PUBLICATIONS	ADVERTISING	\$1,142.10	\$1,416.15
			ADVERTISING	\$180.90	
			ADVERTISING	\$93.15	
204483	101-4001-521.22-01	PADDOCK PUBLICATIONS INC	ADVERTISING	\$76.95	\$163.35
			ADVERTISING	\$86.40	
	101-4001-521.40-41		ADVERTISING	\$1,000.00	\$6,530.00
			ADVERTISING	\$4,000.00	
			ADVERTISING	\$765.00	
			ADVERTISING	\$765.00	
204494	263-4001-571.20-05	PIONEER ENGINEERING & ENVIRONMENTAL	TESTING SERVICES	\$3,568.75	\$3,568.75
Total Division:				\$39,776.69	
Total Department:				\$39,776.69	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 41 Community Devl Block Grnt					
Division: 1					
204300	215-4101-522.41-17	CHILDREN'S ADVOCACY CENTER	CDBG - SUPPORT SERVICES	\$625.00	\$625.00
204348	215-4101-522.41-70	FAITH COMMUNITY HOMES	SUPPORT SERVICES	\$625.00	\$625.00
204350	215-4101-522.41-02	FEDERAL EXPRESS	CDBG	\$28.66	\$28.66
204409	215-4101-522.41-48	JOURNEYS THE ROAD HOME	SUPPORT SERVICES	\$4,500.00	\$4,500.00
204470	215-4101-522.41-68	NORTHWEST CASA	SUPPORT SERVICES	\$625.00	\$625.00
204475	215-4101-522.41-07	NORTHWEST COMPASS INC	HOUSING ASSISTANCE	\$2,432.00	\$2,432.00
204482	215-4101-522.41-02	PADDOCK PUBLICATIONS	ADVERTISING	\$60.75	\$60.75
204542	215-4101-522.41-44	SUBURBAN PRIMARY HEALTH CARE	SUPPORT SERVICES	\$10,000.00	\$10,000.00
204554	215-4101-522.41-54	TOWNSHIP HIGH SCHOOL DIST #214	SUPPORT SERVICES	\$481.00	\$481.00
Total Division:				\$19,377.41	
Total Department:				\$19,377.41	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 45 Building					
Division: 1					
204368	101-4501-523.20-05	GOVTEMPSUSA LLC	GOVTEMPS - BUILDING	\$1,915.90	\$6,270.95
			GOVTEMPS - BUILDING	\$2,020.55	
			GOVTEMPS - BUILDING	\$788.90	
			GOVTEMPS - BUILDING	\$1,545.60	
204370	101-4501-523.20-35	GRIVAS KRAUSE ASSOCIATES LTD	ENG REVIEW 129 W RAND RD	\$345.00	\$345.00
204376	101-4501-523.30-35	HARRIS TRUST & SAVINGS BANK	AMAZON MKTPLACE PMTS	\$150.06	\$150.06
204395	101-4501-523.22-03	IL ASSOC ELECTRICAL INSPECTORS	EVENT REGISTRATION	\$150.00	\$150.00
			EVENT REGIST - DBL PYMT	(\$150.00)	
			EVENT REGISTRATION	\$150.00	
204449	101-4501-523.21-65	MICROSYSTEMS	ANNUAL STORAGE CHARGES	\$107.20	\$107.20
204462	101-4501-523.22-03	NATL FIRE PROTECTION ASSOC	MEMBERSHIP RENEWAL D.LAY	\$175.00	\$175.00
204477	101-4501-523.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$9.50	\$290.43
			OFFICE SUPPLIES	\$9.58	
			OFFICE SUPPLIES	\$235.86	
			OFFICE SUPPLIES	\$16.19	
			OFFICE SUPPLIES	\$19.30	
204490	101-4501-523.30-05	PETTY CASH	SUPPLIES	\$30.49	\$30.49
204534	101-4501-523.33-05	SOUTHERN COMPUTER WAREHOUSE	IPAD	\$871.57	\$871.57
204549	101-4501-523.21-65	THOMPSON ELEVATOR INSPECTION	ELEVATOR INSPECTIONS	\$76.00	\$76.00
204581	101-4501-523.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$26.00	\$163.48
			OFFICE MACHINES & ACCESS	\$26.48	
			OFFICE MACHINES & ACCESS	\$85.00	
			OFFICE MACHINES & ACCESS	\$26.00	
Total Division:				\$8,630.18	
Division: 2					
204243	101-4502-523.30-05	A & E RUBBER STAMP CORP	OFFICE SUPPLIES	\$79.50	\$79.50
204252	101-4502-523.20-25	AFFILIATED CLINICIANS CS	COUNSELING	\$100.00	\$100.00
204267	101-4502-523.41-16	ARLINGTON HTS PARK DISTRICT	CAP DECEMBER 2016	\$3,759.35	\$3,759.35

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
204333	101-4502-523.21-10	CORELOGIC SOLUTIONS LLC	PROPERTY SEARCH	\$220.00	\$220.00
204354	101-4502-523.21-10	FLECKS LANDSCAPING	PROPERTY MAINTENANCE	\$85.00	\$255.00
			PROPERTY MAINTENANCE	\$85.00	
			PROPERTY MAINTENANCE	\$85.00	
204376	101-4502-523.22-03	HARRIS TRUST & SAVINGS BANK	ILL ENVIRONMENTAL	\$250.00	\$407.74
			EB 17TH ANNUAL DR MLKJR	\$58.74	
			FREDPRYOR CAREERTRACK	\$99.00	
	101-4502-523.30-05		AMAZON MARKETPLACE PMTS	\$155.94	\$155.94
	101-4502-523.33-05		THERMOWORKS INC	\$38.99	\$175.81
			PAPER THERMOMETER COMP	\$136.82	
	101-4502-523.33-10		SANOFI PASTEUR INC	\$197.11	\$443.58
			PEAPOD	\$136.35	
			PEAPOD GROCERIES	\$110.12	
204408	101-4502-523.20-25	JOURNEYS COUNSELING CENTER LLC	COUNSELING	\$219.50	\$956.00
			COUNSELING	\$398.00	
			COUNSELING	\$338.50	
204420	101-4502-523.21-02	LAMOTTE COMPANY	EQUIPMENT MAINTENANCE	\$102.49	\$102.49
204425	101-4502-523.20-25	SHERRY LEMKE	COUNSELING	\$180.00	\$835.00
			COUNSELING	\$655.00	
204477	101-4502-523.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$51.82	\$78.21
			OFFICE SUPPLIES	\$26.39	
204490	101-4502-523.33-10	PETTY CASH	SUPPLIES	\$19.68	\$19.68
204581	101-4502-523.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$85.00	\$85.00
Total Division:				\$7,673.30	
Division: 3					
204257	101-4503-523.22-40	AMERICAN CHARGE SERVICE	TAXI PROGRAM	\$45.00	\$45.00
204282	101-4503-523.21-65	BREAKING GROUNDS IN DRUMMING	PROGRAM INSTRUCTIONAL FEE	\$600.00	\$600.00
204477	101-4503-523.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$989.97	\$1,052.32
			CAFE & OFFICE SUPPLIES	\$62.35	
	101-4503-523.31-65		CAFE & OFFICE SUPPLIES	\$79.20	\$79.20
204492	101-4503-523.31-65	PETTY CASH/SENIOR CENTER	SUPPLIES	\$30.75	\$58.74
			SUPPLIES	\$6.00	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
204492...	101-4503-523.31-65...	PETTY CASH/SENIOR CENTER...	SUPPLIES	\$21.99	\$58.74...
204552	101-4503-523.22-40	THREE O THREE TAXI FLASH CAB	TAXI PROGRAM	\$3.00	\$3.00
204581	101-4503-523.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$18.60	\$37.20
			OFFICE MACHINES & ACCESS	\$18.60	
Total Division:				\$1,875.46	
Total Department:				\$18,178.94	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 50 Engineering					
Division: 1					
204243	101-5001-524.30-05	A & E RUBBER STAMP CORP	OFFICE SUPPLIES	\$29.00	\$29.00
204374	101-5001-524.20-05	HAMPTON LENZINI & RENWICK INC	SERVICE PROFESSIONAL	\$4,898.00	\$4,898.00
	401-5001-571.50-30		SERVICE PROFESSIONAL	\$7,174.00	\$7,174.00
204376	101-5001-524.22-03	HARRIS TRUST & SAVINGS BANK	UWEX REGISTRATION	\$1,095.00	\$1,235.00
			IL TOLLWAY AUTO REPLENISH	\$40.00	
			AMERICAN PUBLIC WORKS	\$100.00	
	101-5001-524.30-05		VERIZON WIRELESS	\$27.49	\$27.49
204400	101-5001-524.22-02	INSTITUTE OF TRANSPORTATION	DUES RENEWAL-T PONSOT	\$300.00	\$300.00
204421	401-5001-571.50-30	FRANCESCO LATERZA	DRIVEWAY REIMBURSEMENT	\$691.20	\$691.20
204437	101-5001-524.22-03	MASSARELLI JAMES	TRAVEL ADVANCE	\$380.00	\$760.00
			TRAVEL ADVANCE	\$380.00	
204449	101-5001-524.21-65	MICROSYSTEMS	MICROFILM STORAGE FEES	\$303.76	\$303.76
204481	401-5001-571.50-30	TRISTEN PACURSA	SIDEWALK REIMBURSEMENT	\$298.13	\$298.13
204485	101-5001-524.22-03	PAGONES MICHAEL	TRAVEL ADVANCE	\$380.00	\$380.00
204490	101-5001-524.22-03	PETTY CASH	TRAINING	\$55.75	\$55.75
204541	401-5001-571.50-30	JEROME STRZYZYNSKI	REIMBURSEMENT; RESURF DAM	\$80.00	\$80.00
204568	101-5001-524.21-65	VERIZON WIRELESS	985478501-00002	\$599.19	\$599.19
204571	401-5001-571.50-30	JUNE VLIET	SIDEWALK REIMBURSEMENT	\$150.00	\$150.00
204579	401-5001-571.50-30	URZULA WODA	SIDEWALK REIMBURSEMENT	\$143.75	\$143.75
204581	101-5001-524.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$85.00	\$85.00
Total Division:				\$17,210.27	
Total Department:				\$17,210.27	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 71 Public Works					
Division: 1					
204244	101-7101-531.21-11	A & J SEWER SERVICE INC	PUMP GREASE TRAP	\$135.00	\$135.00
204246	101-7101-531.22-70	A T & T	217 S66-7106 106	\$1,777.31	\$3,558.11
			217 S66-7106 106	\$1,780.80	
204248	101-7101-531.31-55	ACTIVE ELECTRICAL SUPPLY CO	INT. LIGHTING	\$19.67	\$19.67
204249	101-7101-531.31-55	ACTIVE LOCK AND KEY LTD	KEYS FOR MUNI BUILDINGS	\$252.49	\$252.49
204255	101-7101-531.21-02	ALEXANDER EQUIPMENT CO INC	MAINTENANCE SUPPLIES	\$159.60	\$159.60
	101-7101-531.31-65		MAINTENANCE SUPPLIES	\$307.34	\$5,432.98
			MAINTENANCE SUPPLIES	\$5,125.64	
	101-7101-531.31-85		MAINTENANCE SUPPLIES	\$1,627.20	\$1,627.20
204256	101-7101-531.30-35	AMAZON.COM	REFLECTIVE SAFETY WEAR	\$156.64	\$156.64
	101-7101-531.31-65		PHONE CASE	\$14.79	\$76.53
			FLASH DRIVES	\$35.59	
			PHONE CASE	\$11.99	
			WRIST/MOUSE PAD	\$14.16	
	101-7101-531.33-05		DRAFTING/MAP PENS	\$26.99	\$26.99
204261	101-7101-531.21-11	ANDERSON LOCK	SERVICE BLDG MAINT	\$2,462.96	\$3,057.66
			DOOR REPAIR	\$594.70	
204271	101-7101-531.22-70	AT & T LONG DISTANCE	2147713	\$1,466.23	\$1,466.23
204277	101-7101-531.22-02	BELLANGER SCOTT	CDL REIMBURSEMENT	\$50.00	\$50.00
204294	401-7101-572.50-10	CDW GOVERNMENT INC	SQL SERVER	\$3,827.82	\$3,827.82
204302	101-7101-531.21-11	CINTAS CORP	BUILDING MAINTENANCE	\$26.42	\$262.27
			BUILDING MAINTENANCE	\$21.37	
			BUILDING MAINTENANCE	\$87.01	
			BUILDING MAINTENANCE	\$55.17	
			MAT SERVICE	\$22.32	
			MAT SERVICE	\$26.42	
			MAT SERVICE	\$23.56	
	101-7101-531.30-35		UNIFORMS	\$43.27	\$43.27
204311	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	2985063029	\$166.06	\$166.06
204315	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	2278061084	\$111.25	\$111.25

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
204316	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	1851137062	\$86.55	\$86.55
204324	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	3291084013	\$4,475.08	\$4,475.08
204328	101-7101-531.31-90	COMPASS MINERALS AMERICA	BULK HIGHWAY COARSE W/YPS	\$8,626.07	\$54,196.59
			ROAD SALT	\$44,439.91	
			BULK HIGHWAY COARSE W/YPS	\$1,130.61	
204330	211-7101-571.50-40	COOK COUNTY HIGHWAY DEPT	TRAFFIC SIGNAL MAINT	\$5,312.15	\$5,312.15
204340	101-7101-531.31-55	DREISILKER ELECTRIC MOTORS INC	BUILDING SUPPLIES	\$207.84	\$328.35
			BUILDING SUPPLIES	\$57.53	
			BUILDING SUPPLIES	\$62.98	
			DBL PYMT INV 1028903	(\$57.53)	
			REVERSE- NOT A DBL PMNT	\$57.53	
204343	101-7101-531.21-50	DYNEGY ENERGY SERVICES	1627055057	\$1,118.64	\$1,118.64
204344	101-7101-531.31-55	EDWARD STAUBER WHOLESALE HARDWARE	KEY REPLACEMENTS	\$21.00	\$21.00
204349	101-7101-531.31-55	FASTSIGNS	NAMEPLATES	\$1,644.96	\$1,644.96
204358	101-7101-531.22-02	FRANCIS LLOYD M	CDL REIMBURSEMENTS	\$50.00	\$50.00
204363	101-7101-531.30-35	GEMPLERS	UNIFORMS	\$720.17	\$720.17
204369	101-7101-531.31-65	GRAINGER W W INC	SUPPLIES	\$293.78	\$293.78
204373	101-7101-531.31-80	HALL SIGNS INC	SIGN SHOP SUPPLIES	\$2,665.64	\$2,665.64
204376	101-7101-531.22-02	HARRIS TRUST & SAVINGS BANK	INTERNATIONAL MUNICIPALIT	\$680.00	\$680.00
	101-7101-531.22-03		ILLINOIS LANDSCAPE CON	\$447.00	\$447.00
	101-7101-531.31-65		OTTERBOX LIFEPROOF	\$26.50	\$1,581.28
			SKID STEER SOLUTIONS	\$1,080.00	
			AMAZON.COM	\$474.78	
	101-7101-531.33-05		IT SUPPLIES INC	\$141.16	\$798.56
			IT SUPPLIES INC	\$164.35	
			IT SUPPLIES INC	\$493.05	
204377	101-7101-531.21-02	HAYES MECHANICAL	BUILDING MAINTENANCE	\$410.28	\$5,536.87
			BUILDING MAINTENANCE	\$641.85	
			BUILDING MAINTENANCE	\$875.56	
			HOT WATER TANK REPAIR	\$3,609.18	
204387	101-7101-531.21-50	HOMEFIELD ENERGY	3291084013	\$13,879.69	\$13,879.69
204394	101-7101-531.31-45	HP PRODUCTS CORP	JANITORIAL SUPPLIES	\$1,739.57	\$1,876.67
			JANITORIAL SUPPLIES	\$137.10	
204403	101-7101-531.21-11	INTL EXTERMINATORS INC	PEST CONTROL	\$60.00	\$179.00

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
204403...	101-7101-531.21-11...	INTL EXTERMINATORS INC...	PEST CONTROL	\$60.00	\$179.00...
			PEST CONTROL	\$59.00	
204407	101-7101-531.31-65	JON-DON INC	STREET/SIDEWALK SUPPLIES	\$254.00	\$254.00
	101-7101-531.31-90		STREET/SIDEWALK SUPPLIES	\$19,200.54	\$19,200.54
204411	101-7101-531.31-55	JUST FAUCETS	BUILDING SUPPLIES	\$249.00	\$249.00
204422	101-7101-531.30-39	LEAHY WOLF CO	VEH MAINTENANCE SUPPLIES	\$624.29	\$1,352.99
			VEH MAINTENANCE SUPPLIES	\$728.70	
204441	101-7101-531.33-05	MCFARLANE DOUGLAS COMPANIES	ELECTRIC SUPPLIES	\$464.60	\$464.60
204444	101-7101-531.31-65	MECOR INC	VEH MAINTENANCE SUPPLIES	\$98.96	\$98.96
204450	101-7101-531.21-02	MID AMERICAN ELEVATOR CO INC	JANUARY CONTRACT BILLING	\$1,376.50	\$1,376.50
	101-7101-531.21-62		REFRIGERANT RECOVERY	\$243.00	\$243.00
204461	101-7101-531.21-11	NATL DECORATING SERVICE INC	STATION MAINTENANCE	\$6,071.00	\$6,071.00
204476	101-7101-531.31-55	NORTHWEST ELECTRICAL SUPPLY CO	INTERIOR LIGHTS	\$1,901.01	\$3,118.87
			INTERIOR LIGHTS	\$1,079.35	
			ELECTRICAL SUPPLIES	\$44.47	
			ELECTRICAL SUPPLIES	\$81.05	
			INTERIOR LIGHTS	\$12.99	
204478	101-7101-531.21-15	OLIVE GROVE LANDSCAPING INC	LANDSCAPE RESTORATION	\$3,142.00	\$10,361.00
			LANDSCAPE RESTORATION	\$3,845.00	
			LANDSCAPE RESTORATION	\$3,374.00	
204480	101-7101-531.22-70	PACIFIC TELEMAGEMENT SERVICES	PAY PHONE FEES	\$228.00	\$303.00
			PAY PHONE FEES	\$75.00	
204486	101-7101-531.21-11	PARENTI & RAFFAELLI LTD	SERVICE BLDG MAINT	\$4,148.00	\$4,148.00
204490	101-7101-531.22-03	PETTY CASH	TRAINING	\$48.00	\$48.00
	101-7101-531.31-65		SUPPLIES	\$62.59	\$62.59
204503	101-7101-531.21-02	RADICOM	SIREN REPAIR	\$1,007.50	\$1,007.50
204506	101-7101-531.30-35	RED WING SHOE STORE	CLOTHING & APPAREL	\$119.99	\$2,197.21
			CLOTHING & APPAREL	\$99.99	
			CLOTHING & APPAREL	\$127.49	
			CLOTHING & APPAREL	\$199.95	
			CLOTHING & APPAREL	\$489.93	
			CLOTHING & APPAREL	\$1,079.88	
			CLOTHING & APPAREL	\$79.98	
204509	101-7101-531.30-39	RKA PETROLEUM COMPANIES INC	FUEL,OIL,GREASE, & LUBES	\$15,188.33	\$32,002.85

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
204509...	101-7101-531.30-39...	RKA PETROLEUM COMPANIES INC...	REGULAR GASOLINE	\$16,814.52	\$32,002.85...
204512	401-7101-572.50-15	ROLAND MACHINERY CO	SCALE AND INSTALL	\$11,445.00	\$11,445.00
204526	101-7101-531.31-45	SHERWIN ACE HARDWARE	STATION MAINTENANCE SUPPLIES	\$30.96	\$58.12
			STATION MAINTENANCE SUPPLIES	\$23.57	
			STATION MAINTENANCE SUPPLIES	\$3.59	
	101-7101-531.31-65		STATION MAINTENANCE SUPPLIES	\$6.99	\$42.22
			STATION MAINTENANCE SUPPLIES	\$35.23	
204528	101-7101-531.21-02	SIMPLEX GRINNELL	ANNUAL FIRE ALARM INSP	\$4,661.91	\$4,661.91
204530	101-7101-531.22-03	SMITH, PATRICK	ADVANCE FOR TRAINING	\$1,606.92	\$1,606.92
204533	101-7101-531.31-55	SOUTH SIDE CONTROL SUPPLY CO.	STATION MAINTENANCE SUPPLIES	\$231.27	\$801.09
			STATION MAINTENANCE SUPPLIES	\$569.82	
204537	101-7101-531.31-55	STANDARD PIPE & SUPPLY INC	STATION MAINTENANCE SUPPLIES	\$9.45	\$10.65
			STATION MAINTENANCE SUPPLIES	\$1.20	
204538	101-7101-531.22-03	START GROUP	TRAINING	\$1,050.00	\$1,050.00
204539	211-7101-571.50-40	STATE OF IL TREASURER	TRAFFIC SIGNAL MAINT	\$22,230.00	\$22,230.00
204555	401-7101-572.50-15	TRAFFIC CONTROL & PROTECTION	VEHICLE EQUIPMENT	\$5,475.00	\$5,475.00
204559	101-7101-531.21-02	TYCO INTEGRATED SECURITY	SPRINKLER REPAIR AT FS #2	\$265.00	\$265.00
	101-7101-531.21-65		ALARM SERVICE	\$90.00	\$273.37
			ALARM SERVICE	\$183.37	
204562	101-7101-531.31-75	UNITED LABORATORIES	ELECTRICAL SUPPLIES	\$227.40	\$227.40
204579	101-7101-531.21-15	URZULA WODA	CURB REIMBURSEMENT	\$375.25	\$375.25
204581	101-7101-531.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$14.41	\$14.41
801609	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	0533073031	\$29,837.29	\$29,837.29
801610	101-7101-531.21-50	NICOR	06802945268	\$23.97	\$9,417.51
			94830700004	\$275.14	
			38096400007	\$327.86	
			15839647334	\$144.63	
			96945600003	\$2,181.03	
			72489260108	\$165.54	
			19426400008	\$92.61	
			43278600002	\$345.51	
			55616726109	\$3,304.05	
			53278600001	\$1,009.91	
			58401600000	\$502.54	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
801610...	101-7101-531.21-50...	NICOR...	40178600009	\$120.47	\$9,417.51...
			38178600003	\$299.09	
			28178600004	\$625.16	
801611	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	4321662000	\$788.47	\$10,747.36
			3183115007	\$2.83	
			5492508009	\$62.86	
			8572043011	\$124.97	
			0533073031	\$9,768.23	
801612	101-7101-531.22-70	AT & T	847394206212	\$40.99	\$15,439.96
			847394436812	\$40.99	
			847253343812	\$85.80	
			847253312012	\$8,301.50	
			847398933612	\$421.73	
			847Z97278412	\$647.92	
			847R16051912	\$2,215.93	
			847439786812	\$81.98	
			847577579512	\$239.75	
			847577545312	\$66.45	
			847259612412	\$40.99	
			847797132112	\$40.99	
			847392086612	\$63.79	
			847590600012	\$858.22	
			847255350501	\$2,292.93	
Total Division:				\$312,859.82	
Total Department:				\$312,859.82	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 72 Water and Sewer					
Division: 1					
204256	505-7201-561.30-05	AMAZON.COM	TONER	\$26.72	\$82.70
			OFFICE SUPPLIES	\$55.98	
	505-7201-561.31-65		SOUND BAR & MOUNT	\$265.99	\$760.54
			PHONE CASES	\$53.19	
			AIR SPADE REPAIR KIT	\$66.89	
			SOLENOID KITS, MOUNTS	\$212.32	
			LASHING STRAPS	\$36.99	
			AUDIO CABLE	\$7.99	
			THERMAL CARAFE	\$38.19	
			THERMAL CARAFE	\$38.99	
			TOOL KIT	\$39.99	
204279	505-7201-561.22-05	BHFX LLC	COPIES	\$44.69	\$44.69
204286	505-7201-561.21-36	C C CARTAGE INC	RENTAL/LEASE EQUIPMENT	\$4,529.34	\$32,790.49
			STREET/SIDEWALK SUPPLIES	\$1,840.00	
			RENTAL/LEASE EQUIPMENT	\$26,421.15	
	505-7201-561.21-62		STREET/SIDEWALK SUPPLIES	\$6,825.00	\$6,825.00
	505-7201-561.31-90		STREET/SIDEWALK SUPPLIES	\$8,917.48	\$25,239.46
			RENTAL/LEASE EQUIPMENT	\$8,509.48	
			STREET/SIDEWALK SUPPLIES	\$3,118.08	
			STREET/SIDEWALK SUPPLIES	\$4,694.42	
204294	505-7201-561.50-10	CDW GOVERNMENT INC	SQL SERVER	\$2,551.88	\$2,551.88
204306	505-7201-561.22-70	COMCAST CABLE	INTERNET 8771100720175502	\$728.97	\$728.97
204308	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0111076085	\$173.01	\$173.01
204309	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0684023014	\$155.93	\$155.93
204310	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0705092066	\$134.85	\$134.85
204313	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0441087047	\$131.64	\$131.64
204314	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	1092085063	\$93.14	\$93.14
204317	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0405097038	\$3,896.43	\$3,896.43
204318	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0522082015	\$726.16	\$726.16
204319	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0789016039	\$396.58	\$396.58

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
204320	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0300013030	\$4,521.10	\$4,521.10
204322	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0159027139	\$2,652.94	\$2,652.94
204323	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0441087047	\$522.06	\$522.06
204325	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0081080033	\$2,090.76	\$2,090.76
204326	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0831076049	\$178.18	\$178.18
204327	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0528113037	\$3,192.64	\$3,192.64
204340	505-7201-561.50-15	DREISILKER ELECTRIC MOTORS INC	SERVICE PROFESSIONAL	\$8,005.42	\$8,005.42
204341	505-7201-561.31-65	DRYDON EQUIPMENT INC	SENSOR MODULE	\$2,674.92	\$2,674.92
204342	505-7201-561.21-50	DYNEGY ENERGY SERVICES	0297160055	\$571.44	\$571.44
204345	505-7201-561.31-05	EFENGEE ELECTRIC	BREAKER CONTACTS	\$160.00	\$160.00
204355	505-7201-561.31-01	FOREMAN JOSEPH D AND CO	WATER MAIN SUPPLIES	\$1,066.17	\$1,066.17
204363	505-7201-561.30-35	GEMPLERS	UNIFORMS	\$660.15	\$660.15
204369	505-7201-561.31-05	GRAINGER W W INC	WATER/SEWER SUPPLIES	\$86.10	\$86.10
	505-7201-561.31-55		WATER/SEWER SUPPLIES	\$81.82	\$81.82
	505-7201-561.31-65		WATER/SEWER SUPPLIES	\$31.91	\$31.91
204375	505-7201-561.31-85	HARBOR FREIGHT TOOLS	METER TOOLS	\$57.41	\$123.36
			METER TOOLS	\$65.95	
204376	505-7201-561.30-05	HARRIS TRUST & SAVINGS BANK	LAKEVIEW RUBBER STAMP	\$37.00	\$37.00
	505-7201-561.31-65		MENARDS LONG GROVE IL	\$345.51	\$345.51
	505-7201-561.31-85		ULINE SHIP SUPPLIES	\$148.62	\$174.84
			AMAZON.COM	\$26.22	
204378	505-7201-561.21-35	HBK WATER METER SERVICE INC	SERVICE METER	\$240.00	\$655.07
			SERVICE METER	\$415.07	
	505-7201-561.31-02		WATER/SEWER SUPPLIES	\$8,950.56	\$9,470.19
			WATER/SEWER SUPPLIES	\$519.63	
204380	505-7201-561.21-50	HOMEFIELD ENERGY	0405097038	\$3,539.75	\$3,539.75
204382	505-7201-561.21-50	HOMEFIELD ENERGY	0789016039	\$639.06	\$639.06
204383	505-7201-561.21-50	HOMEFIELD ENERGY	0522082015	\$640.38	\$640.38
204385	505-7201-561.21-50	HOMEFIELD ENERGY	0159027139	\$1,053.38	\$1,053.38
204386	505-7201-561.21-50	HOMEFIELD ENERGY	0441087047	\$268.72	\$268.72
204389	505-7201-561.21-50	HOMEFIELD ENERGY	0300013030	\$4,579.85	\$4,579.85
204390	505-7201-561.21-50	HOMEFIELD ENERGY	0081080033	\$1,031.98	\$1,031.98
204391	505-7201-561.21-50	HOMEFIELD ENERGY	0528113037	\$3,364.99	\$3,364.99
204393	505-7201-561.30-35	HORNDASCH TODD	SAFETY SHOE REIMBURSEMENT	\$142.06	\$142.06

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
204404	505-7201-561.21-02	ITRON INC	ITRON METER SERVICE	\$8,258.18	\$8,258.18
204414	505-7201-561.22-30	KERR MECHANICAL	SEWER CLEANING	\$359.00	\$359.00
204419	505-7201-561.50-15	LAI LTD	BUTTERFLY VALVE	\$9,914.80	\$9,914.80
204440	505-7201-561.20-05	MC HENRY ANALYTICAL WATER LAB	WATER SAMPLES	\$30.00	\$880.00
			WATER SAMPLES	\$850.00	
204442	505-7201-561.31-55	MCM ELECTRONICS	WATER/SEWER SUPPLIES	\$82.97	\$82.97
204476	505-7201-561.31-05	NORTHWEST ELECTRICAL SUPPLY CO	VFD INSTALL SUPPLIES	\$12.58	\$584.68
			VFD INSTALL SUPPLIES	\$286.05	
			VFD INSTALL SUPPLIES	\$286.05	
204490	505-7201-561.22-03	PETTY CASH	TRAINING	\$30.00	\$60.00
			TRAINING	\$30.00	
204506	505-7201-561.30-05	RED WING SHOE STORE	CLOTHING & APPAREL	\$116.99	\$116.99
	505-7201-561.30-35		CLOTHING & APPAREL	\$439.93	\$1,742.32
			CLOTHING & APPAREL	\$386.73	
			CLOTHING & APPAREL	\$335.73	
			CLOTHING & APPAREL	\$499.95	
			CLOTHING & APPAREL	\$79.98	
204526	505-7201-561.31-02	SHERWIN ACE HARDWARE	WATER METER SUPPLIES	\$77.92	\$77.92
	505-7201-561.31-55		MAINTENANCE SUPPLIES	\$2.57	\$16.55
			PLUMBING SUPPLIES	\$13.98	
	505-7201-561.31-65		MAINTENANCE SUPPLIES	\$2.79	\$2.79
204529	505-7201-561.21-35	SKIRMONT MECHANICAL CONTRACTORS	BACKFLOW SERVICE	\$16,163.93	\$16,163.93
204537	505-7201-561.31-02	STANDARD PIPE & SUPPLY INC	METER SUPPLIES	\$51.53	\$51.53
	505-7201-561.31-55		PLUMBING SUPPLIES	\$56.13	\$77.21
			PLUMBING SUPPLIES	\$21.08	
204548	505-7201-561.31-02	TEST GAUGE & BACKFLOW SUPPLY	METER SUPPLIES	\$36.57	\$2,932.71
			METER SUPPLIES	\$457.50	
			METER SUPPLIES	\$2,438.64	
204556	505-7201-561.30-35	VERONICA TREVINO	SAFETY SHOE REIMBURSEMENT	\$89.76	\$89.76
204574	505-7201-561.31-02	WATER PRODUCTS CO	METER SUPPLIES	\$1,206.00	\$2,466.00
			METER SUPPLIES	\$1,260.00	
801610	505-7201-561.21-50	NICOR	42567835683	\$24.63	\$742.27
			58544400003	\$29.28	
			05850400002	\$38.81	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
801610...	505-7201-561.21-50...	NICOR...	90920700003	\$82.09	\$742.27...
			76830700001	\$192.80	
			04055600003	\$112.86	
			19278600002	\$172.04	
			16797600000	\$89.76	
801611	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0368380009	\$29.77	\$516.06
			3973144001	\$115.84	
			0087155164	\$60.49	
			0645171017	\$74.21	
			1284169036	\$145.03	
			1104021044	\$90.72	
801612	505-7201-561.22-70	AT & T	847253017412	\$43.32	\$1,236.69
			847437468512	\$40.99	
			847437468412	\$40.99	
			847590808512	\$173.72	
			847590210512	\$937.67	
901207	505-7201-561.21-53	NORTHWEST WATER COMMISSION	FEB 17 QUARTERLY PAYMENT	\$710,396.00	\$710,396.00
Total Division:				\$884,061.58	
Total Department:				\$884,061.58	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 73 Parking					
Division: 1					
801611	235-7301-532.21-50	COMMONWEALTH EDISON COMPANY	4286290000	\$668.87	\$781.21
			5231622008	\$92.34	
			4643715006	\$20.00	
Total Division:				\$781.21	
Division: 2					
204280	235-7302-532.22-10	BORDEN DECAL CO	PARKING PERMITS	\$4,788.20	\$4,788.20
204312	235-7302-532.21-50	COMMONWEALTH EDISON COMPANY	4874331007	\$1,242.84	\$1,242.84
204381	235-7302-532.21-50	HOMEFIELD ENERGY	4874331007	\$3,878.11	\$3,878.11
204450	235-7302-532.21-02	MID AMERICAN ELEVATOR CO INC	ELEVATOR REPAIR	\$352.00	\$352.00
801612	235-7302-532.21-50	AT & T	847253097812	\$137.89	\$137.89
Total Division:				\$10,399.04	
Division: 3					
204280	235-7303-532.22-10	BORDEN DECAL CO	PARKING PERMITS	\$3,712.00	\$3,712.00
204321	235-7303-532.21-50	COMMONWEALTH EDISON COMPANY	4643395004	\$1,056.79	\$1,056.79
204388	235-7303-532.21-50	HOMEFIELD ENERGY	4643395004	\$5,691.16	\$5,691.16
801610	235-7303-532.21-50	NICOR	12690400002	\$24.56	\$24.56
801612	235-7303-532.21-50	AT & T	847632002812	\$1,193.36	\$1,193.36
Total Division:				\$11,677.87	
Division: 4					
204261	235-7304-532.31-65	ANDERSON LOCK	BUILDING MAINTENANCE SUPPLIES	\$162.39	\$162.39
204280	235-7304-532.22-10	BORDEN DECAL CO	PARKING PERMITS	\$837.70	\$837.70
204369	235-7304-532.33-05	GRAINGER W W INC	HEATER	\$1,142.55	\$1,142.55
204384	235-7304-532.21-50	HOMEFIELD ENERGY	0983023007	\$4,263.60	\$4,263.60

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Total Division:				\$6,406.24	
Total Department:				\$29,264.36	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 74 Solid Waste Dispsl SWANCC					
Division: 1					
901206	511-7401-562.21-54	SOLID WASTE AGENCY	FEB 17 TIPPING FEES	\$84,623.85	\$84,623.85
Total Division:				\$84,623.85	
Total Department:				\$84,623.85	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 75 Municipal Fleet Services					
Division: 1					
204256	621-7501-551.31-51	AMAZON.COM	RADIO INSTALL KITS	\$46.36	\$492.48
			WIRING HARNESSES	\$46.08	
			RECEIVERS	\$318.24	
			LIGHT BARS	\$81.80	
	621-7501-551.31-65		CAMERA BATTERY	\$4.99	\$434.94
			TRANSFER PIPETTES	\$16.00	
			REFRACTOMETER & CASE	\$413.95	
	621-7501-551.31-85		GREASE GUN HOSE	\$37.98	\$37.98
204260	621-7501-551.21-36	AMERIGAS-PALATINE	FUEL	\$35.17	\$35.17
204266	621-7501-551.21-08	ARLINGTON HTS FORD INC	VEH MAINTENANCE SUPPLIES	\$224.98	\$224.98
	621-7501-551.31-51		VEH MAINTENANCE SUPPLIES	\$23.43	\$508.12
			VEH MAINTENANCE SUPPLIES	\$202.74	
			VEH MAINTENANCE SUPPLIES	\$281.95	
204272	621-7501-551.31-51	AUTO ZONE	VEH MAINTENANCE SUPPLIES	\$79.99	\$286.93
			VEH MAINTENANCE SUPPLIES	\$31.96	
			VEH MAINTENANCE SUPPLIES	\$99.99	
			VEH MAINTENANCE SUPPLIES	\$74.99	
204276	621-7501-551.31-51	BATTERIES PLUS	BATTERIES	\$84.00	\$126.50
			BATTERIES	\$42.50	
204288	621-7501-551.31-51	CAR QUEST	VEH MAINTENANCE SUPPLIES	\$87.09	\$1,421.52
			VEH MAINTENANCE SUPPLIES	\$11.11	
			VEH MAINTENANCE SUPPLIES	\$109.64	
			VEH MAINTENANCE SUPPLIES	\$114.43	
			VEH MAINTENANCE SUPPLIES	\$51.26	
			VEH MAINTENANCE SUPPLIES	\$10.07	
			VEH MAINTENANCE SUPPLIES	\$163.10	
			VEH MAINTENANCE SUPPLIES	\$40.19	
			VEH MAINTENANCE SUPPLIES	\$99.30	
			VEH MAINTENANCE SUPPLIES	\$354.36	
			VEH MAINTENANCE SUPPLIES	\$107.36	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
204288...	621-7501-551.31-51...	CAR QUEST...	VEH MAINTENANCE SUPPLIES	\$3.90	\$1,421.52...
			VEH MAINTENANCE SUPPLIES	\$3.64	
			VEH MAINTENANCE SUPPLIES	\$28.46	
			VEH MAINTENANCE SUPPLIES	\$30.39	
			VEH MAINTENANCE SUPPLIES	\$3.64	
			VEH MAINTENANCE SUPPLIES	\$18.74	
			VEH MAINTENANCE SUPPLIES	\$63.84	
			VEH MAINTENANCE SUPPLIES	\$107.22	
			VEH MAINTENANCE SUPPLIES	\$13.78	
204291	621-7501-551.21-07	CASSIDY TIRE & SERVICE	TIRES/MOUNT	\$164.00	\$164.00
	621-7501-551.31-51		TIRES/MOUNT	\$296.00	\$444.00
			TIRES/MOUNT	\$148.00	
204292	621-7501-551.31-51	CATCHING FLUID POWER INC	VEH MAINTENANCE SUPPLIES	\$121.08	\$121.08
204295	621-7501-551.21-07	CERTIFIED FLEET SERVICES INC	VEH MAINTENANCE SUPPLIES	\$488.24	\$488.24
204296	621-7501-551.22-03	CHABOWSKI, KARL	TRAINING REIMBURSEMENT	\$192.00	\$309.00
			TRAINING REIMBURSEMENT	\$39.00	
			TRAINING REIMBURSEMENT	\$78.00	
204297	621-7501-551.31-51	CHICAGO PARTS AND SOUND	VEH MAINTENANCE SUPPLIES	\$22.15	\$279.91
			VEH MAINTENANCE SUPPLIES	\$68.53	
			VEH MAINTENANCE SUPPLIES	\$144.86	
			VEH MAINTENANCE SUPPLIES	\$44.37	
204302	621-7501-551.30-35	CINTAS CORP	CLOTHING & APPAREL	\$43.27	\$86.54
			CLOTHING & APPAREL	\$43.27	
204304	621-7501-551.21-36	CITY WELDING SALES & SERVICE	VEH MAINTENANCE SUPPLIES	\$134.91	\$134.91
	621-7501-551.31-65		VEH MAINTENANCE SUPPLIES	\$83.50	\$83.50
204339	621-7501-551.31-51	DOUGLAS TRUCK PARTS INC	VEH MAINTENANCE SUPPLIES	\$104.97	\$104.97
204363	621-7501-551.30-35	GEMPLERS	UNIFORMS	\$120.03	\$120.03
204364	621-7501-551.31-51	GLOBAL EMERGENCY PRODUCTS	VEH MAINTENANCE SUPPLIES	\$97.58	\$97.58
204376	621-7501-551.31-50	HARRIS TRUST & SAVINGS BANK	SIA ELECTRONICS	\$89.95	\$89.95
204397	621-7501-551.31-51	IL RECOVERY GROUP INC	VEH MAINTENANCE SUPPLIES	\$200.10	\$200.10
204398	621-7501-551.21-07	IL SECRETARY OF STATE	VEHICLE REGISTRATION	\$101.00	\$101.00
204417	621-7501-551.31-51	KUEPER NORTH AMERICAN LLC	VEH MAINTENANCE SUPPLIES	\$2,040.00	\$2,040.00
204418	621-7501-551.31-51	KUSSMAUL ELECTRONICS CO INC	VEH MAINTENANCE SUPPLIES	\$597.43	\$597.43
204426	621-7501-551.31-51	LIEBOVICH STEEL & ALUMINUM CO	VEH MAINTENANCE SUPPLIES	\$290.00	\$290.00

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
204430	621-7501-551.31-51	LUND INDUSTRIES INC	VEH MAINTENANCE SUPPLIES	\$116.00	\$116.00
204431	621-7501-551.21-08	MAACO COLLISION REPAIR & PAINTING	VEH MAINTENANCE SUPPLIES	\$2,923.68	\$2,923.68
204432	621-7501-551.31-51	MACNEIL AUTOMOTIVE PRODUCTS	VEH MAINTENANCE SUPPLIES	\$76.79	\$76.79
204438	621-7501-551.31-51	MASTER HITCH INC	VEH MAINTENANCE SUPPLIES	\$35.80	\$35.80
204439	621-7501-551.21-02	MASTER HYDRAULICS & MACHINE CO	VEH MAINTENANCE SUPPLIES	\$295.00	\$295.00
	621-7501-551.21-07		VEH MAINTENANCE SUPPLIES	\$300.00	\$300.00
204454	621-7501-551.21-07	MONROE TRUCK EQUIPMENT	VEH MAINTENANCE SUPPLIES	\$819.20	\$819.20
	621-7501-551.31-51		VEH MAINTENANCE SUPPLIES	\$203.87	\$203.87
204456	621-7501-551.31-51	MORTON GROVE AUTOMOTIVE WEST	VEH MAINTENANCE SUPPLIES	\$185.00	\$185.00
204458	621-7501-551.31-51	MPC COMMUNICATIONS & LIGHTING INC	VEH MAINTENANCE SUPPLIES	\$204.69	\$204.69
204469	621-7501-551.21-07	NORTHWEST AUTO WASH	CAR WASHES	\$607.40	\$607.40
204487	621-7501-551.21-08	PARKSIDE AUTO BODY INC	DAMAGE REPAIRS	\$871.00	\$1,445.00
			DAMAGE REPAIRS	\$574.00	
204489	621-7501-551.31-85	PATLIN INC	VEH MAINTENANCE SUPPLIES	\$19.25	\$19.25
204498	621-7501-551.30-35	PRO SAFETY INC	CLOTHING & APPAREL	\$1,050.00	\$1,050.00
204502	621-7501-551.21-07	RACEWAY CARWASH	CAR WASHES	\$156.00	\$156.00
204506	621-7501-551.30-05	RED WING SHOE STORE	CLOTHING & APPAREL	\$395.49	\$395.49
204507	621-7501-551.21-07	REX RADIATOR & WELDING CO	VEH MAINTENANCE SUPPLIES	\$275.00	\$770.00
			VEH MAINTENANCE SUPPLIES	\$495.00	
204512	621-7501-551.31-51	ROLAND MACHINERY CO	VEH MAINTENANCE SUPPLIES	\$66.82	\$66.82
204518	621-7501-551.31-51	RUSH TRUCK CENTERS OF ILLINOIS INC	VEH MAINTENANCE SUPPLIES	\$262.50	\$2,816.82
			VEH MAINTENANCE SUPPLIES	\$1,933.09	
			VEH MAINTENANCE SUPPLIES	\$116.29	
			VEH MAINTENANCE SUPPLIES.	\$122.46	
			VEH MAINTENANCE SUPPLIES	\$363.68	
			VEH MAINTENANCE SUPPLIES	\$18.80	
204520	621-7501-551.21-08	S & J AUTOMOTIVE LTD	DAMAGE REPAIR	\$1,804.67	\$1,804.67
204536	621-7501-551.21-07	STANDARD EQUIPMENT CO	VEH MAINTENANCE SUPPLIES	\$682.50	\$2,507.44
			VEH MAINTENANCE SUPPLIES	\$912.47	
			VEH MAINTENANCE SUPPLIES	\$912.47	
	621-7501-551.31-51		VEH MAINTENANCE SUPPLIES	\$80.50	\$6,021.63
			VEH MAINTENANCE SUPPLIES	\$193.90	
			VEH MAINTENANCE SUPPLIES	\$849.34	
			VEH MAINTENANCE SUPPLIES	\$1,804.64	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
204536...	621-7501-551.31-51...	STANDARD EQUIPMENT CO...	VEH MAINTENANCE SUPPLIES	\$188.02	\$6,021.63...
			VEH MAINTENANCE SUPPLIES	\$431.50	
			VEH MAINTENANCE SUPPLIES	\$835.22	
			VEH MAINTENANCE SUPPLIES	\$340.60	
			VEH MAINTENANCE SUPPLIES	\$1,133.54	
			VEH MAINTENANCE SUPPLIES	\$164.37	
204547	621-7501-551.31-51	TERMINAL SUPPLY CO	VEH MAINTENANCE SUPPLIES	\$93.40	\$93.40
204560	621-7501-551.21-07	ULTRA STROBE COMMUNICATIONS INC	EQUIPMENT INSTALLATION	\$1,150.00	\$1,150.00
204564	621-7501-551.21-07	UNIVERSAL HYDRAULIC SERVICES	VEH MAINTENANCE SUPPLIES	\$590.00	\$590.00
204575	621-7501-551.31-51	WENTWORTH TIRE SERVICE	TIRES	\$117.03	\$653.57
			TIRES	\$536.54	
204576	621-7501-551.31-51	WHELEN ENGINEERING CO	VEH MAINTENANCE SUPPLIES	\$155.00	\$155.00
204577	621-7501-551.31-51	WHOLESALE DIRECT INC	VEH MAINTENANCE SUPPLIES	\$378.42	\$378.42
204582	621-7501-551.31-51	ZARNOTH BRUSH WORKS INC	VEH MAINTENANCE SUPPLIES	\$1,091.70	\$1,091.70
Total Division:				\$36,253.50	
Total Department:				\$36,253.50	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 90 Capital					
Division: 1					
204546	505-9001-571.50-25	TECORP INC	SERVICE CONSTRUCTION	\$394,918.00	\$394,918.00
Total Division:				\$394,918.00	
Division: 3					
204493	621-9003-572.50-05	PIERCE MANUFACTURING INC	PIERCE 2017 PUMPER	\$680,028.00	\$680,028.00
Total Division:				\$680,028.00	
Division: 13					
204423	431-9013-571.20-05	LEGAT ARCHITECTS	CONSULTING/PROF FEES	\$17,863.98	\$55,010.23
			CONSULTING/PROF FEES	\$37,146.25	
Total Division:				\$55,010.23	
Total Department:				\$1,129,956.23	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 95 Debt Service					
Division: 52					
204275	301-9552-582.60-20	BANK OF NEW YORK MELLON	ADMINISTRATION FEE	\$428.00	\$428.00
Total Division:				\$428.00	
Division: 55					
204561	301-9555-582.60-20	UMB BANK NA	PAYING AGENT FEE GO BOND	\$318.00	\$318.00
Total Division:				\$318.00	
Total Department:				\$746.00	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 99 Non Operating					
Division: 1					
204332	251-9901-591.40-99	COOK COUNTY TREASURER	TIF 1 SURPLUS REFUND	\$131,701.28	\$131,701.28
	255-9901-591.40-99		TIF 2 SURPLUS REFUND	\$983.17	\$983.17
Total Division:				\$132,684.45	
Total Department:				\$132,684.45	
TOTAL ALL FUNDS:				\$4,125,000.09	



Item: Hillside Auto - 25 E. University Dr. - PC#15-004

Department: Planning & Community Development

BACKGROUND

1. A Land Use Variation to allow Motor Vehicle Repair, Major in the M-1 district.
2. A variation from Chapter 28, Section 6.12-1(3) Traffic Engineering Approval, to waive the requirement for a traffic study and parking analysis from a Certified Traffic Engineer.

STATUS UPDATE

On November 16, 2015 the Village Board discussed a Land Use variation request to allow motor vehicle repair major, in the M-1 District for Hillside Auto Body and Service to be located at 25 E. University Drive. Significant discussions took place regarding when Hillside Towing would cease business operations at their current location, at 200 E. Palatine Road. As a result of this discussion, the above-referenced petition was tabled to allow the petitioner to respond with a time frame in which they would agree to cease operations at the 200 E. Palatine Road location.

Recently, Robin Ward and Charles Perkins met with Colleen Balek and Samuel Tenenbaum representing Hillside. As a result of this meeting, Hillside submitted correspondence on January 19, indicating that they propose to cease business operations at 200 E. Palatine Road no later than December 31, 2018.

Additionally, during our meeting, Hillside requested the ability to include a spray booth at the 25 E. University Drive location. Staff has no objections to the inclusion of spray booth at this location, so long as that at the time of permit submittal it meets all necessary building codes, fire codes and design standards. The proposed spray booth is proposed to be within a contained unit attached to the back of the building. Alternatively, it may be located within the existing building itself subject to code compliance.

To allow the spray booth, a modification to Plan Commission Condition #6 is necessary.

RECOMMENDATION

-
A public hearing was held on October 28, 2015 where Commissioner Green moved and Commissioner Sigalos seconded:

A motion to recommend approval to the Village Board of Trustees of PC#15-004, a Land Use Variation to permit Motor Vehicle Repair Major, in the M-1 zoning district; and a variation from Chapter 28, Section 6.12-1 (3) to waive a formal traffic study and parking analysis.

This approval is contingent upon compliance with the recommendation of the Plan Commission and the following conditions detailed in the Staff Development Committee report dated October 22, 2015:

1. A new 10 foot tall vinyl solid fence shall be required along the perimeter of the site per Exhibit A (site plan).
2. Landscaping shall be installed at the front of the building as illustrated on the floor / site plan.
3. The petitioner shall repair, fill and patch potholes and cracks in the storage lot.
4. The petitioner shall stripe parking spaces along rear of the building to accommodate employees, estimated at 5 employees.
5. An MWRD permit may be required for the sanitary system grease trap in order to conform with an automotive use.
6. Junkyards and vehicle compactors/crushers, ~~and painting of vehicles~~ are specifically prohibited.
7. Hours of operation shall be limited to 8:00am until 6:00pm Monday to Friday, and 8:00am to 12:00pm Saturday.
8. The petitioner shall comply with all Federal, State and Village regulations and policies.

In addition, a section will be added to the Ordinance stating:

The Petitioner agrees that no later than December 31, 2018, all operations will cease at the 200 Palatine Road site and be completely moved to the 25 University Drive site.

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

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

Hillside Letter - January 2017

Amended Site Plan - 1/20/17

VB Minutes 11/16/15

Staff Report

PC Minutes 10/28/15

Location Map

Site Aerial

Site Plan

Floor Plan - Landscape Plan

Justification Narrative

Department Comments - Petitioner
Response - Round 1

Department Comments - Petitioner
Response - Round 2

PC Timeline Tracker

Type

Correspondence

Exhibits

Minutes

Report

Minutes

Exhibits

Exhibits

Exhibits

Exhibits

Correspondence

Correspondence

Correspondence

Correspondence



Hillside Transportation, L.L.C.
200 E. Palatine Road, Arlington Heights, Illinois 60004
120 W. University Drive, Arlington Heights, Illinois 60004
Phone: (847) 253-0183 Fax: (847) 253-1658
cbalek@hillside towing.net

January 19, 2017

Via Email

Mr. Charles Perkins
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Re: Petitioner Hillside Auto Body & Service, Inc.
Property: 25 E. University Drive, Arlington Heights
PIN No. 03-08-103-0004-0000
File No.: P.C. 15-004

Dear Charles:

It was a pleasure speaking with you last week. Pursuant to our discussion, please find attached Hillside Auto Body & Service, Inc.'s ("Hillside") amended floorplan with a spray booth (approximately 30 feet x 14 feet). The spray booth will be attached to the rear of the building (Southwest Corner, approximately 25 feet away from fence and property line). No building modifications or alterations will be required. Hillside also requests that Proposed Condition 6, and any other relevant conditions, be amended to remove the prohibition against painting motor vehicles.

Moreover, as discussed, Hillside will cease business operations at 200 E. Palatine Road, Arlington Heights no later than December 31, 2018.

We look forward to receiving a Meeting Date. Please let me know if you have any questions or comments.

Very truly yours,

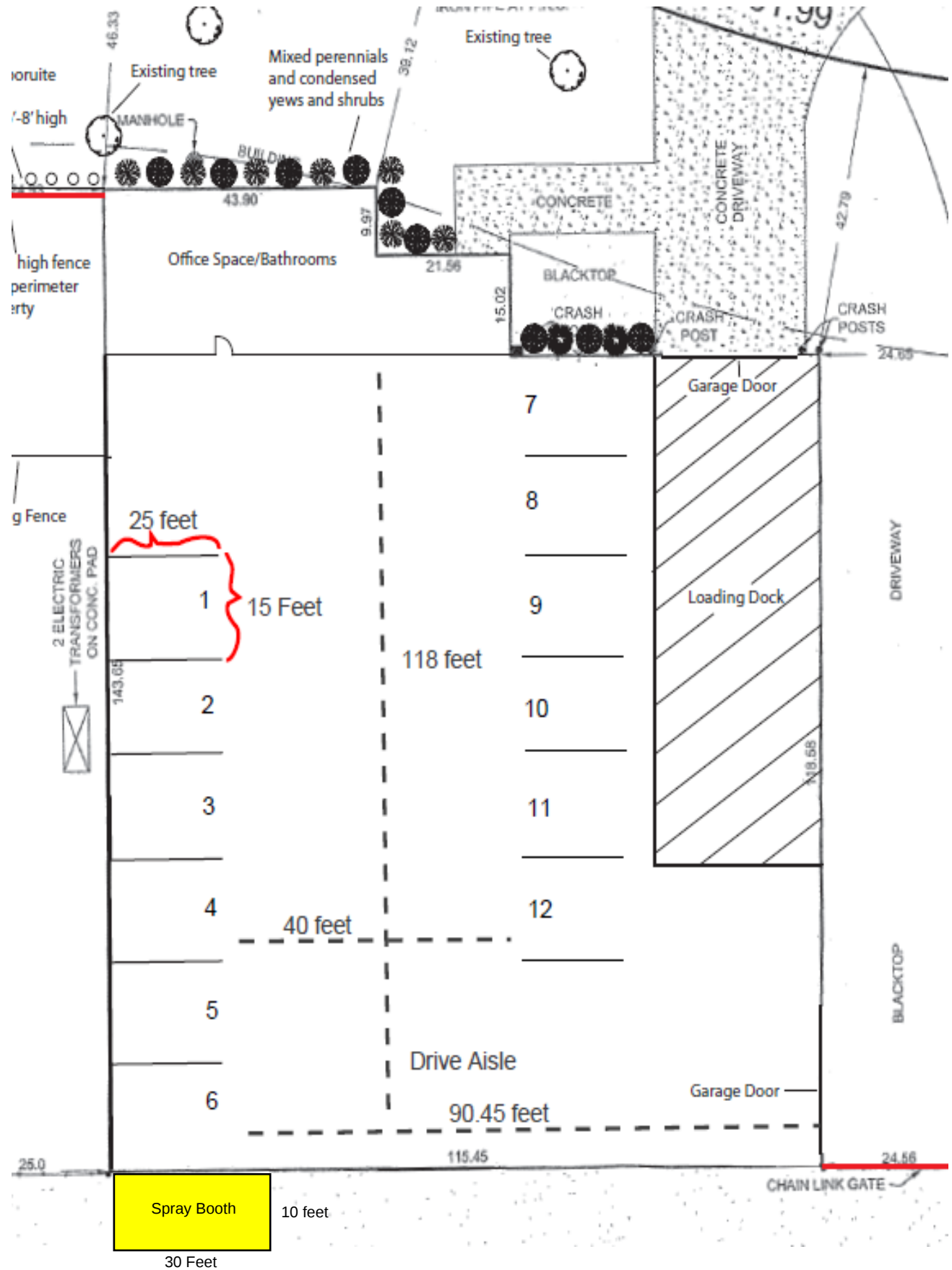
A handwritten signature in black ink that reads "Colleen Balek". The signature is written in a cursive, flowing style.

Colleen Balek

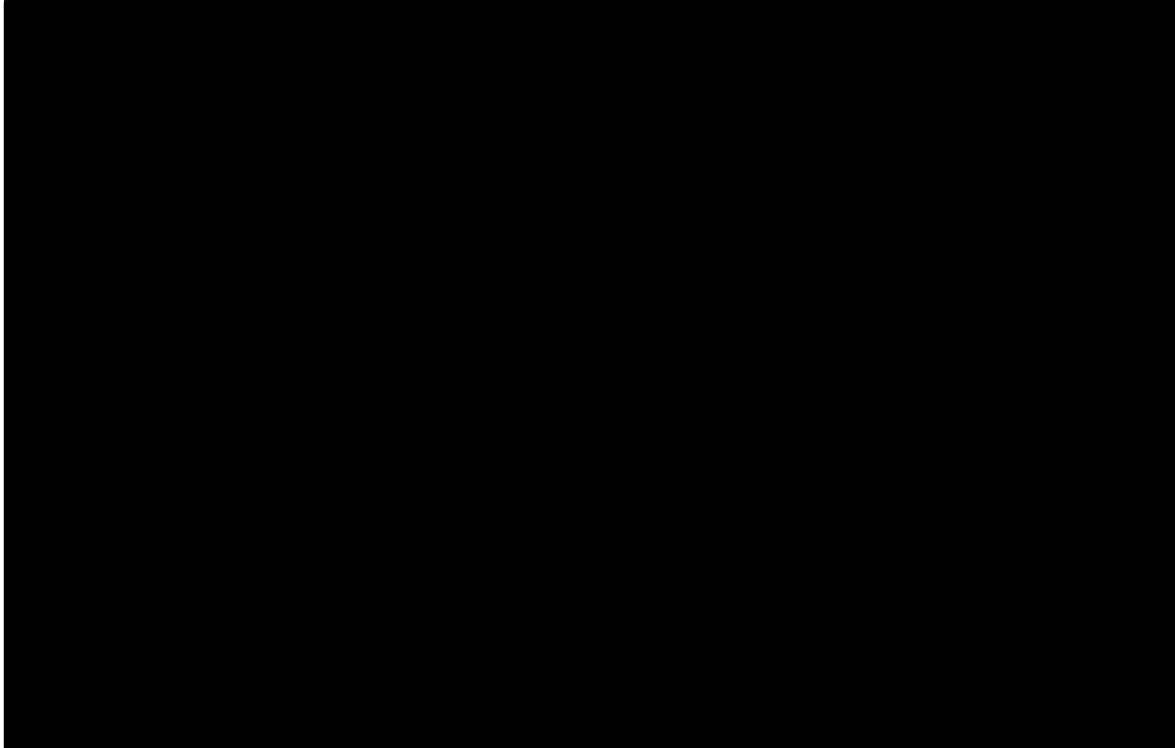
Attachments

cc. Ms. Robin Ward (via email)
J. Samuel Tenenbaum (via email)

Hillside Auto Body & Service, Inc.
Floor Plan



XII. NEW BUSINESS



B. Hillside Auto - 25 E. University Dr. - PC#15-004 Rescheduled Land Use Variation

The petitioner is asking for a Land Use Variation at 25 E. University Drive. Ten years ago Hillside received a Land Use Variation for 120 W. University. Some operations moved to that location but some stayed at the Palatine Road location. The proposed building has been vacant for over 5 years and the petitioner is looking to improve the site. Hillside has indicated verbally they will transfer all operations from 200 East Palatine Road to this location. The Plan Commission recommended approval.

Colleen and Mark Balek said all auto-painting remains at their 120 West University site and there will be no painting on this site. Their goal is to be out of the Palatine Road space within the next 3-4 months. They wish to level the property, plant grass and work with potential developers.

Trustees Glasgow, Tinaglia and Scaletta stressed the importance of transferring operations completely out of the Palatine Road site. They asked for a date when the transition would occur. The Baleks said there is no firm date for a move out.

Mr. Balek said he was a man of his word and Hillside will move operations and improve the site. The Balek's agreed to all the terms and conditions.

There has been no contamination on the site. Trustee Tinaglia asked if the fence will come down and suggested special construction fencing be used during the tear down process of the Palatine Road location.

Mr. Burkland said the Board could suggest a time that the business would need to be out, this condition could be in the Ordinance approving the Land Use Variation. Trustee Scaletta said he would like to see something firmed up in the motion.

Trustee Farwell said in 2004 Hillside said they were going to move operations to the 120 University site, now Hillside is again in 2015 with the same intention and the Palatine Road location is still working the way it was in 2004. Trustee Farwell agreed that some condition in the motion with a reasonable sunset date needed to be part of the process.

Ms. Balek said she was not comfortable with a condition of holding one property's variance as a condition to the other. She said they were minority owners of the Palatine site and can't guarantee the dates or process on that site.

Ms. Ward suggested the following condition could be added to the Variation: The Petitioner agrees that no later than October 31, 2016, all operations will be moved to the 25 University Drive site and ceased at their 200 Palatine Road site, which property will then be maintained in compliance with the Village Code.

Trustee Farwell said he agreed with the proposed motion. Trustee Glasgow amended his motion to the proposed motion. Trustee Tinaglia agreed with the condition.

Ms. Balek said she was not sure they could agree to the move out condition. Ms. Ward said the date could be changed. Mr. Balek said as they were not the majority shareholder, they could not speak for the other owners.

Trustee Glasgow reiterated that the Board was interested in the redevelopment of the Palatine property, for Hillside to cease operations on Palatine Road, and for the business to move to University.

Trustee Scaletta said he would be okay using Hillside's timeline. He said he was taking the Baleks at their word, but wants to make sure it is documented. If there are extenuating circumstances they can come back. Ms. Balek said they will talk to their partners and asked for the issue to be continued to another date.

Trustee Rosenberg asked if the front dock at the new site would be used. Mr. Balek said the door will stay closed and cars will come through the side or back. Trustee Rosenberg said he too was on the Board in 2004 when moving was mentioned, thus the concern.

Trustee Farwell clarified that the motion had nothing to do with the development of Palatine, but with the occupancy on University and moving the business to the new location.

Trustee LaBedz asked what the timeline would be. The Balek's said they hoped to be in the new site in 3-4 months after improvements are made.

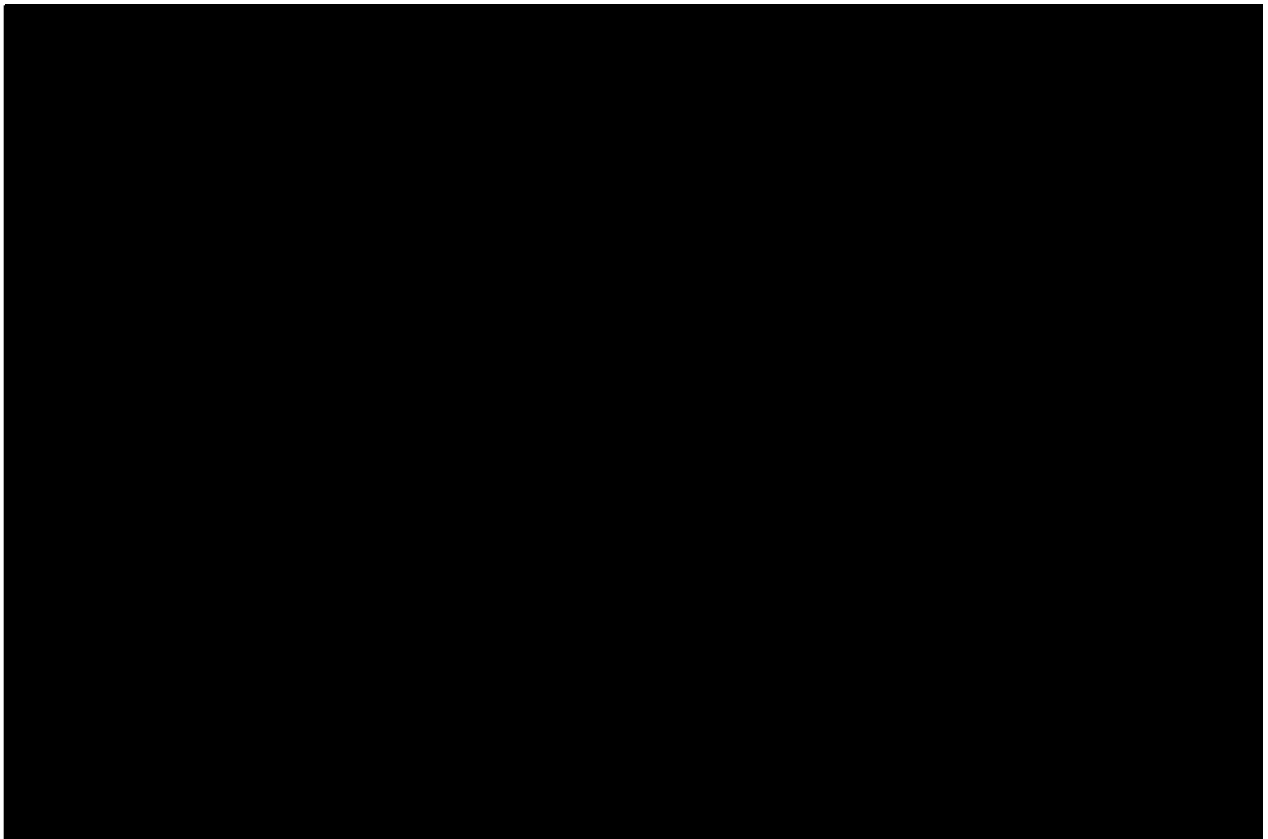
Trustee Thomas Glasgow moved to approve with the following additional condition: The Petitioner agrees that no later than October 31, 2016, all operations will be moved to the 25 University Drive site and ceased at their 200 Palatine Road site, which property will then be maintained in compliance with the Village Code. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Withdrawn

Trustee Thomas Glasgow moved to continue the Land Use Variation to December 7, 2015. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

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



STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Bill Enright, Deputy Director Planning and Community Development
Meeting Date: October 28, 2015
Date Prepared: October 22, 2015
Project Title: Hillside Auto
Address: 25 E. University Drive

BACKGROUND INFORMATION

Petitioner: James and Mark Balek
Address: 200 E. Palatine Road
 Arlington Heights, IL 60004

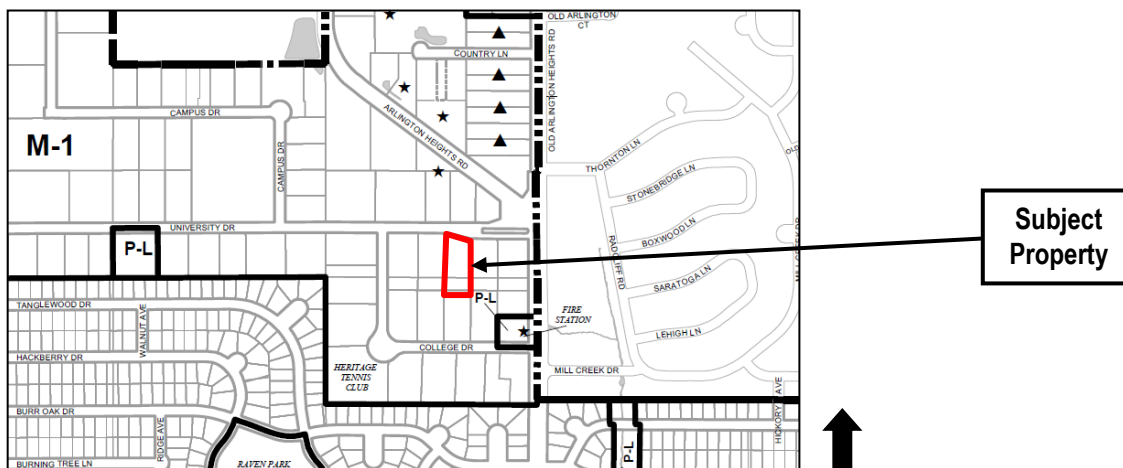
Existing Zoning: M-1, Research, Development and Light Manufacturing District

Requested Action:

- A Land Use Variation to allow Motor Vehicle Repair, Major in the M-1 district.

Variations Identified:

- Chapter 28, Section 6.12-1(3) *Traffic Engineering Approval*, to waive the requirement for a traffic study and parking analysis from a Certified Traffic Engineer.



Surrounding Properties

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	M-1, Research, Development, & Light Manufacturing District	Industrial, Warehouse (Pro Fastening System, Public Storage)	R&D, Mfg., Warehouse
South	M-1, Research, Development, & Light Manufacturing District	Industrial/Commercial (Bancare)	R&D, Mfg., Warehouse
East	M-1, Research, Development, & Light Manufacturing District	Industrial/Commercial (Leonard's Guide – Logistics Company)	R&D, Mfg., Warehouse
West	M-1, Research, Development, & Light Manufacturing District	Industrial/Commercial (Buckeridge Door)	R&D, Mfg., Warehouse

Background

The subject property is approximately 1.28 acres including a 15,110 square foot building. The petitioner, Hillside Auto Body and Towing has their primary location at 200 E. Palatine Road. In 2004, the petitioner received a land use variation to allow Motor Vehicle Repair, Major Facility and Motor Vehicle Towing Service in the M-1 Research, Development and Light Manufacturing District at 120 W. University Drive (which is 500 feet to the west and across University Drive from the subject site). The petitioner would like to operate a Motor Vehicle Repair, Major Facility at this location and will be occupying the entire building. Motor Vehicle Repair, Major is permitted in the "B-3" and "M-2" districts, but not M-1. Therefore, a land use variation is necessary to allow this use at this location.

Per the Zoning Ordinance, "Major motor vehicle repair" is defined as "engine rebuilding or major reconditioning of worn or damaged motor vehicles or trailers; collision service, including body, frame or fender straightening or repair; and overall painting of vehicles." Hillside Auto has indicated that they recently entered into two new contracts to provide auto body and mechanical repair services to a fleet of vehicles owned by a national rental company, and an inventory of vehicles for a local dealership. To accommodate the additional space for its expanding repair operations, they are requesting a land use variation to allow motor vehicle repair, major at 25 E. University Dr.

Hillside Auto has indicated that they anticipate hiring two to five new employees immediately, and more employees as their operations expand. The number of vehicles that will be stored for auto or mechanical repair, on any given day, will be 10 to 15 vehicles. The facility would operate on Monday through Friday from 8:00 a.m. to 5:00 p.m. and Saturdays from 8:00 a.m. to 12:00 p.m.

Hillside Auto had anticipated fully transitioning its operations (towing and repair) from 200 E. Palatine Road to 120 W. University Drive. However, as operating out of a single location is no longer feasible for them, they are seeking a land use variation for their repair operations at this site. Hillside Auto has indicated that if the land use variation is granted, they will commence operations at this site immediately.

In addition, the petitioner has represented that they plan to fully transition operations from the Palatine Road site to the University Drives sites by July 2016, however they cannot guarantee a date that they will cease operations at 200 E. Palatine Road.

Zoning and Comprehensive Plan

The site is currently zoned M-1 Research, Development, & Light Manufacturing District, which does not permit this use, therefore a Land Use Variation is required. The petitioner submitted a response to the following hardship criteria in their letter dated March 13, 2015:

- **The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and**
- **The plight of the owner is due to unique circumstances; and**
- **The variation, if granted, will not alter the essential character of the locality.**

Staff supports the land use variation request as the criteria above have been justified, and more specifically for the following reasons:

- The site have been vacant for over 5 years;
- The use is consistent with other adjacent uses;
- As stated by the petitioner, it is their intent to fully transition operations from 200 E. Palatine Road to the 25 E. University Drive site and the existing site at 120 E. University Drive.

The Village's Comprehensive Plan designates this property as 'R&D, Mfg., Warehouse'. Given the scope of this petition and the surrounding land uses, this use is consistent with the Comprehensive Plan.

Plat and Subdivision Committee

The Plat and Subdivision Committee met on October 22, 2014 and did not have objections to this proposal moving forward through the public hearing process.

Building, Site and Landscaping

The Petitioner is not proposing any exterior modifications to the building, therefore Design review is not required. Per the Zoning Ordinance, within the M-1 district, all research, business, production, servicing and processing must take place within completely enclosed buildings unless otherwise specified. All storage must be in completely enclosed buildings or structures if located within 150 feet of a residence district. Storage located elsewhere in this district may be open to the sky but must be enclosed by solid walls or fences (including solid doors or gates thereto) at least eight feet high, but in no case lower in height than the enclosed storage and suitably landscaped. Since the proposed property is not within 150 feet of a residence district, storage may be located outside but must be enclosed by a solid wall or fence, at least 8 feet in height. At this time, there is an existing chain link fence in the rear of the property. The petitioner has agreed to install a new, solid vinyl fence 10 feet tall around the perimeter of the storage area. Staff would recommend that the fence gate at the storage entrance include slats to provide some degree of screening from the roadway.

In addition, the petitioner originally provided several options to stripe parking spaces in the rear storage area, however during the review process the request was modified by the petitioner to patch and fill potholes and cracks in the rear storage area rather than stripe individual spaces. Typically curbed islands of parking areas would be required, but since this area is for storage of vehicles, staff supports leaving the rear parking area as non conforming with respect to the requirement for curbed islands. Also given that a new 10 foot tall fence will enclose this area, staff supports the petitioner's request to not landscape the lot and leave as non conforming. Staff notes that painting of vehicles is not proposed, nor are vehicle compactors / crushers. Thus those uses shall be prohibited as a condition of this petition.

In addition, the petitioner shall confirm with MWRD whether or not the existing sanitary system grease trap would have to be evaluated to see if it meets the MWRD criteria for an automotive use.

Traffic & Parking

At this time, there are no clearly striped parking spaces for this property. The petitioner has indicated that for their new contracts, Hillside will be responsible for transporting the vehicles to and from the owner's facility and therefore they do not anticipate an increased need for customer parking. The petitioner has agreed to provide striped parking spaces for employees at the rear of the building.

The petitioner had originally provided plans to stripe the rear storage area to include parking for the site. However, the zoning code does allow for parking to be met off site as long as that parking is within 1,000 feet of the use served. The petitioner's 120 E. University Drive site has more parking than required by code (excess of 82 spaces) and is 500 feet from this site.

Per the Zoning Code, the parking requirements for this use are calculated as follows:

Use	Code Use	Square Footage (SF)/Bays	Parking Square Footage (SF)	Parking Standard	Employees	Vehicles	Required Parking
Office	Business and Professional Offices	1800 SF	1800	1 space/ 300 SF			6
Service Area	Automobile Service Station	12 bays	13,310	One space for each employee plus three spaces for each service bay	5		41
Total			15,110				47
					Spaces available		5
					Surplus/(Deficit)		(42)*

*Chapter 28 Section 11.3-3 allows for parking requirements to be met in the M zoning districts within 1,000 feet of the use served.

Although the 25 E. University Drive site does not provide the required stripped parking spaces, they can meet the requirement at their 120 E. University Drive site, which is 500 feet to the West. In addition the 120 E. University site has a code excess of 82 parking spaces.

Per the Zoning Ordinance, a Traffic study and Parking analysis is required for projects seeking a Land Use Variation that are not adjacent to a major or secondary arterial street as defined by the Village's Thoroughfare Plan. The petitioner is seeking a variation for the following:

- **Chapter 28, Section 6.12-1(3) *Traffic Engineering Approval*, to waive the requirement for a traffic study and parking analysis from a Certified Traffic Engineer.**

Staff supports a variation to not require a traffic study and parking analysis given the limited impact of this use on adjacent roadways.

Recommendation

The Staff Development Committee recommends approval of PC15-004, a Land Use Variation to permit Motor Vehicle Repair Major, in the M-1 zoning district; and a variation from Chapter 28, Section 6.12-1 (3) to waive a formal traffic study and parking analysis, subject to the following:

1. A new 10 foot tall vinyl solid fence shall be required along the perimeter of the site per Exhibit A (site plan).
2. Landscaping shall be installed at the front of the building as illustrated on the floor / site plan.
3. The petitioner shall repair, fill and patch potholes and cracks in the storage lot.
4. The petitioner shall stripe parking spaces along rear of the building to accommodate employees, estimated at 5 employees.
5. An MWRD permit may be required for the sanitary system grease trap in order to conform with an automotive use.
6. Junkyards, vehicle compactors/crushers, and painting of vehicles are specifically prohibited.
7. Hours of operation shall be limited to 8:00am until 6:00pm Monday to Friday, and 8:00am to 12:00pm Saturday.
8. Compliance with all Federal, State and Village regulations and policies.



October 22, 2015

Bill Enright, Deputy Director of Planning and Community Development

C: Randy Recklaus, Village Manager
All Department Heads

APPROVED

PLAN

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

COMMISSION

RE: Hillside Auto - PC# 15-004

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the
Arlington Heights Village Hall, 33 South Arlington Heights
Road, 3rd Floor Board Room, Arlington Heights, Illinois on the
28th day of October, 2015, at the hour of 7:43 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

BILL ENRIGHT, Deputy Director

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CHAIRMAN LORENZINI: Okay, the next item on the agenda, the next public hearing is Hillside Auto, 25 East University Drive, PC# 15-004, have all proper notices been given, Bill?

MR. ENRIGHT: Yes.

CHAIRMAN LORENZINI: Is the Petitioner here?

MS. BALEK: Hi, I'm Colleen Balek, B-a-l-e-k on behalf of Hillside Auto Body.

CHAIRMAN LORENZINI: Okay, go ahead. Are they going to testify too?

MS. BALEK: Mark is.

CHAIRMAN LORENZINI: Would you come forward if you're going to testify? We'll swear you in.

(Witnesses sworn.)

CHAIRMAN LORENZINI: Thank you, and your name, sir?

MR. BALEK: Mark Balek, B-a-l-e-k.

CHAIRMAN LORENZINI: Again, please?

MR. BALEK: Mark Balek, B-a-l-e-k.

MS. BALEK: He's one of the owners.

CHAIRMAN LORENZINI: Okay, does somebody want to give us a brief presentation --

MS. BALEK: Sure, so we're here asking for motor vehicle repair major at 25 East University. This is just a brief background about Hillside. We've been in Arlington Heights operating since the 1920's. We're currently in our second generation of ownership and five generations of our family have lived in Arlington Heights. We're currently operating out of 200 East Palatine Road and 120 West University Drive. We've been operating out of our University Drive location for a couple years now and what we're looking to do is open another location on University Drive, which is at 25 East University Drive in Arlington Heights. We're looking to do mechanical and auto repair, there'll be no painting at this facility. This is a site plan of the property and this is our proposed plan.

What we're proposing is installing a new solid fence around the property and we're going to line up the fence on the one side so it meets with our neighbor and put new landscaping in the front. We are going to fix the potholes and the cracked asphalt in the back and we're going to stripe some employee parking in the rear. But at this time, we're not anticipating any customer parking at this location, it's very close to our 120 West University Drive location so customers are going to be directed there. And most of the work that's going to be done at this facility will involve us doing the transporting of the vehicles back and forth. It's for a couple of different companies and so they prefer us to just transport the vehicles.

This is an inside plan. What we're proposing is 12 bays in the building and there's two garage doors, one in the front and

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one on the side. We would use the one on the side, towards the rear. At this time we're not planning on using the front one to move cars in and out. We anticipate having three to five full-time employees and our hours of operation will be the same as our other facility, which is Monday through Friday, 8:00 to 5:00, no later than 6:00 and Saturday 8:00 to 12:00.

And that's it.

CHAIRMAN LORENZINI: Thank you. Have read the eight conditions put in by the department?

MS. BALEK: We have.

MR. BALEK: Yes.

CHAIRMAN LORENZINI: And do you agree with them?

MS. BALEK: We do.

MR. BALEK: Yes.

CHAIRMAN LORENZINI: All right, thank you. You may have a seat if you want. Bill, do you want to give us the staff report.

MR. ENRIGHT: Chairman Lorenzini, members of the Commission, staff has reviewed the request and is supportive of the land use variation primarily because, one reason is this building has been vacant for five years and has fallen into some degree of disrepair which the Petitioners agreed to make improvements to the site. In addition, they've had a facility at 120 East University Drive, similar facility, for over 10 years. And the time there were concerns about that use there in the adjacent properties, but the Village placed a lot of conditions at that time and we have not had any complaints about that operation on University Drive. This operation is a slightly smaller building, they're not doing painting of vehicles or using their towing business there because they have that at 120 East University Drive.

In addition, the Petitioner has stated, in the public record, that their intent is to move all operations from their existing site at Palatine and Arlington Heights Road to this site as well as the 200, or 120 East University Drive site. And we see that as linked to our support for this project because that will help to open up that site for redevelopment. It's a prime commercial corner in the Village, and moving these operations to the industrial park will facilitate that. So it is the Village's expectation that they will move their operations consistent with what they stated which is next year at some point. Although there's no, you know, written commitment to that, but it is an expectation the Village as it relates to our opinion on this land use variation.

But given the fact that they haven't had, we have not received complaints about their existing facility, which is at 120 East University Drive, we feel that this is appropriate and will not be a disruption to the neighborhood. There's several conditions that we've recommended as part of this development. One includes, which the Petitioner has agreed to, is to provide a 10 foot tall, vinyl fence around the perimeter of the storage area. Which is located behind the building to the south. And that will be a decorative, vinyl fence,

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which I gave a copy of the cut sheet that the Petitioner provided which is, you know, has a decorative look to it. But again, it will provide a 10 foot high screen which is required for outdoor storage, so you won't be able to see any vehicles that might be stored in the rear of the property.

Landscaping, additional landscaping will be planted at the base of the buildings, there are some trees there now, but there will be a slight enhancement with that. In addition, the rear, where the storage area is, is in a state of disrepair, it's, it needs some patching and pothole filling in the cracks and so forth. So the Petitioner has agreed to do that because they're going to be having to get vehicles stored there.

We had also agreed to stripe spaces behind the building within the storage area for their employees, estimated at five. An MWRD permit for their sanitary system grease trap, they're going to have to check with MWRD seeing if there's going to be any modification to that as a result of the change in use from the former plumbing use five years ago to automotive use.

In addition, as we did with the previous approvals for 120 East University Drive, junkyards, vehicle compactors and crushers and the painting of vehicles will not be allowed at this particular site. Hours of operation are regulated to the hours of operation the Petitioner has stated, 8:00 a.m. to 6:00 p.m., Monday through Friday and 8:00 a.m. to 12:00 noon on Saturday.

So, those are the conditions the staff is recommending with respect to this particular land use and at that point we would conclude our presentation.

CHAIRMAN LORENZINI: Thank you. Motion to include the staff report into the public record?

COMMISSIONER WARSKOW: I make such motion.

COMMISSIONER SIGALOS: And I'll second that.

CHAIRMAN LORENZINI: Let's vote, all in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: We're good? Okay, questions from the Plan Commissioners, Jay, do you want to start this one?

COMMISSIONER CHERWIN: I guess I was okay with it, I think we've seen this before, I didn't, Mr. Enright, I guess I'd ask, from the previous time, was there any significant changes or what was the, I think was maybe in the Committee that I had seen them, I thought there was a previous public hearing on this and I was a little confused.

MR. ENRIGHT: Not on this site, for this Petitioner, no.

COMMISSIONER CHERWIN: No, it must have been, at that Committee --

MR. ENRIGHT: I'm not sure what you're referring to in terms of this site --

COMMISSIONER CHERWIN: Plat/Sub, we haven't had a

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Plat/Sub --

MR. ENRIGHT: But it went to Plat and Sub.

COMMISSIONER CHERWIN: It went to Plat and Sub, but I guess what my question is then, were there any significant changes in the Plat and Sub, it seems like they had addressed everything in --

MR. ENRIGHT: Yes, I mean, the main thing was the storage of vehicles and then providing the 10 foot screening around the perimeter of that storage area.

COMMISSIONER CHERWIN: No I'm fine, I don't have any, I was just confused on this one particular item. I thought it was a public hearing but it must have been Plat and Sub and I didn't, I didn't see the Plat and Sub and I was just wondering.

MR. ENRIGHT: Well the Plat and Sub minutes are a part of the packet.

COMMISSIONER CHERWIN: Okay.

MR. ENRIGHT: And you can refer to those.

COMMISSIONER CHERWIN: All right, I don't have any other questions.

CHAIRMAN LORENZINI: John?

COMMISSIONER SIGALOS: No, I don't really have any questions, I think this is an excellent use for this building, particularly that it's right down the street from their 120 University building. And unlike the, what was it, Collision Damage Experts that were here recently, this was in the industrial park and not backing up to a residential area. So I, I'm fully supportive of this, I mean it's great, nice building.

CHAIRMAN LORENZINI: Susan?

COMMISSIONER DAWSON: I just have a question, I'm not understanding, it's really, I'm not, I'm fine with the project, I'm just understanding your move on such a special location and then they're moving across the street from an already existing location. I don't understand what do you, are you doing the same thing in both buildings? Are you doing one thing at one building and one thing at another? I'm just, I don't understand why you're relocating right across the street from where you're --

MS. BALEK: We need more room, the 120 West is primarily for body repair, we have a state-of-the-art spray booth so painting can occur there and they have all the filtration. This is going to be more for like assembly and more minor repair work. But we've grown pretty significantly in the last couple years with private contracts so we need more room to take on more work for the body repair.

COMMISSIONER DAWSON: Okay, so instead of expanding, you're trying to relocate to the two, the all-in-one, was kind of your only option?

MS. BALEK: Right, right.

COMMISSIONER DAWSON: I understand, I have no problems, or no questions.

MS. BALEK: Okay.

CHAIRMAN LORENZINI: George?

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COMMISSIONER DROST: Yes, is this property under contract right now?

MS. BALEK: We own it already.

COMMISSIONER DROST: Oh you already own it.

MS. BALEK: We own it.

COMMISSIONER DROST: And how long have you owned it?

MS. BALEK: Almost two years.

COMMISSIONER DROST: Oh, two years, but it's been vacant for five years?

MS. BALEK: It has.

COMMISSIONER DROST: Okay because you didn't get any special tax --

MS. BALEK: No.

COMMISSIONER DROST: You might get the --

MS. BALEK: No, not at that time.

COMMISSIONER DROST: I was just going online, no, from the standpoint of the hardship aspect of it also just to get a little bit more flavor for it.

MS. BALEK: Right.

COMMISSIONER DROST: I think it's a great project.

MS. BALEK: Thank you.

COMMISSIONER DROST: I think it's a great idea, and a business that's doing well will help everybody in the community, so I have no further questions or comments.

CHAIRMAN LORENZINI: Thank you, George. Lynn?

COMMISSIONER JENSEN: Yes, I don't really have any questions at this point.

CHAIRMAN LORENZINI: Mary Jo?

COMMISSIONER WARSKOW: No questions.

CHAIRMAN LORENZINI: Terry?

COMMISSIONER ENNES: From the property tax standpoint, I'd love to see a new business get going and active in there. I did used to work on this property when it was Planned Plumbing. So I'm very familiar with it. Is there a reason why you don't want to do painting there? Because you have the booth across the street?

MS. BALEK: We do, we have a state-of-the-art booth, and we also, you know, to build a new spray booth and go through the process of the filtration, it's just, we have a spray booth over there that's big enough to fit a semi-truck so we can get all the painting we need done over.

COMMISSIONER ENNES: Do you expect though that there might not be a future need for that? Because you're agreeing to not have it and if it's something you might need in the future now might be the time to be talking about that.

MR. BALEK: Well here's, at this point I don't feel it's necessary, all our stuff is going to minor there, and it's going to be disassembly and assembly so, and since the other building is so close, it's pretty easy just to move the stuff back and forth.

COMMISSIONER ENNES: Okay, as far as complaints, I

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actually office out of the building right behind you, your operation facility and I don't experience any problems.

MR. BALEK: Thank you.

COMMISSIONER ENNES: One other question, let's see what I have, for Mr. Enright, the, I see the statement in here, in addition, Petitioner has represented, this is what you mentioned, but this is not a condition of their getting approval to do this facility, is it?

MR. ENRIGHT: It is not, the conditions are listed in the staff recommendation, it does not include a condition that they cease operations. But it is the Village's expectation in analyzing this, and the appropriateness and the benefits for the community moving this over the year, and one of the off-shoots of that it will hopefully allow the Petitioner to move their operations as they've indicated and redevelop that corner for commercial use.

COMMISSIONER ENNES: The Palatine/Arlington Heights location, how fully are they utilizing that and will this new location allow you to immediately reduce that?

MR. BALEK: That will allow us to free up space over there, we actually, we're actually making moves to clean everything out of there right now and we hope to free that up and we would like to be in the process of removing the buildings, hopefully in, nothing to be set in stone right now, but hopefully by March/April, so, and we are already talking to developers on the other side.

MS. BALEK: Yes, and we're still using the shop pretty fully at that, to do the repair work, so if we get this other location open, we'll be able to move the cars over there. So that will help.

COMMISSIONER ENNES: And this, the Palatine location, that is one of your towing facilities, right?

MR. BALEK: Yes, it is.

COMMISSIONER ENNES: And you also do body work there as well?

MR. BALEK: Yes, we do.

MS. BALEK: Body and mechanical work.

MR. BALEK: Body work and mechanical work. And the facility is fully operational now, and we're kind of busting out, and we do need another facility to go to.

COMMISSIONER ENNES: And that's quite a bit bigger than this new facility, isn't it?

MR. BALEK: Not the building.

MS. BALEK: Not the building.

COMMISSIONER ENNES: No?

MS. BALEK: No.

MR. BALEK: The building at that location is about 5000 square feet and this one's about 16,000 square feet.

COMMISSIONER ENNES: Okay. That's all I have.

MS. BALEK: Thank you.

CHAIRMAN LORENZINI: Bruce?

COMMISSIONER GREEN: I just have a procedural question for you Bill. In Plat and Sub, when this, the old property came up,

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it's sort of an implied condition for the, for this new project that's going on. I asked Latika to go back and research to see if the Village has ever really done that, where they mention an old project not part of what they're before us tonight with. And to sort of throw that in there as, sort of an implied condition, and I think, you know, I know Latika has left, but I asked before she went if there was ever anything like that done by the Village, from the Village standpoint, and she said she didn't have a lot of time to look into it, but she didn't think there was. And I've been on the Commission for 16 years and George has been on at least that long, and I don't ever remember having the, mentioning another property and vacating a property as sort of an implied condition for this one. Have we ever done that before?

MR. ENRIGHT: No.

COMMISSIONER GREEN: So why is that information in the pack here?

MR. ENRIGHT: Because staff believes that it is certainly influenced part of our decision to support this land use variation is that it will also allow for a commercial property in a prime intersection to get redeveloped by allowing them to move operations to a bigger, hopefully better, facility for them. So it is germane to the discussion, but we are not making it a condition of the report, of the project.

COMMISSIONER GREEN: I understand the condition, I just, I'm questioning whether the Village should put any kind of statement that might be looked upon as pressuring somebody to do something.

MR. ENRIGHT: We're not pressuring, it's based on what the Petitioner has told us which is part of the public record.

COMMISSIONER GREEN: Did you ask the Petitioner that question specifically?

MR. ENRIGHT: Yes.

COMMISSIONER GREEN: So you did solicit that information?

MR. ENRIGHT: We did.

COMMISSIONER GREEN: He didn't volunteer it, you asked for it.

MR. ENRIGHT: We asked for it and they, that's what they said in their Petition to us, well actually it's part of their legal petition, we asked about it during Plat and Sub as part of Plat and Sub report, so that's where we asked for it.

COMMISSIONER GREEN: Right.

MR. ENRIGHT: But in their Petition that they submitted to us, unsolicited, they indicated that that was their goal, was to move operations.

COMMISSIONER GREEN: So I guess what I'm asking here is, do you think that's appropriate for that to be in the report?

MR. ENRIGHT: Yes, that's why it's in.

COMMISSIONER GREEN: So if they didn't have that property, what would the difference be?

MR. ENRIGHT: If they didn't have which property?

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COMMISSIONER GREEN: The old corner of Palatine and Arlington Heights, 200 Palatine Road. In other words, what, why would that make a difference, this project stands alone by itself.

MR. ENRIGHT: It may not make a difference.

COMMISSIONER GREEN: But why did --

MR. ENRIGHT: But it was a part of our decision process, it was part of it, not the full part of it, I mean it was a component of our decision to support this land use variation, but it wasn't necessarily, you know, if they didn't have the 200 East Palatine Road, it may not have, even if they didn't have that site we still may have arrived at the same conclusion with this thing.

CHAIRMAN LORENZINI: Would it be fair to say it's just one of the benefits for this project?

MR. ENRIGHT: Yes, absolutely.

COMMISSIONER GREEN: Okay, I just wanted to get on the record, I don't agree with that statement. I don't think that should be in there, to me it looks like it's an implied threat.

CHAIRMAN LORENZINI: And I have no questions. Let's go to the public audience. Anybody in the audience have any questions, comments, concerns? Yes, sir, would you come forward. Please state your name and spell your last name for the court reporter.

MR. STEVENS: I'm Mark Stevens, S-t-e-v-e-n-s. I work for Air Movement and Control Association. We're located at 30 West University Drive, it's across the street from the proposed, for the former property with the proposed variance. We've been in our facility since 1967, or 1969, but it's over 40 years, 40 something years. And we're a trade association, like I said, and really services that we provide to our members is certification services of fans for air performance and noise. You'll see that the AMCA certification, which is a blue and yellow sticker, conveyed by a blue and yellow sticker is present in building specifications, it might even be in your codes here.

We have about 350 members worldwide, as I said we're referenced in building specifications, but we're also referenced by Energy Star. Our certified ratings program is referenced by Energy Star and part of that certification is for noise testing. Noise rating of that product. You'll see Energy Star on appliances mostly, but it's also on residential fans, which is what we certify.

Some of these fans are extraordinarily quiet, really, really quiet. And we test these things. In order to test them, we need ourselves, a quiet environment. And if we lose that quiet environment, this conveys, it carries a permanent damage to our business. So we'd prefer to not see our environment change. We prefer to not see variances allowed, buildings across the street to have a louder operation that damages our business.

What's particularly disturbing in some of the testimony I heard from Mr. Enright, is the quid pro quo aspect of this. For instance, the Village wants them out of that property that they are currently in, so let's put them over here, without any sort of concern

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for the damage it might cause our business. That's completely objectionable it has staff calling losers and winners. And that's not appropriate, it's not proper for them to be doing that.

The second thing is, this statement regarding no complaints. That's just patently false about this. Before Hillside moved in, they, well they actually moved in and started doing business from the property before they had an occupancy permit. We complained. Nothing happened. They did landscaping, they pulled out our landscaping, put their own in, we had mature bushes gone, we complained, nothing happened.

So, there's a history of us complaining, the Village not doing anything. So for us to complain for 10 years, there's no payoff, it doesn't work. So, we don't want to see this happen, we object to it, and that's my statement.

CHAIRMAN LORENZINI: Thank you, Mr. Stevens.

MR. STEVENS: Your welcome.

CHAIRMAN LORENZINI: Anybody else from the audience? Bill do you want to address any of those comments?

MR. ENRIGHT: No.

CHAIRMAN LORENZINI: Okay. So, land use variation, this is, the zone is M-1, right?

MR. ENRIGHT: Correct.

CHAIRMAN LORENZINI: But motor vehicle repair facility is not the proper use without a variation, right?

MR. ENRIGHT: It's not a permitted use in the M-1, correct.

CHAIRMAN LORENZINI: Okay. All right, I just wanted to make that clear. Any comments? Questions?

COMMISSIONER GREEN: Bill, I have a question for you. In M-1, could you put a stamping plant in? A stamping outlet?

MR. ENRIGHT: I don't know.

COMMISSIONER GREEN: So, in other words, it would be, this is the heavy manufacturing district, in M-1, isn't that right?

MR. ENRIGHT: No, it's not.

COMMISSIONER GREEN: Okay, so it's a light manufacturing district?

MR. ENRIGHT: Yes.

COMMISSIONER GREEN: So what type of businesses are allowed in the light M-1?

MR. ENRIGHT: Tool and die shops, warehouse and storage facilities, trucking companies, those types of facilities, I mean there's probably 50 or so types of uses in our permitted use table.

COMMISSIONER GREEN: Okay. Thank you.

CHAIRMAN LORENZINI: So I guess the problems with these, I finally understand and appreciate what you're saying, but maybe there's, maybe it's a auto company is not allowed there, that's maybe noisier than you'd like, but the M-1 District may allow various other companies that could produce the same amount of noise that wouldn't require variation. Yes, sir.

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MR. STEVENS: In the variance that I asked is there is other operations that are allowed and not allowed in that variance? Specifically pointed out?

CHAIRMAN LORENZINI: I'm not sure.

MR. STEVENS: Well what I mean by that is, is that there's a certain operations that are allowed in this zone, right? They want to perform other variations, so some other operation. So what I'm saying is and when a variance is granted, is it granted to certain operations in that building? Or is it just blanket? So what I'm getting at is that if they move in and they say, okay we're going to do this and this is what we're going to testify, and we don't think it's going to be that loud and then they move in and they do something else. So how, how does that square up against the variance?

CHAIRMAN LORENZINI: Well I mean they're given a variance to do an operation, to run a business that's defined in this, in their request.

MR. STEVENS: Well, that's what I'm asking for, is that defined in there?

MR. ENRIGHT: Yes.

CHAIRMAN LORENZINI: Yes.

MR. STEVENS: Well, that's what I asked. So, is there, is it, would it be reasonable, I guess, to ask that there's some, be some acoustic study done by the Petitioner to verify or what do I want to say, to confirm that whatever operations they state in that Petition will not have a negative affect on our business?

CHAIRMAN LORENZINI: Well I guess, my point is, my view is, there is, maybe this isn't specifically allowed, but there is 50 other businesses that would be allowed there that aren't going to be soundproofed or quiet that you would never hear.

MR. STEVENS: I'm having a hard time drawing the connection between what they plan to do and, you know, certainly there's a variance being asked for, it's for these operations. These operations are typically louder than what you'd find in that area.

CHAIRMAN LORENZINI: All right, thank you. But it may not be louder than you can typically find in any other M-1 --

MR. STEVENS: Understood.

CHAIRMAN LORENZINI: Are there any other questions?

COMMISSIONER JENSEN: If I could mention, there was another that was like a special, given what we did the last time around, but Mr. Stevens has opened it up. We had another Petitioner who came in here with actual information and an attempt at data to meet the objective requirements in M-1 versus M-2. And when I read the proposal that came from the Petitioner, I didn't see any attempt to document things that are required to do them in M-1, in terms of sound, odors and a variety of other things. Clearly it probably needs 150 feet difference, distance between them and residential when you look at it. But it wasn't clear to me that they meant anything else. And I was kind of wondering why staff didn't ask them to do something similar to what we suggested the other folks bring in and then turned it down for

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exactly the same operation.

MR. ENRIGHT: We did it, and it's in the packet. The staff asked Petitioner if they had any plans on doing any soundproofing at the existing facility and they answered no, not at this time. So we did ask that with respect to this particular property. However, this is a different case, it's not a abutting, single family residential like the other case that you're referring to.

COMMISSIONER JENSEN: What about the fumes and you know, some of the other, there's some fairly strict objective measures in both the M-1 and the M-2, and I've got a problem because it's hard to differentiate what's required for both M-2 and M-1, they're exactly the same in most cases. But there's, especially the sound issue that Mr. Stevens goes to. There's some specific tests that should and could be run and they need, should probably have to document before they go to the Board, that they meet the requirements for M-1 in terms of the sound. And they would have to do it with, we asked the other people if they were going to leave their doors open when they do the work, they told us no and we didn't believe them even though they were under oath. But that's another matter. But I think we ought to, they should really have to do some kind of test as suggested by Mr. Stevens that they could meet at least the sound requirement of an M-1 district. And so that would be my thought on this because I think it's a legitimate issue that he has raised. And I will go to the other issue, I was ecstatic that we eventually had some suggestion that they move from the Palatine Street, the Palatine up to the other thing. But I do understand Commissioner Green's points that we really don't want to do the same, a form of intimidation but it did condition my thinking that it would be good to have it relocated from where it is now.

CHAIRMAN LORENZINI: Can I ask --

COMMISSIONER DAWSON: Can I just, yes I was going to say, can you just clarify, because I just asked because I thought this is what I understood. In 120, on the map, that's where they currently are? The Trade Association is the 30?

MS. BALEK: They're right next door.

MR. BALEK: Right next door.

MR. ENRIGHT: That's correct.

COMMISSIONER DAWSON: And the objection is about a building across the street and two buildings down?

MS. BALEK: Correct.

MR. ENRIGHT: That's correct, 300 feet away.

COMMISSIONER DAWSON: I'm just very confused, if they're currently right next door doing all of the current operations why are we --

COMMISSIONER SIGALOS: I had the same question, I mean they have history here now, are they, Mr. Stevens can step forward and, I mean right now at their current operations that are at 120, is that objectionable to you with your facility at 30 --

MR. STEVENS: Well, there's two concerns. The first one is, is that I don't know what those operations are, right? So if

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they're, I do understand what happens in the power shop, you know as far as ratchets, you know, air nose, you know air ratchets and stuff like that, pounding, but you know, tearing. I understand that sort of thing, so I have this, I have a conception in my mind as to what's going to happen in that shop, at that new location. But there's nothing in, that's been conveyed to us from staff as to what those operations are and what those typical DB levels are. Whether or not they --

COMMISSIONER SIGALOS: Well, what I'm hearing is it would be the same operations in 25 East University that you're now conducting at 120, except you won't be doing any painting there at the new facility, is that correct?

MS. BALEK: Actually, yes --

MR. ENRIGHT: You have to go all the way to the mic.

MS. BALEK: Yes, yes, and there's not going to be towing in and out. So it's actually going to be less, less noise.

COMMISSIONER SIGALOS: So it's going to be less noise?

MS. BALEK: Correct.

COMMISSIONER SIGALOS: And again, my question to Mr. Stevens is that their operations at 120, are you finding any objectional noise produced from that location to your business?

MR. STEVENS: Let me just, let me just finish my point, if you don't mind. So the acoustic noise is not, for instance if it's loud over there, or if there's a noise over there, and there's another noise at some other location that's slightly quieter, it doesn't mean that the second quieter operation doesn't affect the noise. Noise is additive, right? So when, if we are surrounded by these types of operations, that this noise is additive. It doesn't, it just doesn't mean that one is quieter than the other and we're not affected by the quieter one.

COMMISSIONER SIGALOS: Okay but the question is, is what they've been doing right now at 120 East, does that have any affect on your business right now?

MR. STEVENS: I don't believe so, no.

COMMISSIONER SIGALOS: Okay then.

CHAIRMAN LORENZINI: All right, Jay do you have any questions?

COMMISSIONER CHERWIN: They just answered my question, I was going about 120 --

CHAIRMAN LORENZINI: George, do you have any questions?

COMMISSIONER DROST: No, is there, in the Plat and Sub, any discussion related to sound absorption, mitigation of noise? Nothing?

COMMISSIONER JENSEN: I wasn't at that Plat and Sub meeting so, is there anything on the record?

COMMISSIONER DROST: Do you know, Bill?

MR. ENRIGHT: Well --

COMMISSIONER GREEN: I was there and there wasn't. And it's just that what they're asking for is the, sort of the typical

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noise that goes with an automotive air shop, whatever that is. And I just think Mr. Stevens that the obvious statement that I think I'll make is that I think you have a problem in that you are located in a light to medium manufacturing area where sounds, we have M-1 zoning areas so we could put those sounds in these areas. Construction and things being built and things being repaired, they are by zoning required to be in these M-1, M-2 areas. So it's hard to put a restriction on something that is allowable within these areas. Maybe you need to soundproof your building more or something, I don't know, but it's hard to restrict what's happening just because you're there. They've been in the area and in the Village for many, many years as well.

COMMISSIONER JENSEN: I'm a little confused because I think the M-1 does have some very specific requirements on sounds. It actually lists decibel levels and a variety of other things. And the other case that came in, the Petitioner came in last time, made a very bad attempt, but did try to indicate some decibel levels, and we didn't think they were adequate. And we wouldn't even give him the opportunity to come back with a continuance and provide real data by a sound tech. Now I think that before this Petitioner goes to the Board, should they get approval from this Commission, they should be asked to do some sound studies so that they meet the requirements that are in the M-1 District, and they can demonstrate to the Board that they will meet those requirements. Because there's nothing in staff's report that suggests that would be the case.

COMMISSIONER GREEN: Bill, maybe you could answer that.

MR. ENRIGHT: Well what it is the problem with, well yes there are decibel levels. There's two problems with what Commissioner Jensen is bringing up. First of all, how do you measure sound from something that's not there. Because there is a lot of things that factor into the transmission of sound. One is the building that they want to go into. Is it soundproof or is it not at all soundproof? Also what are the operations that they're going to be doing there. What doors will be open, what doors will be shut. What's the background noise in the area? 200 East Palatine has a lot of traffic, you know, tens of thousands of cars. This doesn't, but it does have truck traffic occasionally, but it's generally going to be quiet even though it's close to Arlington Heights Road as you can see. So it's, you know, the second thing is determined enforcement, the Courts have been, it's very difficult to enforce sound ordinances with the Courts.

COMMISSIONER JENSEN: Well then I'm really disturbed. Because first of all, they do have an operation at 120 West, that we could use and get a pretty good approximation of what their decibel sound would be at the property level. So it is possible to do that. And I think they ought to be asked to do it at the existing property which they claim will have the same sets of activities that they want to put, for the most part, in the new building, the new space. In fact they say it would be actually less, so I mean we could probably make some allowance for that. But we asked the other Petitioner, and I

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don't want to re-litigate that case, to do the things that you said would be impossible to do. Which is to measure things that aren't in existence here. And we denied them the opportunity to make an effort to do that. My concern, and it actually won't affect my vote on this at all, because I will make a comment afterwards. I do not like the way M-1 and M-2 descriptions and criteria are written because they give you absolutely no guidance as to whether this or any other facility of this nature should be in one versus the other. And I'd like to have uniform application of the procedures and the criteria and I don't feel that we're getting that.

COMMISSIONER DAWSON: So just one point of clarification, I wasn't at that meeting, but we do not deny anyone anything. We are purely advisory --

COMMISSIONER JENSEN: I understand we're advisory.

COMMISSIONER DAWSON: But I think it's important because you are saying we're denying people opportunities and I think everyone needs to understand --

COMMISSIONER JENSEN: Well yes we did deny them one opportunity, a continuance to come back before this Plan Commission and document the things that they were asserting. That is a denial.

COMMISSIONER DAWSON: Except that all they had to do was reapply to appear before the Planning Commission so again you didn't deny them really, you know, a continuance, but it really didn't deny the opportunity for them to come before the Planning. So I just want to be clear, we don't, we're advisory, they don't deny or approve anything.

COMMISSIONER JENSEN: I appreciate that, thank you for that.

CHAIRMAN LORENZINI: I think we've heard from everybody except Terry. Terry, do you have any comments?

COMMISSIONER ENNES: Well, first of all I think these two situations are entirely different. We had a property that was abutting residential property. Where this doesn't, this is in the middle of a light industrial and my impression of the area is the building 25, the newly proposed, this, you're going to be working on cars, not trucks.

MR. BALEK: Yes, and more minor repairs than we do at 120.

COMMISSIONER ENNES: Your facility at 120, you haul wrecked semi's in there?

MR. BALEK: Yes, trucks, trailers, yes.

MS. BALEK: Yes.

COMMISSIONER ENNES: Much bigger equipment.

MS. BALEK: Yes.

MR. BALEK: Correct.

COMMISSIONER ENNES: And if, I'm sorry, your last name?

MR. STEVENS: Stevens.

COMMISSIONER ENNES: If Mr. Stevens says they have no problem with the 120 facility, I find it hard to believe that the one,

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that the 25 facility is going to create a problem when you're working on automobiles.

MR. STEVENS: Can I make a comment here?

CHAIRMAN LORENZINI: Sure, one last time, please.

MR. STEVENS: Last time. I'm going to assume that there's no acoustics experts on this panel or on staff. So, I'm just going to make that assumption, it's probably good. There are acoustic consultants that do this for a living. That they understand operations, mechanical operations, metal working operations, and they have a pretty good idea of the sound power level expected from these operations. They also have a good understanding of attenuation, distance, background noise, what affect it would have on our business. I'm asking is there, that this group ask the Petitioner to do this study by an NCAC certified acoustic consultant to insure that our business won't be damaged.

CHAIRMAN LORENZINI: Okay, thank you for your comment. Okay, any other questions or proclamations? Does anybody else from the public have anymore questions? No? Okay, we close the public comment and bring it back to the Commissioners for recommendations.

COMMISSIONER GREEN: I'd like to make a recommendation, to the Village Board of Trustees approval of PC# 15-004, a land use Variation to allow a motor vehicle repair, major in the M-1 District; and a variation from Chapter 28, Section 6.12-1(3) Traffic Engineering approval, to waive the requirement for a traffic study and parking analysis from a certified traffic engineer.

This approval is contingent upon compliance with the conditions detailed in the Staff Development Committee report dated October 22, 2015 and that's items one through eight:

1. A new 10 foot tall vinyl solid fence shall be required along the perimeter of the site per Exhibit A (site plan)
2. Landscaping shall be installed at the front of the building as illustrated on the floor/site plan.
3. The Petitioner shall repair, fill and patch potholes and cracks in the storage lot.
4. The Petitioner shall stripe parking spaces along rear of the building to accommodate employees, estimated at 5 employees.
5. An MWRD permit may be required for the sanitary system grease trap in order to conform with an automotive use.
6. Junkyards, vehicle compactors/crushers and painting of vehicles are specifically prohibited.
7. Hours of operation shall be limited to 8:00 a.m. until 6:00 p.m. Monday to Friday, and 8:00 a.m. to 12:00 p.m. Saturday.
8. The Petitioner shall comply with all applicable federal, state, and Village codes and policies.

CHAIRMAN LORENZINI: Okay motion, or a second?

COMMISSIONER SIGALOS: I'll second.

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CHAIRMAN LORENZINI: Roll call vote, please?

COMMISSIONER JENSEN: If we're going to do a variance, can we do it after the thing is adopted or before?

CHAIRMAN LORENZINI: Before.

COMMISSIONER JENSEN: Well I'd like to suggest a ninth. Which are that one of our individuals in the public asked that we add a ninth provision that we ask the Petitioner to do a competent sound study to show that they at least meet the requirements that are specifically laid out in the M-1 District criteria.

CHAIRMAN LORENZINI: Is there a comment in there, is there a --

MR. ENRIGHT: Comment or a second?

CHAIRMAN LORENZINI: Well, no but his, the Commissioner recommended, does the code specifically spell out the noise level that has to be met? Can we measure what Commissioner --

MR. ENRIGHT: It certainly has those provisions in there. But I'm not a sound expert as Mr. Stevens alluded to, but so I don't know what a sound expert would come up with.

CHAIRMAN LORENZINI: All right, but we can still --

COMMISSIONER JENSEN: But there are criteria that are specifically spelled out in M-1 that you have to meet at the edge of the property?

MR. ENRIGHT: Yes.

CHAIRMAN LORENZINI: Okay, all right, so let's do a vote, it sounds like.

MR. ENRIGHT: Well actually, you know what, let me check that, let me double check that.

COMMISSIONER DAWSON: I think what you're suggesting though isn't necessarily a ninth condition here, you would mean a recommendation that they bring that to the Planning, to the Village Board?

COMMISSIONER JENSEN: To the Board, yes.

COMMISSIONER DAWSON: So it's not really a condition, but that we are suggestion along with our motion, that you also bring this information to the Village Board meeting.

COMMISSIONER JENSEN: Well I think my suggestion, and I'd like to make it stronger than that. I'd like to require it.

COMMISSIONER DAWSON: Well they, yes, I mean they could go to the Board with or without it, but I guess what I would say is I think they know he's going to be there. If they, you know, if they think this is going to come out at the Village Board, it would make good sense to have more information at the Village Board meeting based on what we learned tonight.

MR. ENRIGHT: I need to correct my answer. The industrial, Chairman Lorenzini?

CHAIRMAN LORENZINI: Yes.

MR. ENRIGHT: The M-1 Industrial performance standards, chapter 28, section 5.1-17.2 regarding noise. That's A, noise. And I'll read it:

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The sound pressure level to be measured as described below shall not exceed the following decibel levels in the designated octave bands when adjacent to the designated types of uses districts. The table then gives the octave band cycles per second on a zero to 75, 75 to 150 and so forth. And then it says sound decibel levels adjacent to all residential. And then the second column says sound decibel levels, if it's adjacent to B-1, B-2 or B-3. But not within the M-1.

CHAIRMAN LORENZINI: All right so it's not applicable.

MR. ENRIGHT: Now, there is a vibration chart, about vibrations caused, which does talk about vibrations with respect to whether it's adjacent to residential or within the M-1 District. So there's a, not a sound level but a vibration level.

CHAIRMAN LORENZINI: Okay thank you, Bill.

COMMISSIONER ENNES: But until the operation is established, what are you going to measure?

MR. ENRIGHT: Right.

COMMISSIONER ENNES: And then --

COMMISSIONER DAWSON: I think he's suggesting we measure 120. I think Lynn is suggesting we measure 120.

COMMISSIONER JENSEN: And I think we should be as careful about people who also reside in the M-1 District as we are about residential properties that abut to M-1. Because we're giving them, we're getting our bearings from an M, what should be an M-2 being an M-1. So I think they should bring some information forward to the Board and Sue is probably right, it probably doesn't belong as a ninth item. So I guess I would just strongly encourage it and I would hope the Board would look to see that.

CHAIRMAN LORENZINI: Okay, so I would just make that a comment to the --

COMMISSIONER JENSEN: Sure, that would be fine.

CHAIRMAN LORENZINI: Okay.

MR. ENRIGHT: There's been a motion by Commissioner Green and seconded by Commissioner Sigalos.

CHAIRMAN LORENZINI: Roll call vote, please.

MR. ENRIGHT: Commissioner Green?

COMMISSIONER GREEN: Yes.

MR. ENRIGHT: Commissioner Sigalos.

COMMISSIONER SIGALOS: 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 Ennes.

COMMISSIONER ENNES: Yes.

MR. ENRIGHT: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

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MR. ENRIGHT: Commissioner Warskow?

COMMISSIONER WARSKOW: Yes.

MR. ENRIGHT: Chairman Lorenzini?

CHAIRMAN LORENZINI: Yes. All right, you've received unanimous approval but as was stated by Commissioner Dawson earlier, this is only a recommendation to the Board of Trustees, they have final approval. Is there a date this is going to the Board of Trustees?

MR. ENRIGHT: It will likely go on Monday, November 16th, at 8:00 p.m. Petitioner should check with me the Friday prior to that.

COMMISSIONER DROST: For the record, though, is, the statement or the recommendation of Commissioner Jensen, though it wasn't with comment, will it still be treated as with comment in the minutes presented to the --

MR. ENRIGHT: Yes, because it wasn't seconded and made part of the motion.

COMMISSIONER DROST: All right. I just wanted to make sure that that is clear.

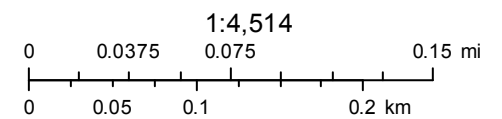
CHAIRMAN LORENZINI: Okay, thank you everybody.

(Whereupon, the meeting was adjourned
at 8:27 p.m.)

Hillside Auto Location Aerial



October 19, 2015



Hillside Auto Site Aerial



October 19, 2015

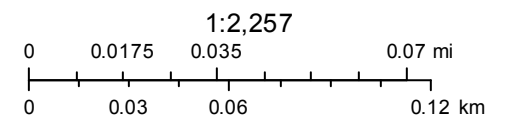
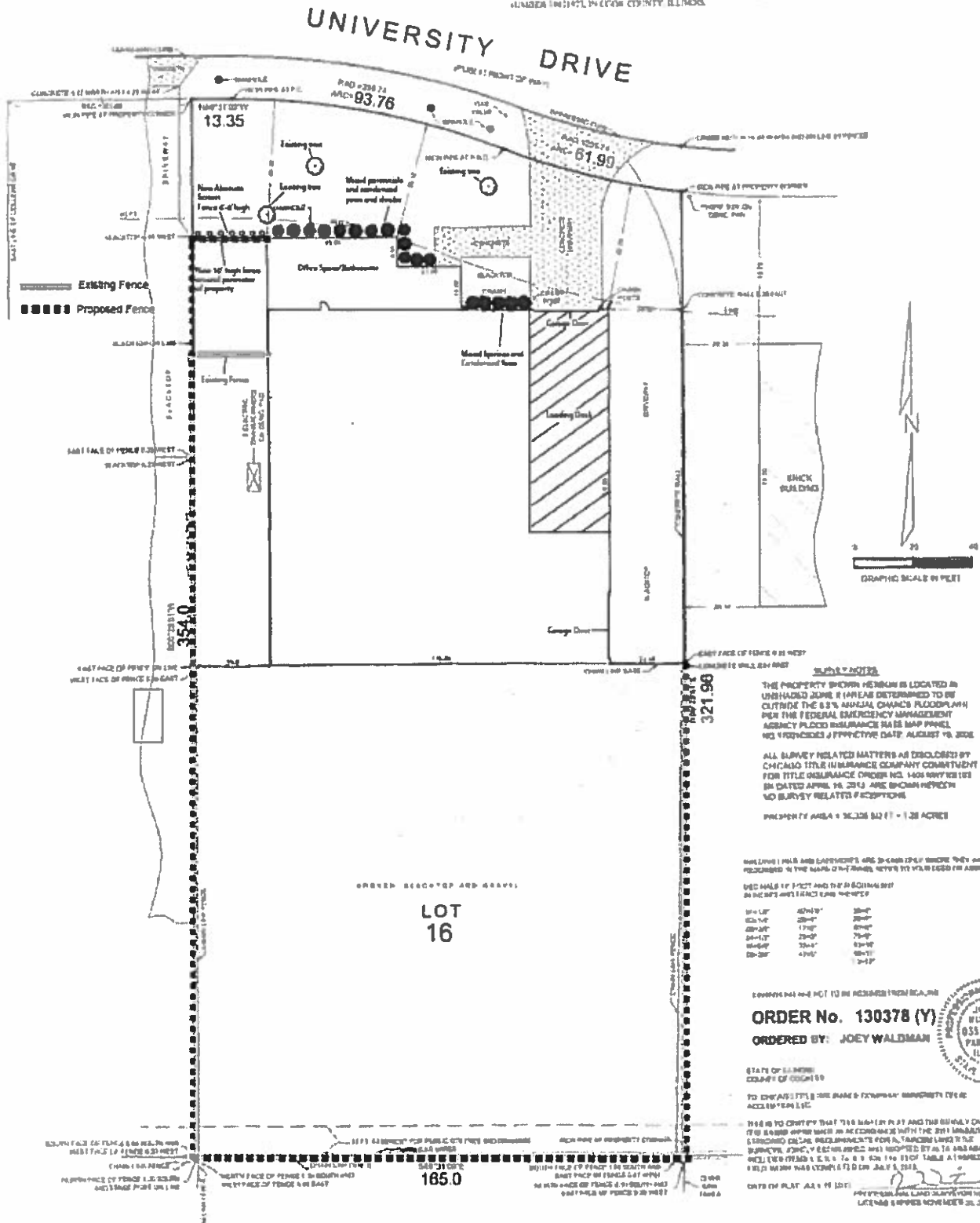
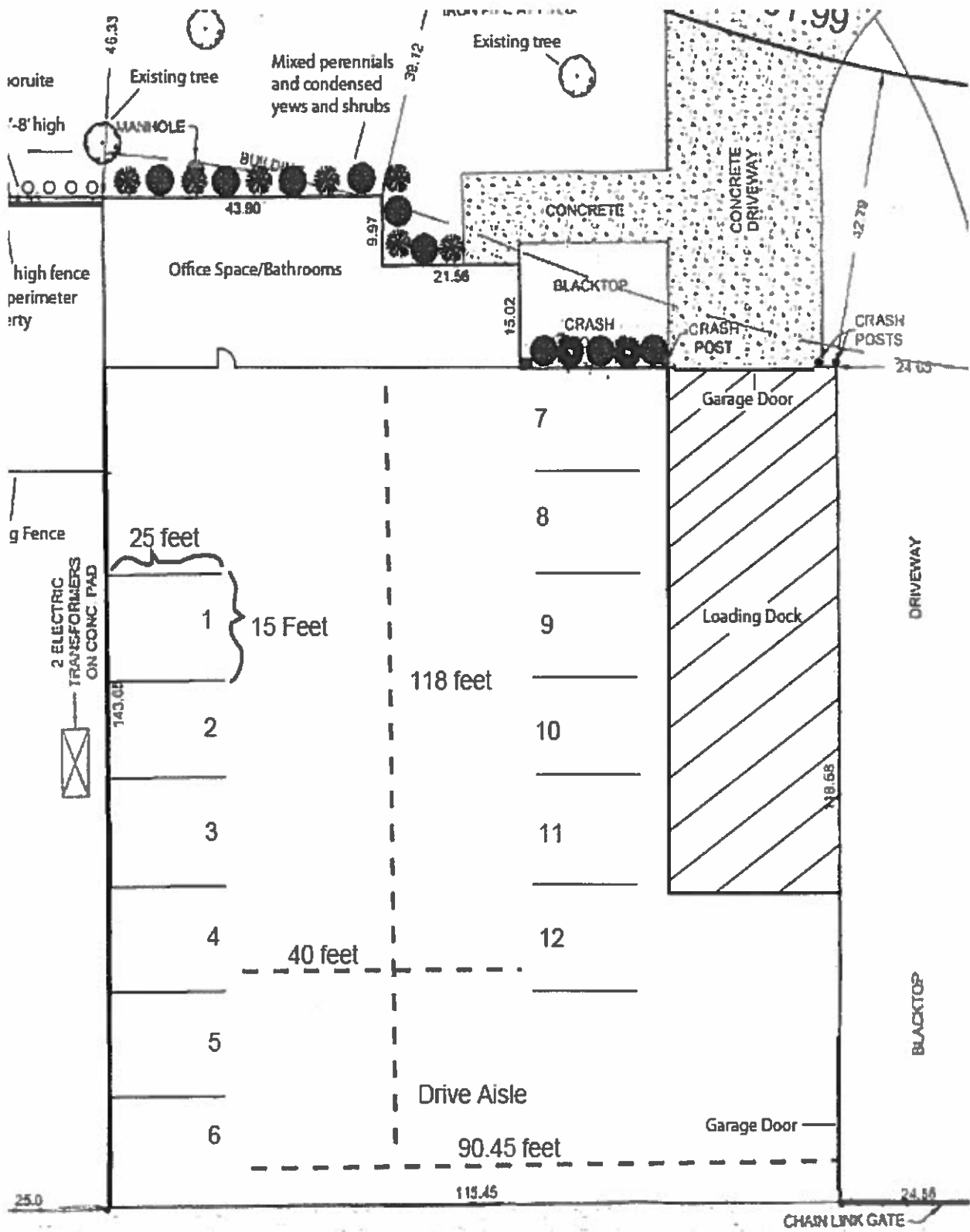


Exhibit A

[illegible]

Hillside Auto Body & Service, Inc.
Floor Plan





200 E. Palatine Road, Arlington Heights, Illinois 60004
120 W. University Drive, Arlington Heights, Illinois 60004
25 E. University Drive, Arlington Heights, Illinois 60004
(847) 253-0183 Phone (847) 253-1658 Fax
markb@hillside towing.net

March 13, 2015

Via E-Mail

Plan Commission
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, Illinois 60005
Latika.bhide@vah.com

Re: PLAN COMMISSION APPLICATION

Petitioner: Hillside Auto Body & Service, Inc.
Property: 25 E. University Drive, Arlington Heights, Illinois
PIN No. 03-08-103-0004-000
File No.: P.C. _____

Dear Plan Commission Members:

Petitioner, Hillside Auto Body & Service, Inc. ("Petitioner" or "Hillside"), respectfully requests a Land Use Variation for 25 E. University Drive (the "Property")¹ to allow Major Vehicle Repair as defined in Ch. 28 § 3.2-149 of the Village of Arlington Heights ("Village") Municipal Code ("VAH Code"). Hillside also requests a variance to waive the traffic study and parking analysis as required in Ch. 28, § 6.12-1(3). The Property is currently located in an M-1 District.

In addition to the Land Use Variation, the Village's Staff Development Committee ("Development Committee") has identified an additional variance: to allow 18 parking spots instead of 47 as required under Ch. 28 § 11.4. *See* Ex. A [Staff Report No. T1468 at p. 1 (Oct. 17, 2014)]. As detailed below, Hillside no longer requests this variance.

Background²

By way of background, the Balek Family has resided in and operated businesses in the Village for more than 115 years. Since their original purchase of 200 E. Palatine Road (a/k/a 1901 N. Arlington Heights Road), five generations of Baleks have lived in, and continue to live in, Arlington Heights. In the 1920s, the Balek Family established Hillside, its towing and repair service business. Hillside is currently in its second generation of ownership.

Hillside operates out of its 200 E. Palatine Road location and 120 W. University Drive location. Hillside anticipates transitioning all of its operations from 200 E. Palatine Road to its

¹ Hillside Auto Body & Service, Inc. leases the Property from University Drive Acquisitions, LLC. *See* Ex. G.

² This background is provided for informational purposes only.



University Drive locations in the near future. Currently, Hillside undertakes its repair work at both its 120 W. University location and 200 E. Palatine location. Hillside has experienced significant growth in recent years, and requires additional space to expand its repair operations. Specifically, Hillside has recently contracted with a national truck rental company and local dealership to provide minor body and mechanical repair services. While the variation requested is for "Major Vehicle Repair" as defined in the VAH Code, the repair services contracted for are, "automotively speaking," minor in nature.

The Property is conveniently located to coordinate operations with Hillside's 120 W. University location. *See* Ex. F [Map of University Drive]. The Property includes a 16,000 square foot building and the rear of the Property is fully enclosed by an 8-foot chain linked fence. Hillside estimates it will have 12 bays in the building for repair work. Hillside also estimates that, on any given day, it will store 10 to 15 vehicles for repair on the Property or in the building. The vehicles being stored for repair will be stored inside or in the rear of the building, neither of which are visible to the public. Nevertheless, the anticipated repair work is limited to minor body and mechanical repairs. While Hillside intends to provide the required customer and employee parking, Hillside notes that it will be responsible for transporting a majority of the vehicles to and from the customer.

Petitioner's Responses to Development Committee's Recommendation

Pursuant to the Development Committee's Report and Recommendations (Ex. A), Hillside respectfully submits the following responses:

- 1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.**

Petitioner will not attain a reasonable return if the variance is not granted. Hillside's influx in business requires additional repair space. Hillside currently uses its 120 W. University location and its 200 E. Palatine location for its repair operations. These locations, however, are landlocked and not susceptible to expansion. Further, Hillside anticipates the redevelopment of its 200 E. Palatine Road location in the near future. The Property is an optimal alternative because it is ideally located to coordinate operations with Hillside's 120 W. University location. *See* Ex. F. The variance is compatible with the underlying M-1 classification which allows for industrial assembling, manufacturing, processing, and repairing of mechanical parts. *See* Ch. 28 § 5.5-1. The requested variance is also consistent with the Major Vehicle Repair variance the Village granted for Hillside's 120 W. University location, which is within the same M-1 District as the Property. *See* Ordinance Granting A Land Use Variation, Doc. No. 0422339007 (June 7, 2004).

If granted, Hillside will begin operating out of the Property immediately, marking the first time in more than five years that the Property will be in use. The Property has been vacant since at least 2010, and, when purchased, was in a state of disrepair. Hillside has made significant improvements to the Property, including cleaning, repainting, updating the offices, and mud-jacking the floors back into position. If not granted, however, Hillside will be required to look outside Arlington Heights for a new location to expand its operations. Hillside is unable

to quantify how long it will take to locate a new property, acquire necessary authorizations, prepare that property, and transition operations.

2. The plight of the owner is due to unique circumstances.

The plight of Hillside is due to unique circumstances. As noted above, Hillside's other locations are landlocked and not susceptible to expansion. Moreover, the proposed use, Major Vehicle Repair, is compatible with the underlying M-1 zoning classification which currently allows for industrial related uses, including assembling, manufacturing, processing, and repair of mechanical parts and products. *See* Ch. 28 § 5.5-1. Hillside's proposed use, minor auto body and mechanical repair work, is similar. Hillside's hours of operation are also consistent with other businesses in the District, Monday through Friday 8:00 a.m. to 5:00 p.m., and Saturday 8:30 a.m. to 12:00 p.m. The requested variance is consistent with the variance the Village has already granted for Hillside's 120 W. University location, which is within the same District as the Property. *See* Ordinance, Doc. No. 0422339007; Ex. F. Finally, the University Drive locations are conveniently located to coordinate repair operations. *See* Ex. F.

3. The variation, if granted, will not alter the essential character of the locality.

The proposed action will not alter the essential character of the locality. As stated above, the proposed use, Major Vehicle Repair, is compatible with the underlying M-1 zoning classification which authorizes assembling, manufacturing, processing, and repair of mechanical parts and products. *See* Ch. 28 § 5.5-1. Similarly, Hillside will be repairing mechanical parts and vehicles. Hillside's hours of operation are consistent with other businesses in the District, Monday through Friday 8:00 a.m. to 5:00 p.m., and Saturday 8:30 a.m. to 12:00 p.m. The requested variance is akin to the Major Vehicle Repair variance granted to Hillside for its adjacent facility located at 120 W. University Drive, within the same M-1 District. *See* Ordinance, Doc. No. 0422339007; Ex. F.

Finally, the requested action will enhance this locality. The Property has not been used since at least 2010. Prior to the purchase, the Property was in utter disrepair. Indeed, the property taxes had not been paid and were sold to a third-party. Hillside has already made significant improvements to the Property and building, including, cleaning, repainting, updating the offices, and mud-jacking the floors back into position. All vehicles requiring repair, will be parked in the rear or inside the building, neither of which are visible to the public. *See* Ex. A. In any event, the repairs contracted for are minor in nature. Only customer parking will be visible from University Drive. *See* Exs. C-D. In addition to rendering the Property more aesthetically pleasing, if the variance is granted, Hillside's operations will bring the vacant property back into the stream of commerce. Hillside anticipates increased sales tax revenue to the Village as a result of additional auto parts purchases from local businesses. Hillside also anticipates hiring 2 to 5 additional employees to handle the increased business.

4. A fully dimensioned detailed site plan.

Petitioner has attached a current survey of the Property (Ex. C), and five (5) proposed site plans delineating the various parking options available that will satisfy the Village's parking

requirements. *See* Ex. D. Pursuant to Ch. 28 § 11.4, Hillside is required to provide 47 lined parking spaces. Hillside initially proposed 18 parking spaces, which would require an additional variance. *See* Ch. 28 § 11.4. Hillside, however, has determined it can provide the requisite 47 spaces and no longer requests this variance.

The Property was a pre-existing building with pre-existing landscaping when purchased in July 2013. Because this is a pre-existing building with kept landscaping, Petitioner has not included additional landscaping in its Proposed Surveys. Attached as Exhibit E are photographs of the current landscaping.

5. The vehicle storage must be clearly delineated on the plans and details of the proposed fence must be provided.

Petitioner has submitted five (5) proposed plans for parking and vehicle storage. *See* Ex. D. Petitioner notes vehicles for repair may also be stored inside the existing building. The Property is already enclosed by an 8-foot chain link fence. *See* Ex. C. The vehicles stored for repair will not be visible from the public roadways, and, it is anticipated that vehicles stored for repair will only require minor repair work. *See* Exs. C-D.

6. Justification for a waiver of the traffic study and parking analysis.

Petitioner also requests a variance to waive the traffic study and parking analysis as required under Ch. 28 § 6.12-1(3). For all the reasons stated above, Petitioner will not attain a reasonable return if this variance is not granted, the plight of the owner is due to unique circumstances, and this variance will not alter the essential locality. The anticipated number of employees parking on the Property will be limited and customer traffic will also be limited because Hillside will be transporting a majority of the vehicles to and from the customers. Hillside also has adequate space to meet the parking requirements. *See* Ch. 28 § 11.4; Ex. D. The Property was previously operated by a plumbing company with more than 75 employees which is far greater than the volume anticipated by Hillside. For the foregoing reasons, Hillside respectfully requests a variance waiving the traffic and parking study analysis.

7-8. Petitioner shall cease all non-conforming operations at 200 E. Palatine Road property by a specific date to be determined by the Village. The 200 E. Palatine Road property shall be cleaned and restored within 6 months of ceasing operations.

Petitioner respectfully requests additional guidance from the Village with regard to this request; specifically, Petitioner requests citation to the relevant VAH Code Section requiring this information. *See* Ex. B.

Notwithstanding the foregoing, Petitioner and the Owner³ of 200 E. Palatine Road are in the process of planning for the redevelopment of 200 E. Palatine Road. If this variance is granted, Hillside anticipates transitioning all of its operations to the University Drive locations in or before December 2015. Petitioner also notes that the Owner of 200 E. Palatine Road has been in contact with multiple organizations and real estate brokers interested in leasing 200 E. Palatine

³ Hillside leases 200 E. Palatine Road from Balek Properties, LLC.

Road. Hillside and the Owner will continue to keep the Village informed of the status of the redevelopment. To the extent Hillside transitions its operations before a redevelopment plan has been finalized, Hillside and the Owner will begin restoration of 200 E. Palatine Road in anticipation of such redevelopment.⁴

* * *

Respectfully submitted,

Hillside Auto Body & Service, Inc.

By: James Balek, Jr.
James Balek, Jr.
President

By: Mark Balek
Mark Balek
Vice President

Enclosures

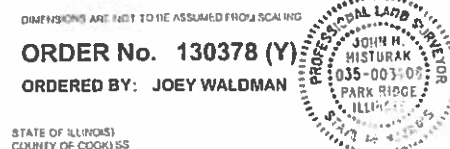
cc. Colleen J. Balek, Esq. (via e-mail cbalek@hillside towing.net w/o enclosures)

⁴ Petitioner's response to Questions 6 and 7 is provided for informational purposes only and is not to be considered binding representations and have no legal effect. Petitioner makes no representations or warranties of any kind by or on behalf of Hillside or Balek Properties, LLC, regarding any of the information provided.

1440 Renaissance Drive, Suite 140, Park Ridge, IL 60068 Phone 847-296-6900 Fax 847-296-6906

ALTA/ACSM LAND TITLE SURVEY

LOT 16 IN REF. DIVISION OF PART OF LOT 1 AND ALL OF LOTS 2 THRU 5 INCLUSIVE IN ARLINGTON INDUSTRIAL AND RESEARCH CENTER UNIT 1, A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 AND "A" OF THE NORTHWEST 1/4 IN SECTION 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 10, 1966 AS DOCUMENT NUMBER 19921923, IN COOK COUNTY, ILLINOIS.



TO: CHICAGO TITLE INSURANCE COMPANY UNIVERSITY DRIVE
ACQUISITION, LLC.

- THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/CAS/LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 8, 9, 10a, 11a, 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUL 5, 2013.

DATE OF FLAT JULY 18, 2013

PROFESSIONAL LAND SURVEYOR NO 3468
LICENSE EXPIRES NOVEMBER 30, 2014

1440 Renaissance Drive, Suite 140, Park Ridge, IL 60068 Phone 847-296-6900 Fax 847-296-6906

ALTA/ACSM LAND TITLE SURVEY

LOT 16 IN RESUBDIVISION OF PART OF LOT 1 AND ALL OF LOTS 2 THRU 3 INCLUSIVE IN ARLINGTON INDUSTRIAL AND RESEARCH CENTER UNIT 1, A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 AND "A" 1/4 OF THE NORTHWEST 1/4 IN SECTION 8, TOWNSHIP 42N R3E, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 10, 1986 AS DOCUMENT NUMBER 19821923, IN COOK COUNTY, ILLINOIS.



ORDER No. 130378 (Y)
ORDERED BY: JOEY WALDMAN

STATE OF ILLINOIS
COUNTY OF COOK, SS

TO: CHICAGO TITLE INSURANCE COMPANY, UNIVERSITY DRIVE
ACQUISITION, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND KPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 8, 9, 10a, 11a, 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 5, 2013.

DATE OF PLAT: JULY 18, 2013
PROFESSIONAL LAND SURVEYOR NO. 3428
LICENSE EXPIRES NOVEMBER 30, 2014

CERTIFIED SURVEY, INC.

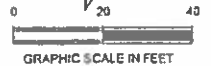
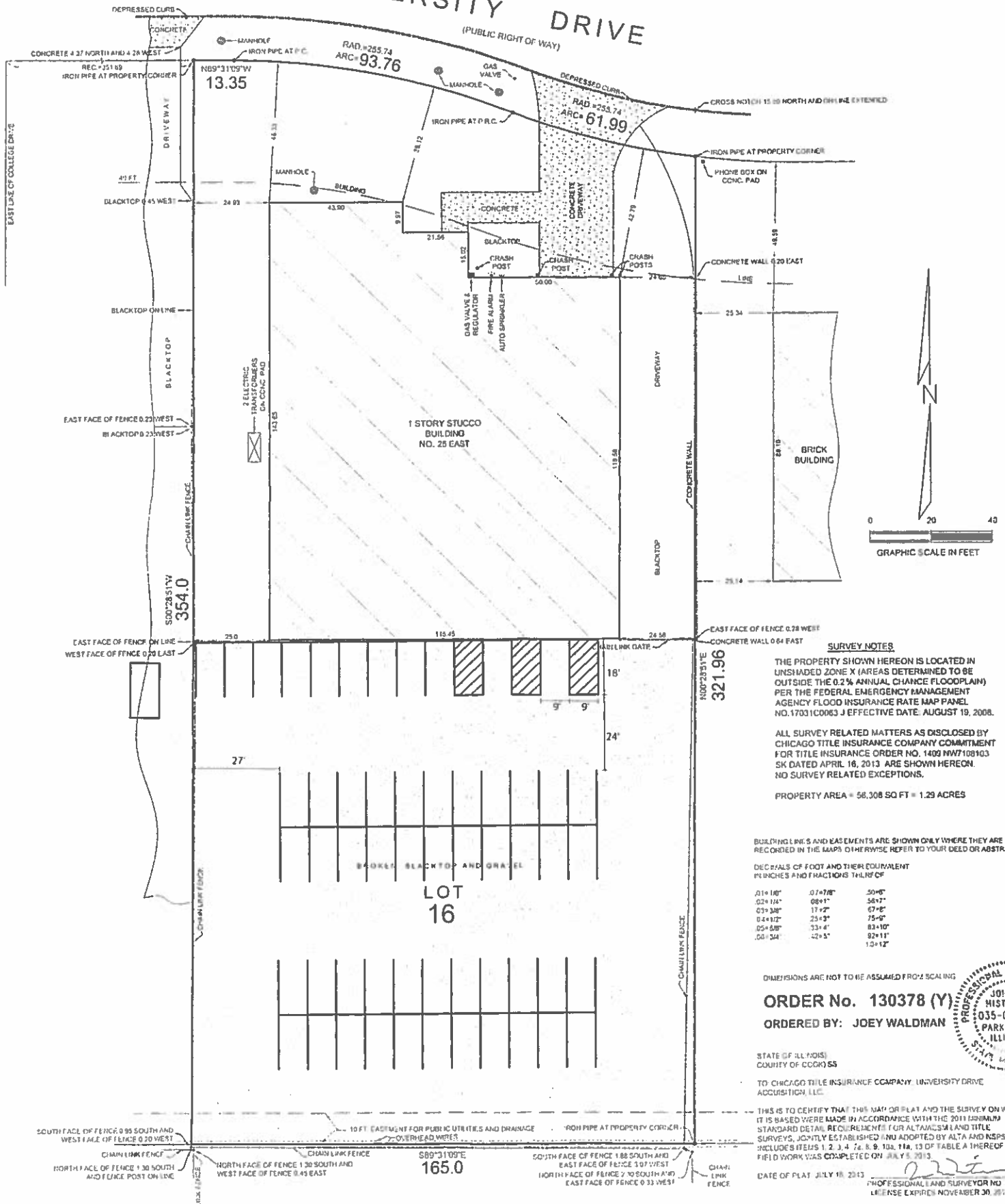
1440 Renaissance Drive, Suite 140, Park Ridge, IL 60068 Phone 847-296-6900 Fax 847-296-6906

Email: surveys@certifiedsurvey.com

ALTA/ACSM LAND TITLE SURVEY

LOT 16 IN RESUBDIVISION OF PART OF LOT 1 AND ALL OF LOTS 2 THRU 5 INCLUSIVE IN ARLINGTON INDUSTRIAL AND RESEARCH CENTER UNIT 1, A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 IN SECTION 8, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 10, 1966 AS DOCUMENT NUMBER 19821923, IN COOK COUNTY, ILLINOIS.

UNIVERSITY DRIVE
(PUBLIC RIGHT OF WAY)



SURVEY NOTES

THE PROPERTY SHOWN HEREON IS LOCATED IN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 17031C0063 J EFFECTIVE DATE: AUGUST 19, 2008.

ALL SURVEY RELATED MATTERS AS DISCLOSED BY CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE ORDER NO. 1409 NW7108103 SK DATED APRIL 16, 2013 ARE SHOWN HEREON. NO SURVEY RELATED EXCEPTIONS.

PROPERTY AREA = 58,308 SQ FT = 1.29 ACRES

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS OTHERWISE REFER TO YOUR DEED OR ABSTRACT

DECIMALS OF FOOT AND THEIR EQUIVALENT FRACTIONS AND FRACTIONS THEREOF

0.10 1/10"	0.17 1/8"	0.25 1/4"
0.25 1/4"	0.31 1/8"	0.37 1/2"
0.37 1/2"	0.44 1/2"	0.50 1/2"
0.50 1/2"	0.56 1/4"	0.62 1/2"
0.62 1/2"	0.69 1/4"	0.75 1/2"
0.75 1/2"	0.81 1/4"	0.87 1/2"
0.87 1/2"	0.94 1/4"	1.00 1/2"

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING

ORDER No. 130378 (Y)

ORDERED BY: JOEY WALDMAN

STATE OF ILLINOIS
COUNTY OF COOK SS

TO CHICAGO TITLE INSURANCE COMPANY UNIVERSITY DRIVE ACQUISITION, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 NATIONAL STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NEPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 8, 9, 10a, 11a, 13 OF TABLE A THEREOF THE FIELD WORK WAS COMPLETED ON JULY 5, 2013

DATE OF PLAT: JULY 18, 2013

PROFESSIONAL LAND SURVEYOR NO. 3468
LICENSE EXPIRES NOVEMBER 30, 2014



CERTIFIED SURVEY, INC.

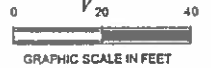
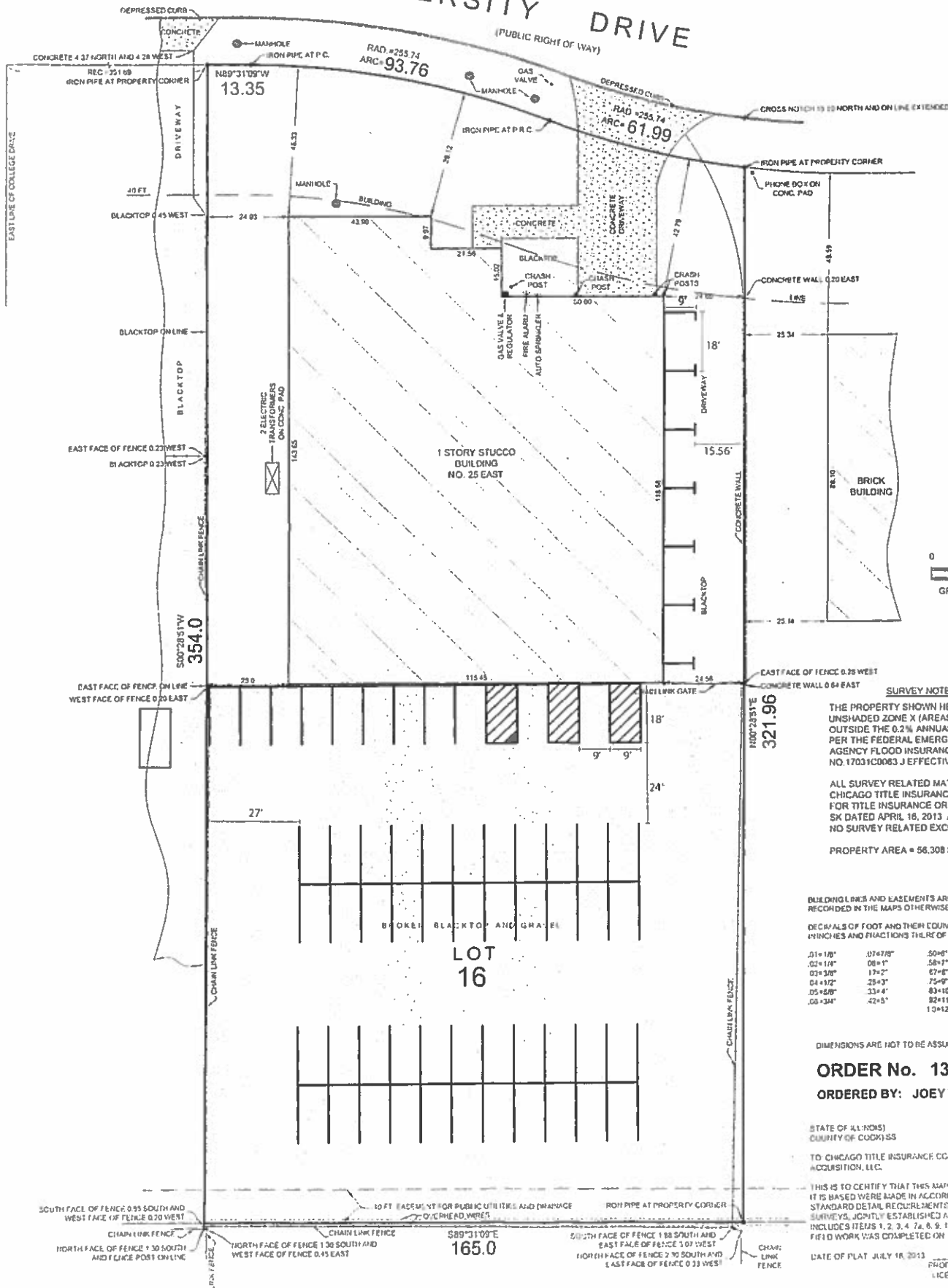
1440 Renaissance Drive, Suite 140, Park Ridge, IL 60068 Phone 847-296-6900 Fax 847-296-6906

Email: surveys@certifiedsurvey.com

ALTA/ACSM LAND TITLE SURVEY

LOT 16 IN RESUBDIVISION OF PART OF LOT 1 AND ALL OF LOTS 2 THRU 5 INCL USIVE IN ARLINGTON INDUSTRIAL AND RESEARCH CENTER UNIT 1, A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 IN SECTION 8, TOWNSHIP 12 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 10, 1966 AS DOCUMENT NUMBER 19521923, IN COOK COUNTY, ILLINOIS.

UNIVERSITY DRIVE
(PUBLIC RIGHT OF WAY)



SURVEY NOTES

THE PROPERTY SHOWN HEREON IS LOCATED IN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 17031C0063 J EFFECTIVE DATE: AUGUST 19, 2008.

ALL SURVEY RELATED MATTERS AS DISCLOSED BY CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE ORDER NO. 1400 NW7108103 SX DATED APRIL 16, 2013 ARE SHOWN HEREON. NO SURVEY RELATED EXCEPTIONS.

PROPERTY AREA = 56,308 SQ FT = 1.29 ACRES

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

DECIMALS OF FOOT AND THEIR EQUIVALENT INCHES AND FRACTIONS THEREOF

.01 = 1/8"	.07 = 7/8"	.50 = 6"
.02 = 1/4"	.08 = 1"	.58 = 7"
.03 = 3/8"	.17 = 2"	.67 = 8"
.04 = 1/2"	.25 = 3"	.75 = 9"
.05 = 5/8"	.33 = 4"	.83 = 10"
.06 = 3/4"	.42 = 5"	.92 = 11"
		1.0 = 12"

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING

ORDER No. 130378 (Y)

ORDERED BY: JOEY WALDMAN

STATE OF ILLINOIS
COUNTY OF COOK

TO CHICAGO TITLE INSURANCE COMPANY UNIVERSITY DRIVE ACQUISITION, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 NATIONAL STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 8, 9, 10a, 11a, 13 OF TABLE A THEREOF THE FIELD WORK WAS COMPLETED ON JULY 5, 2013.

DATE OF PLAT JULY 18, 2013

PROFESSIONAL LAND SURVEYOR NO. 3408
LICENSE EXPIRES NOVEMBER 30, 2014



1440 Renaissance Drive, Suite 140, Park Ridge, IL 60068 Phone 847-296-6900 Fax 847-296-6906

ALTA/ACSM LAND TITLE SURVEY

UNIVERSITY DRIVE
(PUBLIC RIGHT OF WAY)



THE PROPERTY SHOWN HEREON IS LOCATED IN UNIMPAVED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 17031C0063 J EFFECTIVE DATE: AUGUST 19, 2008.

ALL SURVEY RELATED MATTERS AS DISCLOSED BY CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE ORDER NO. 1403 NW7108103 SK DATED APRIL 16, 2013 ARE SHOWN HEREON. NO SURVEY RELATED EXCEPTIONS.

PROPERTY AREA = 58,388 SQ FT = 1.29 ACRES

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

DECIMALS OF FOOT AND THEN EQUIVALENT IN INCHES AND FRACTIONS THERE OF

.01=1/16"	07=7/16"	50=6"
.02=1/8"	08=1"	56=7"
03=3/16"	17=7"	67=8"
04=1/4"	23=3"	75=9"
05=5/16"	33=4"	83=10"
06=3/8"	42=5"	92=11"
		13=12"

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING

ORDER No. 130378 (Y)
ORDERED BY: JOEY WALDMAN

STATE OF IL (19X05)
 COUNTY OF COOK (53)

TO: CHICAGO TITLE INSURANCE COMPANY, UNIVERSITY DRIVE
 ACQUISITION, LLC.

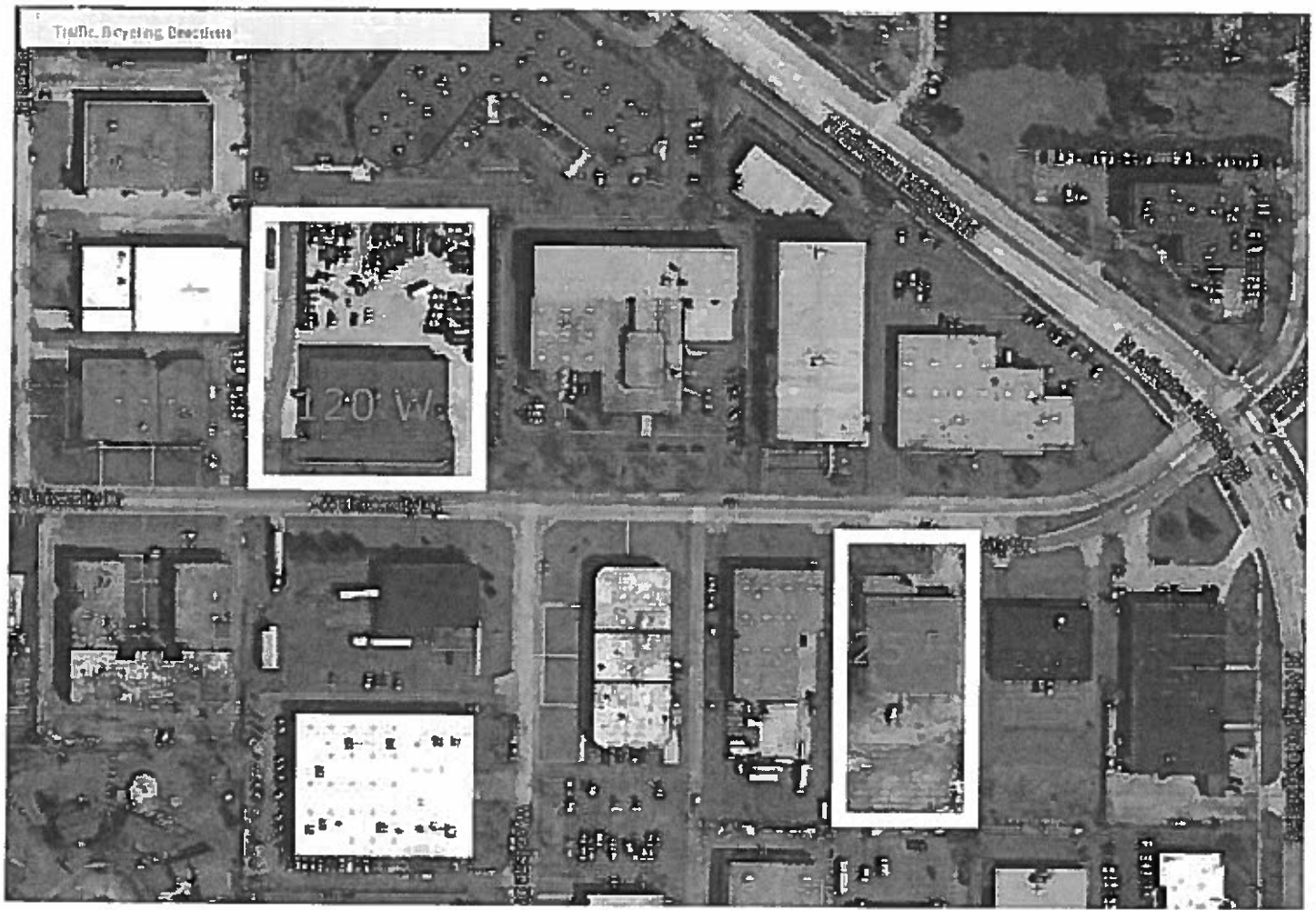
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 ALTIMETER STANDARD DETAIL REQUIREMENTS FOR ALTIMETER LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 8, 9, 10a, 11a, 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 8, 2013.

DATE OF PLAT: JULY 18, 2013

PROFESSIONAL LAND SURVEYOR NO. 34568
 LICENSE EXPIRES NOVEMBER 30, 2014



Hillside Auto Body & Service, Inc.
Plan Commission Application



BUILDING DEPARTMENT

1

PETITIONER'S APPLICATION – ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____
Petitioner: Hillside Auto Body & Service, Inc.
120 W. University Drive
Arlington Heights, IL 60004
Owner: University Drive Acquisitions, LLC
25 E. University Drive
Arlington Heights, IL 60004
Contact Person: Mark Balek
Address: 120 W. University Drive
Arlington Heights, IL 60004
Phone: (847) 253-0183
Fax #: (847) 253-1658
E-Mail: markb@hillside towing.net

P.I.N.# 03-08-103-004-0000
Location: 25 E. University Drive
Rezoning: X Current: M1 Proposed: M-1
Subdivision: N/A
of Lots: _____ Current: _____ Proposed: _____
PUD: _____ For: _____
Special Use: _____ For: _____
Land Use Variation: X For: Major Repair in
M-1 district.
Land Use: _____ Current: _____
Proposed: _____
Site Gross Area: 15,110 square feet
of Units Total: Not applicable
1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

DO EXISTING STRUCTURES, IF ANY, MEET MINIMUM REQUIREMENTS OF THE FOLLOWING:

	<u>YES</u>	<u>NO</u>		
1.	_____	_____	VILLAGE	BUILDING CODE
2.	_____	_____	PRESENT	ZONING USE
3.	_____	_____	REQUESTED	ZONING USE
4.	_____	_____	SUBDIVISION	REQUIRED
5.	_____	_____	SIGN	CODE

6. GENERAL COMMENTS

BUILDING - EXISTING BUILDING EQUIPMENT IS NOT KNOWN.
THE MAJOR VEHICLE REPAIR MAY REQUIRE
ADDITIONAL VENTILATION. BY DEB PIERCE.

RECEIVED

APR - 1 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Director

Date

BUILDING DEPARTMENT

1A

PETITIONER'S APPLICATION – ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____
Petitioner: Hillside Auto Body & Service, Inc.
120 W. University Drive
Arlington Heights, IL 60004
Owner: University Drive Acquisitions, LLC
25 E. University Drive
Arlington Heights, IL 60004
Contact Person: Mark Balek
Address: 120 W. University Drive
Arlington Heights, IL 60004
Phone: (847) 253-0183
Fax #: (847) 253-1658
E-Mail: markb@hillside towing.net

P.I.N.# 03-08-103-004-0000
Location: 25 E. University Drive
Rezoning: X Current: M1 Proposed: M-1
Subdivision: N/A
of Lots: _____ Current: _____ Proposed: _____
PUD: _____ For: _____
Special Use: _____ For: _____
Land Use Variation: X For: Major Repair in
M-1 district.
Land Use: _____ Current: _____
Proposed: _____
Site Gross Area: 15,110 square feet
of Units Total: Not applicable
1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

INSPECTIONAL SERVICES:

SEE ATTACHED COMMENTS

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APR - 9 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Paul Batt
Director

4/9/15
Date

MEMORANDUM

TO: Latika Bhide - Development Planner

FROM: Paul Butt – Fire Safety Plan Reviewer

DATE: 4/9/15

RE: Hillside Towing
25 E. University
PC#15-004

I have reviewed the documents submitted for the above referenced Plan Commission hearing review and offer the following comments:

1. This project is being reviewed as a building change of use from an S-2(low hazard storage) to an S-1(moderate hazard storage) per the 2009 International Building Code. Maximum allowable quantities of hazardous material shall comply with Table 307.1(1) of the 2009 International Fire Code(I.F.C.)
2. Compliance with the 2009 I.F.C., Section 2211(Repair Garages) is required. Provide a response for each applicable sub-section as to the intent for compliance.
3. The existing fire sprinkler system shall be reviewed and hydraulically calculated to verify that the demand of Ordinary Group 2 per NFPA-13 can be achieved. This shall be performed and submitted by a licensed fire protection engineer.
4. The narrative indicates that the anticipated work would also include minor body repair. Describe to what degree is “minor”. Spraying of flammable finishes shall comply 2009 I.F.C., Chapter 15, Flammable Finishes.
5. Monitoring of the existing fire protection system by a fire alarm system is required. Fire alarm notification devices shall be required throughout the building.
6. Describe any and all interior alterations that will occur in preparation to conduct business. This includes office space as well as the car repair area.
7. The narrative indicates “significant improvements have been made to the property and building, including, cleaning, repainting and updating the offices”. Provide, in detail, the work that has been performed as to ascertain the applicability of Building Permits.
8. The narrative states “if granted, Hillside will begin operating out of the property immediately”. Operation of this business at this location prior to compliance with the requirements stated above, other Village Code requirements and an approved Village Business license is prohibited.

Village of Arlington Heights
Public Works Department

Memorandum

To: Cris Papierniak, Assistant Director of Public Works

From: Jeff Musinski, Utilities Superintendent

Date: April 1, 2015

Subject: 120 W University Dr., P.C. #15-004

With regard to the proposed Land Use Variation, I have the following comments:

- 1) The proposed sewer discharge as a result the proposed land use variation will require input from MWDRGC.

If you have any questions, please feel free to contact me.

C. file

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

ENGINEERING DEPARTMENT

3

PETITIONER'S APPLICATION – ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 15-004
 Petitioner: Hillside Auto Body & Service, Inc.
120 W. University Drive
Arlington Heights, IL 60004
 Owner: University Drive Acquisitions, LLC
25 E. University Drive
Arlington Heights, IL 60004
 Contact Person: Mark Balek
 Address: 120 W. University Drive
Arlington Heights, IL 60004
 Phone: (847) 253-0183
 Fax #: (847) 253-1658
 E-Mail: markb@hillsidetowing.net

P.I.N.# 03-08-103-004-0000
 Location: 25 E. University Drive
 Rezoning: X Current: M1 Proposed: M-1
 Subdivision: N/A
 # of Lots: Current: Proposed:
 PUD: For:
 Special Use: For:
 Land Use Variation: X For: Major Repair in
M-1 district.
 Land Use: Current:
Proposed:
 Site Gross Area: 15,110 square feet
 # of Units Total: Not applicable
 1BR: 2BR: 3BR: 4BR:

1. PUBLIC IMPROVEMENTS

REQUIRED.....	YES	NO	COMMENTS
a. Underground Utilities			
Water.....		<u>X</u>	
Sanitary Sewer.....		<u>X</u>	
Storm Sewer		<u>X</u>	
b. Surface Improvement			
Pavement		<u>X</u>	
Curb & Gutter		<u>X</u>	
Sidewalks		<u>X</u>	
Street Lighting		<u>X</u>	
c. Easements			
Utility & Drainage		<u>X</u>	
Access.....		<u>X</u>	

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC X(?) b. IDOT
 c. ARMY CORP d. IEPA X(?)
 e. CCHD

	YES	NO	COMMENTS
3. R.O.W. DEDICATIONS?.....		<u>X</u>	
4. SITE PLAN ACCEPTABLE?.....			<u>TBD</u>
5. PRELIMINARY PLAT ACCEPTABLE			<u>N/A</u>
6. TRAFFIC STUDY ACCEPTABLE			<u>N/A</u>
7. STORM WATER DETENTION REQUIRED		<u>X</u>	
8. CONTRIBUTION ORDINANCE EXISTING?		<u>X</u>	
9. FLOOD PLAIN OR FLOODWAY EXISTING?		<u>X</u>	
10. WETLAND EXISTING		<u>X</u>	

GENERAL COMMENTS ATTACHED

NO FURTHER COMMENTS AT THIS TIME

PLANS PREPARED BY: N/A
 DATE OF PLANS: N/A

James J. Mull 3/30/15
 Director Date

PUBLIC WORKS DEPARTMENT

2

PETITIONER'S APPLICATION – ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____
 Petitioner: Hillside Auto Body & Service, Inc.

 120 W. University Drive

 Arlington Heights, IL 60004

 Owner: University Drive Acquisitions, LLC

 25 E. University Drive

 Arlington Heights, IL 60004

 Contact Person: Mark Balek

 Address: 120 W. University Drive

 Arlington Heights, IL 60004

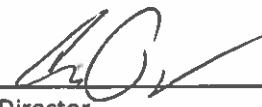
 Phone: (847) 253-0183

 Fax #: (847) 253-1658

 E-Mail: markb@hillsidetowing.net

P.I.N.# 03-08-103-004-0000
 Location: 25 E. University Drive
 Rezoning: X Current: M1 Proposed: M-1
 Subdivision: N/A
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: X For: Major Repair in
M-1 district.
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: 15,110 square feet
 # of Units Total: Not applicable
 1BR: _____ 2BR: 3BR: 4BR: _____

	EXISTING IMPROVEMENT	REQUIRED IMPROVEMENT	COMMENTS
1. <u>UTILITIES:</u>			
Water	_____	_____	_____
Metering	_____	_____	_____
Backflow	_____	_____	_____
Sanitary Sewer	_____	_____	_____
Storm Sewer	_____	_____	_____
2. <u>SURFACE:</u>			
Pavement	_____	_____	_____
Curb & Gutter	_____	_____	_____
Sidewalks	_____	_____	_____
Street Lighting	_____	_____	_____
3. <u>GENERAL COMMENTS:</u>			



 Director

4-02-15

 Date

SEE Memo dated 4-01-15



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 15-004

Project Name Hillside Towing

Project Location 25 E. University Dr

Planning Department Contact Latika Bhide

General Comments

Please follow the recommendations from the Building Department with regards to code updates.

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APR 03 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

**NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW**

Date April 2, 2015

Reviewed By: LT. Andrew Larson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Hillside Towing
120 W. University Dr.
Land Use Variation

Round 1 Review Comments

04/09/2015

1. **Character of use:**
The character of use should not be problematic.
2. **Are lighting requirements adequate?**
Lighting should be up to Village of Arlington Heights code.
3. **Present traffic problems?**
There are no traffic problems.
4. **Traffic accidents at particular location?**
This is not a problem area in relation to traffic accidents.
5. **Traffic problems that may be created by the development.**
This development should not create any additional traffic problems.
6. **General comments:**
Fence around property should be free of holes and in good repair to prevent access to the property and vehicles. Keys to vehicles should be stored in a secure location and not inside the vehicles on site.

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APR 10 2015
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

 #272

Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:



Supervisor's Signature

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION – ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____
Petitioner: Hillside Auto Body & Service, Inc.
 120 W. University Drive
 Arlington Heights, IL 60004
Owner: University Drive Acquisitions, LLC
 25 E. University Drive
 Arlington Heights, IL 60004
Contact Person: Mark Balek
Address: 120 W. University Drive
 Arlington Heights, IL 60004
Phone: (847) 253-0183
Fax #: (847) 253-1658
E-Mail: markb@hillside towing.net

P.I.N.# 03-08-103-004-0000
Location: 25 E. University Drive
Rezoning: X Current: M1 Proposed: M-1
Subdivision: N/A
of Lots: _____ Current: _____ Proposed: _____
PUD: _____ For: _____
Special Use: _____ For: _____
Land Use Variation: X For: Major Repair in
M-1 district.
Land Use: _____ Current: _____
Proposed: _____
Site Gross Area: 15,110 square feet
of Units Total: Not applicable
1BR: _____ 2BR: 3BR: 4BR:

1. GENERAL COMMENTS:

No comments.

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APR - 2 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Terese Biskner, 3/31/15 *TB*

Environmental Health Officer Date

James McCalister, 3/31/15 *JM*

Director Date

PLANNING & COMMUNITY DEPARTMENT

7

PETITIONER'S APPLICATION – ARLINGTON HEIGHTS PLAN COMMISSION

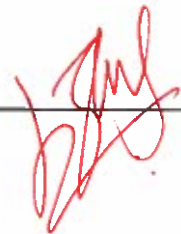
Petition #: P.C. _____
 Petitioner: Hillside Auto Body & Service, Inc.
120 W. University Drive
Arlington Heights, IL 60004
 Owner: University Drive Acquisitions, LLC
25 E. University Drive
Arlington Heights, IL 60004
 Contact Person: Mark Balek
 Address: 120 W. University Drive
Arlington Heights, IL 60004
 Phone: (847) 253-0183
 Fax #: (847) 253-1658
 E-Mail: markb@hillsideauto.com

P.I.N.# 03-08-103-004-0000
 Location: 25 E. University Drive
 Rezoning: X Current: M1 Proposed: M-1
 Subdivision: N/A
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: X For: Major Repair in
M-1 district.
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: 15,110 square feet
 # of Units Total: Not applicable
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

- | | <u>YES</u> | <u>NO</u> | |
|----|------------|-----------|---|
| 1. | <u>✓</u> | <u>✓</u> | COMPLIES WITH COMPREHENSIVE PLAN? |
| 2. | <u>✓</u> | <u>✓</u> | COMPLIES WITH THOROUGHFARE PLAN? |
| 3. | <u>✓</u> | <u>✓</u> | VARIATIONS NEEDED FROM ZONING REGULATIONS?
(See below.) |
| 4. | <u>✓</u> | <u>✓</u> | VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?
(See below.) |
| 5. | <u>✓</u> | <u>✓</u> | SUBDIVISION REQUIRED? |
| 6. | <u>✓</u> | <u>✓</u> | SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?
(See below.) |

Comments:

PLEASE SEE ATTACHED.



 Date 4.10.15

Planning Department Comments, Hillside Auto Body & Service (PL15-003, 25 E. University Drive, Round 1)

7. The property at 25 E. University Drive is zoned M-1. A Land Use Variation for 'Motor Vehicle Repair, Major' in the M-1 district is required.
8. The following variations are necessary:
 - a. Chapter 28, Section 6.12-1(3) Traffic Engineering Approval, to waive the requirement for a traffic study and parking analysis by a qualified professional engineer.

Please provide a written justification for the zoning variation above by responding to the following criteria:

- a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
- b. The plight of the owner is due to unique circumstances.
- c. The variation, if granted, will not alter the essential character of the locality.

Staff is supportive of the a variation to not require a traffic study and parking analysis.

PARKING

9. The total code required parking for this site is calculated as:

Use	CODE USE	SF/ Employees/Bays	PARKING CALC (SF)	PARKING RATIO (1:X)	PARKING REQUIRED
Office	Business and Professional Offices	1800 SF*	1800 SF	1 space/300 SF	6
Service Area	Automobile Service Station	12 bays/ 5 employees*	12 bays/ 5 employees	1 space/employee + 3 spaces/bay	41
Total					47
<i>Total Provided</i>					55[^]
Surplus / (Deficit)					8

* The square footage of the office area was previously provided. The application indicates that there will be 5 employees and 12 bays. As stated in #18 below, a floor plan is needed delineating how the space will be used and the square footages of the various areas.

[^] Several different parking plans have been presented. Option E delineates 39 spaces and would does not provide for the Code required parking spaces. Other options A, B, C and D delineate 67, 55, 60 and 72 spaces respectively. Please see additional comments relative to the proposed parking plans below.

10. Per the Plat of Survey provided, the rear yard is broken blacktop and asphalt. Per Chapter 28, Section 11.2-12.2, all off-street parking areas shall be improved with a compacted base, surfaced with asphaltic concrete or comparable all-weather dustless material of a design and thickness in accordance with prescribed engineering standards.
11. Per Chapter 28, Section 11.2-12.6, curbing is required for the perimeter of all parking areas providing space for parking five or more vehicles in accordance with prescribed engineering standards.
12. For Options C, D and E, the parking spaces proposed on the east side of the building and the two-way drive aisle does not meet the dimensional standards of the Ordinance. A parallel parking space must be 9'x 21' in dimension. A two-way drive aisle must be at least 24' in width. The plan must be revised or the parking along the east side of the building eliminated.
13. The ends of all parking rows must include a landscape island equal in area to one parking space. None of the different options proposed include parking islands. The proposed parking plan must be revised to provide the required landscape islands.

14. For options A and B, all parking is proposed in the rear of the property, behind a fence. How will customers access parking?

A revised parking plan with the selected option and meeting all the requirements of the Ordinance must be provided.

15. Please note that any parking lot lighting proposed must meet the provisions of Chapter 28, Section 11.2-12.5, Lighting.

OTHER

16. Will any towing services be operated at this location? Will any tow trucks be stored on-site?
17. The applicant shall provide written confirmation that the operations will not violate the requirements for: noise, smoke and particulate matter, vibration, fire and explosive hazard, odors, noxious odorous matter, & glare and heat, as outlined in Section 5.1-17.2, Industrial Performance Standards.
18. Per Chapter 28, Section 5.1-17.1, the applicant shall provide written confirmation that all work shall take place within completely enclosed buildings.
19. Provide a floor plan for the space indicating how the space is proposed to be used and the square footages of the various uses. Indicate the location of the bays on the floor plan.
20. In the M-1 district, storage may be open to the sky but shall be enclosed by solid walls or fences (including solid doors or gates thereto) at least eight feet high, but in no case lower in height than the enclosed storage and suitably landscaped. The application indicates that vehicles will be stored on-site and there is an 8 foot tall chain link fence. A chain link fence does not meet the requirements of the Ordinance. Revise plans to provide an 8 foot tall solid wall or fence and perimeter landscaping. Please provide a landscaping plan.
21. The required front yard setback for a property in the M-1 district is 40 feet. From the Plat of Survey provided, the front yard setback is 39.12 feet. This is considered existing non-confirming. No action is needed.
22. If any exterior modifications are proposed, then a Design review will be required.
23. The petitioner stated during the public hearing for PC 03-025, land use variation and variation for 120 E. University Drive, their intent to develop the property at 200 E. Palatine Road. The petitioner should provide a letter indicating the date when they will cease operations at 200 E. Palatine Road – the specific date to be determined by the petitioner and Village.

Hillside Towing
120 W. University Drive
PC 15-004
April 8, 2015

Landscape Issues

- 1) Pursuant to Chapter 28, section 5.1-17.1c, storage shall be enclosed by a solid wall or fence that is eight feet high and suitably landscaped. Provide details for a screen wall and landscaping for the perimeter of the storage area located in the rear of the site.
- 2) The ends of all parking rows must include a landscape island, which contains a 4" caliper shade tree (Chapter 28, section 6.16-1.2b). Provide landscape islands at the ends of all parking rows.
- 3) It is recommended that landscaping be provided along the front elevation. The landscaping should consist of a mix of trees, shrubs and perennials.



200 E. Palatine Road, Arlington Heights, IL 60004
120 W. University Drive, Arlington Heights, IL 60004
Phone (847) 253-0183 Fax (847) 253-1658

September 16, 2015

Via E-Mail

Plan Commission
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005
latika.bhide@vah.com

Re: Response to Plan Commission Round 1 Comments
Petitioner: Hillside Auto Body & Service, Inc.
Property: 25 E. University Drive, Arlington Heights
PIN No. 03-08-103-0004-0000
File No.: P.C. 15-004

Dear Plan Commission:

Petitioner, Hillside Auto Body & Service, Inc. ("Petitioner" or "Hillside"), provides its written response to the Plan Commission's Round 1 Comments to Petitioner's Application for a Land Use Variation for 25 E. University Drive, Arlington Heights (the "Property"):

Petitioner's Revised Plan:

Preliminarily, Petitioner does not anticipate significant customer interaction at the Property. Petitioner will be transporting vehicles for repair to and from customer locations. Petitioner also has sufficient customer parking at its adjacent location, 120 W. University Drive, Arlington Heights. Petitioner, therefore, has determined that customer parking at the Property is not feasible. Pursuant to Chapter 28, Section 11.1-5, Petitioner will utilize 120 W. University Drive for customer parking, if any. Both properties are in the possession of Hillside Auto Body & Service, Inc., and have common ownership.¹ Accordingly, Petitioner withdraws its proposed parking options (A-E), and submits a Revised Plan for the Property.

The Revised Plan also details Petitioner's planned removal of the chain-link fence and installation of a 10-foot solid vinyl or concrete fence, as well as landscaping material. Petitioner has also provided a floor plan delineating the offices, loading dock, and proposed bays within the Building. No other exterior or interior modifications are proposed at this time.

* * * *

¹ 25 E. University Drive is owned by University Drive Acquisition, LLC and 120 W. University Drive is owned by Hillside Realty, LLC. James A. Balek, Jr. and Mark Balek, are the Members and Managers of both Properties.

1. Building Department

1) Building – Existing building equipment is not known. The major vehicle repair may require additional ventilation.

No response required.

1A. Building Department: Inspectional Services

1) This project is being reviewed as a building change use from an S-2 (low hazard storage) to an S-1 (moderate storage hazard) per the 2009 International Building Code. Maximum allowable quantities of hazardous material shall comply with 307.1(1) of the 2009 International Fire Code (I.F.C.).

Response: To the extent a response is required, Petitioner shall comply with Section 307.1(1) of the 2009 International Fire Code.

2) Compliance with the 2009 I.F.C., Section 2211 (Repair Garages) is required. Provide a response for each applicable sub-section as to the intent for compliance.

Response: Petitioner affirms its intent to comply with the following applicable sub-sections of Section 2211 of the International Fire Code (2009):

2211.1 General

2211.2 Storage and use of flammable and combustible liquids

2211.2.1 Cleaning of parts.

2211.2.2 Waste oil, motor oil and other Class IIIB liquids.

2211.2.2.1 Tank location

2211.2.2.2 Liquid classification

2211.2.3 Drainage and disposal of liquids and oil-soaked waste

2211.2.3.1 Disposal of liquids

2211.2.3.2 Disposal of oily waste

2211.3 Sources of Ignition.

2211.3.1 Equipment

2211.3.2 Smoking

2211.5 Preparation of vehicles for repair

2211.6 Fire extinguishers

Any sections not listed above are inapplicable.

3) The existing fire sprinkler system shall be reviewed and hydraulically calculated to verify that the demand of Ordinary Group 2 per NFPA-13 can be achieved. This shall be performed and submitted by a licensed fire protection engineer.

Response: Petitioner shall obtain a review and hydraulic calculation to verify that demand of Ordinary Group 2 per NFPA-13 can be achieved by a licensed fire protection engineer and provide a copy of the report to the Village.

4) The narrative indicates that the anticipated work would also include minor body repair. Describe to what degree is "minor." Spraying of flammable finishes shall comply with 2009 I.F.C., Chapter 15, Flammable Finishes.

Response: Minor body repair includes, but is not limited to, removing and replacing front fenders, bumper covers, and other small parts. Painting and spraying will not occur at this Property. Any painting or spraying will be completed at Petitioner's 120 W. University location in its Spray Booth.

5) Monitoring of the existing fire protection system by a fire alarm system is required. Fire alarm notification devices shall be required throughout the building. This includes office space as well as the car repair area.

Response: Petitioner is obtaining quotes from fire alarm monitoring companies. Petitioner currently contracts with Cintas for its other 120 W. University location.

6) The narrative indicates "significant improvements have been made to the property and building, including cleaning, repainting and updating the offices." Provide, in detail, the work that has been performed as to ascertain the applicability of Building Permits.

Response: As noted in its Application, Petitioner cleaned the inside and outside of the Property. Petitioner touched up the paint in the offices and mudjacked the floors. Petitioner also obtained necessary permits from the Village, and redid the front and side driveway with concrete.

7) The narrative states "if granted, Hillside will begin operating out of the property immediately." Operation of this business at this location prior to compliance with the requirements stated above, other Village Code requirements and an approved business license is prohibited.

Response: To the extent a response is required, Petitioner will comply with all prerequisites prior to operating a business out of the Property.

2. Public Works Department

1) The proposed sewer discharge as a result of the proposed land use variation will require input from MWDRGC.

No response required.

3. Engineering Department

No response required.

4. Fire Department

1) Please follow the recommendations from the Building Department with regards to code updates.

No response required.

5. Police Department

1) Character of use:

The character of use should not be problematic.

No response required.

- 2) Are lighting requirements adequate?
Lighting should be up to Village of Arlington Heights code.

Response: As noted above, the storage lot will not be open to customers or the general public, and additional lighting is not required.

- 3) Present traffic problems?
There are no traffic problems.

No response required.

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

No response required.

- 5) Traffic problems that may be created by the development?
This development should not create any additional traffic problems.

No response required.

- 6) General comments:
Fence around property should be free of holes and in good repair to prevent access to the property and vehicles. Keys to vehicles should be stored in a secure location and not inside the vehicles on site.

Response: Petitioner, with Village approval and permits, will remove the existing chain-link fence and install a 10-foot solid vinyl or concrete fence. *See* Petitioner's Revised Plan. Keys to vehicles will be stored inside the Building, not inside vehicles parked in the storage lot.

6. Health Services Department

No response required.

7. Planning & Community Development

- 7) The property at 25 E. University Drive is zoned M-1. A Land Use Variation for 'Major Vehicle Repair, Major' in the M-1 District is required.

No response required.

- 8) The following variations are necessary:
a. Chapter 28, Section 6.12-1.3(3) Traffic Engineering Approval, to waive the requirement for a traffic study and parking analysis by a qualified professional engineer.

Please provide a written justification for the zoning variation above by responding to the following criteria:

- a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
- b. The plight of the owner is due to unique circumstances.
- c. The variation, if granted, will not alter the essential character of the locality.

Staff is supportive of the a variation to not require a traffic study and parking analysis.

Response: Please see Hillside's Application to the Village of Arlington Heights Plan Commission.

PARKING

9) The total code required parking for this site is calculated as:

[Chart and footnotes omitted]

No response required.

10) Per the Plat of Survey provided, the rear yard is broken blacktop and asphalt. Per Chapter 28, Section 11.2-12.2, all off-street parking areas shall be improved with compacted base, surfaced with asphaltic concrete or comparable all-weather dustless material of design and thickness in accordance with the prescribed engineering standards.

Response: The enclosed storage lot is paved asphalt with some broken blacktop. Petitioner withdraws its previously proposed parking options. The storage lot will not be open to customers or the general public. *See* Petitioner's Revised Plan. Notwithstanding the foregoing, Petitioner, with Village approval and permits, will repair the pot holes and areas of broken asphalt.

11) Per Chapter 28, Section 11.2-12.6, curbing is required for the perimeter of all parking areas providing space for parking five or more vehicles in accordance with prescribed engineering standards.

Response: Petitioner withdraws its previously proposed parking options. *See* Petitioner's Revised Plan. There will be no customer parking at this location. Landscape islands or curbing located in the middle of the storage lot and/or at the ends of parking rows will have an impact on daily operations and inhibit the ability of tow trucks to pull in and out and park vehicles, as well as minimize the number of vehicles that could be stored on site. The additional landscaping will not benefit the general public since there will be no customer or public parking within this area. Moreover, the perimeter of the storage area will be screened by a 10-foot fence and landscaped. *See* Petitioner's Revised Plan.

12) For Options C, D and E, the parking spaces proposed on the east side of the building and the two-way drive aisle does not meet the dimensional standards of the Ordinance. A parallel parking space must be 9'x21' in dimension. A two-way drive aisle must be at least 24' width. The plan must be revised or the parking along the east side of the building eliminated.

Response: Petitioner withdraws its previously proposed parking options, including Options C, D, and E. *See* Petitioner's Revised Plan.

13) The ends of all parking rows must include a landscape island equal in area to one parking space. None of the different options proposed include parking islands. The proposed parking plan must be revised to provide the required landscaping islands.

Response: Petitioner withdraws its previously proposed parking options. *See* Petitioner's Revised Plan. There will be no customer parking at the Property. Landscape islands or curbing located in the middle of the storage lot and/or at the ends of parking rows will have an impact on daily operations and inhibit the ability of tow trucks to pull in and out and park vehicles, as well as minimize the number of vehicles that could be stored on site. The additional landscaping will not benefit the general public since there will be no customer or public parking within this area. Moreover, the perimeter of the storage area will be screened by a 10-foot fence and landscaped. *See* Petitioner's Revised Plan.

14) For options A and B, all parking is proposed in the rear of the property, behind a fence. How will customers access parking?

Response: Petitioner withdraws its previously proposed parking options. *See* Petitioner's Revised Plan. All customer interaction and parking, if any, will occur at 120 W. University Drive.

15) Please note that any parking lot lighting proposed must meet the provisions of Chapter 28, Section 11.2-12.5.

Response: Petitioner withdraws its previously proposed parking options. *See* Petitioner's Revised Plan. The storage lot will not be open to customers or the general public, and additional off-street lighting is not required.

16) Will any towing services be operated at this location? Will any tow trucks be stored on-site?

Response: Towing services, if any, will be ancillary to the primary use of the Property, automotive repair. Vehicles will need to be towed to and from the Property for repair work and delivery to customers. Petitioner may temporarily park tow trucks at the Property throughout the day and overnight.

17) The applicant shall provide written confirmation that the operations will not violate the requirements for: noise, smoke and particulate matter, vibration, fire and explosive hazard, odors, noxious odorous matter, [and] glare and heat, as outlined in Section 5.1-17.2, Industrial Performance Standards.

Response: Petitioner affirms that its operations will not violate the requirements of the Industrial Performance Standards as outlined in Chapter 28, Section 5.1-17.2(a)-(g).

18) Per Chapter 28, Section 5.1-17.1, the applicant shall provide written confirmation that all work shall take place within completely enclosed buildings.

Response: Pursuant to Chapter 28, Section 5.1-17.1(c). Petitioner affirms that all repair work shall take place within completely enclosed buildings.

19) Provide a floor plan for the space indicating how the space is proposed to be used and the square footages of the various uses. Indicate the location of the bays on the floor plan.

Response: Please see Petitioner's Revised Plan.

20) In the M-1 district, storage may be open to the sky but shall be enclosed by solid walls or fences (including solid doors or gates thereto) at least eight feet high, but in no case lower in height than the enclosed storage and suitably landscaped. The application indicates that vehicles will be stored on-site and there is an 8 foot tall chain link fence. A chain link fence does not meet the requirements of the Ordinance. Revise plans to provide an 8 foot solid wall or fence and perimeter landscaping. Please provide a landscaping plan.

Response: Petitioner, with Village approval and permits, will remove the existing chain-link fence and install a 10-foot solid vinyl or concrete fence and landscaping. *See* Petitioner's Revised Plan.

21) The required front yard setback for the property in an M-1 district is 40 feet. From the Plat of Survey provided, the front yard setback is 39.12 feet. This is considered existing non-conforming. No action is needed.

No response required.

22) If any exterior modifications are proposed, then a Design review will be required.

Response: No exterior modifications to the building are proposed.

23) The petitioner stated during the public hearing for PC 03-25, land use variation for 120 E. University Drive, their intent to develop the property at 200 E. Palatine Road. The petitioner should provide a letter indicating the date when they will cease operations at 200 E. Palatine Road – the specific date to be determined by petitioner and the Village.

Response: Petitioner respectfully requests additional guidance from the Village with regard to this request, specifically, Petitioner requests citation to the relevant VAH Section requiring this information. *See* Petitioner's Application Nos. 7-8; *see also* Report of Proceedings of the Plat & Subdivision Committee dated October 22, 2014.

LANDSCAPE ISSUES

1) Pursuant to Chapter 28, Section 5.1-17.1c, storage shall be enclosed by a solid wall or fence that is eight feet high and suitably landscaped. Provide details for a screen wall and landscaping for the perimeter of the storage area located in the rear of the site.

Response: Petitioner, with Village approval and permits, will remove the existing chain-link fence and install a 10-foot solid vinyl or concrete fence. *See* Petitioner's Revised Plan. Petitioner has provided a detailed landscaping plan for the property. *See* Petitioner's Revised Plan.

2) The ends of all parking rows must include a landscape island, which contains callper shade tree (Chapter 28, section 6.6-1.2b). Provide landscape islands at the ends of all parking rows.

Response: Landscape islands or curbed islands located in the middle of the storage lot and/or at the ends of parking rows will have an impact on daily operations and inhibit the ability of tow trucks to pull in and out and park vehicles, as well as minimize the number of vehicles that could be stored on site. The additional landscaping will not benefit the general public since there will be no customer or public parking within this area. Moreover, the perimeter of the storage area will be screened by a 10-foot fence and landscaped. *See* Petitioner's Revised Plan.

3) It is recommended that landscaping be provided along the front elevation. The landscaping should consist of a mix of trees, shrubs and perennials.

Response: Please see Petitioner's Responses to Nos. 1 and 2, above. Please see Petitioner's Revised Plan, which provides for a mix of trees, shrubs, and perennials.

Respectfully submitted,

James A. Balek, Jr.
Mark Balek

cc. Colleen J. Balek, Esq. (via e-mail)

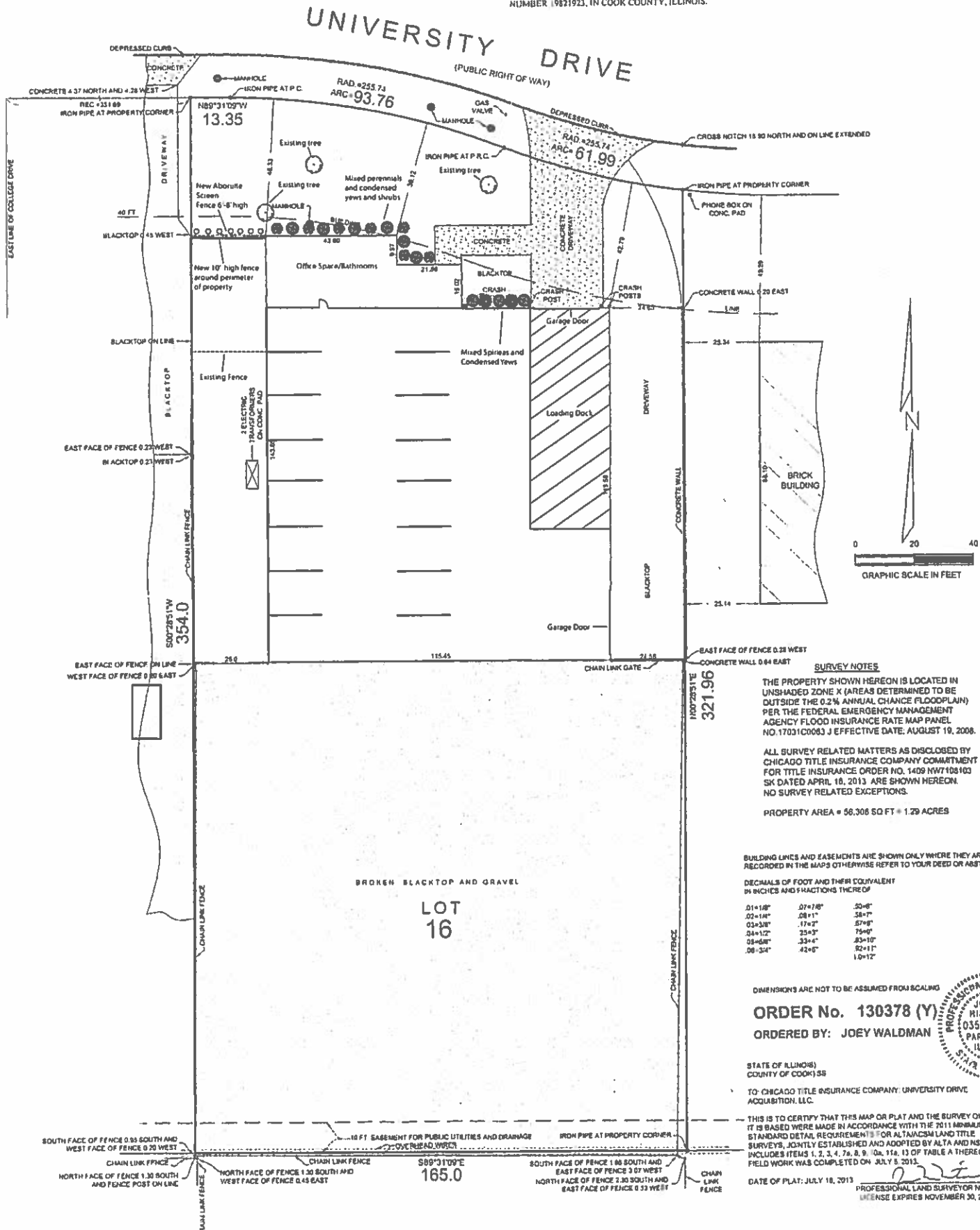
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ALTA/ACSM LAND TITLE SURVEY

LOT 16 IN REFSUBDIVISION OF PART OF LOT 1 AND ALL OF LOTS 2 THRU 5 INCLUSIVE IN ARLINGTON INDUSTRIAL AND RESEARCH CENTER UNIT 1, A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 IN SECTION 8, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 10, 1966 AS DOCUMENT NUMBER 19821923, IN COOK COUNTY, ILLINOIS.



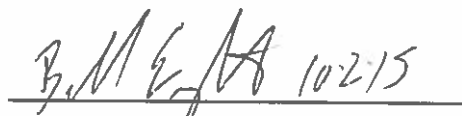
PC #15-004

Hillside Towing

Planning and Community Development

Round 2 Comments- October 2, 2015

1. The petitioner has indicated that a new 10 foot tall solid fence will be installed around the perimeter of the rear parking/outdoor storage area. Please revise the site plan to indicate the location of the new fence and provide details on the type of fence (ie provide a cut sheet example of the fence type).
2. Staff concurs that given excess parking at 120 E. University Drive and being within 1,000 feet of 25 E. University Drive, that the 25 E. University Drive site does not require a parking variation. However, please stripe spaces for the anticipated employees along the south side of the building.
3. Staff is in agreement that the rear lot, which is primarily storage, does not need to be fully repaved or curbs provided. However, as stated by the petitioner the rear lot shall be patched and potholes filled. Given the use of this area and the commitment to install a new 10 foot tall fence, the area does not require landscaping.
4. The petitioner, in its Application to the Village of Arlington Heights Plan Commission dated 3/13/15, states in the Petitioners Responses to Development Committee's Recommendation, #'s 7 -8, that "If this variance is granted, Hillside anticipates transitioning all of its operations to the University Drive locations in or before December 2015." Staff concurs with this timeline and is of the expectation that the petitioner shall follow through with their statement to transition all operations.
5. Once operations transition from 200 E. Palatine Road to the University Drive sites, does the petitioner plan to demolish all existing structures at 200 E. Palatine Road and if so what is the timeline for completing demolition?
6. Please revise the floor plan and label each of the bays by number to clearly delineate the bays. Also provide dimensions on the floor plan for a typical bay and the drive aisles.
7. Please detail the type of work that will be performed at the site such as body work, oil changes, transmission repairs, painting, etc to more clearly indicate operations.
8. Will there be any sound mitigation upgrades to the building?
9. This project will be scheduled for public hearing of the Plan Commission on October 28, 2015 subject to the Petitioner providing the revised site plan and providing responses to these comments.

A handwritten signature in black ink, appearing to read "B. Enright", followed by the date "10-2-15". The signature is written over a horizontal line.

Bill Enright, Deputy Director Planning and Community Development

PLAN COMMISSION PC #15-004
Hillside Towing
120 W. University Dr.
LUV
Round 2

11. Engineering's comment #2 from the first round was that the MWRD may need to be involved. The existing sanitary system (grease trap) would have to be evaluated to see if it met their criteria for automotive use.
12. No new comments.

 9/28/15
James J. Massarelli, P.E. Date
Director of Engineering

RECEIVED
SEP 28 2015
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



200 E. Palatine Road, Arlington Heights, IL 60004
120 W. University Drive, Arlington Heights, IL 60004
Phone (847) 253-0183 Fax (847) 253-1658

October 9, 2015

Via E-Mail

Plan Commission
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005
benright@vah.com

Re: Response to Plan Commission Round 2 Comments
Petitioner: Hillside Auto Body & Service, Inc.
Property: 25 E. University Drive, Arlington Heights
PIN No. 03-08-103-0004-0000
File No.: P.C. 15-004

Dear Plan Commission:

Petitioner, Hillside Auto Body & Service, Inc. ("Petitioner" or "Hillside"), provides its written response to the Plan Commission's Round 2 Comments to Petitioner's Application for a Land Use Variation for 25 E. University Drive, Arlington Heights (the "Property"):

Planning and Community Development:

1. The petitioner has indicated that a new 10 foot tall solid fence will be installed around the perimeter of the rear parking/outdoor storage area. Please revise the site plan to indicate the location of the new fence and provide details on the type of fence (ie provide a cut sheet example of the fence type).

Response: Please see attached site plan. The new fence will be a 10 foot solid vinyl, simulated stone fence. Petitioner anticipates installing a Simtek Vinyl Fence, specifications attached.

2. Staff concurs that given excess parking at 120 [W] University Drive and being within 1,000 feet of 25 E. University Drive, that the 25 E. University Drive site does not require a parking variation. However, please stripe spaces for the anticipated employees along the south side of the building.

Response: Hillside will stripe parking spaces for anticipated employees along the south side of the Building.

3. Staff is in agreement that the rear lot, which is primarily storage, does not need to be fully repaved or curbs provided. However, as stated by the petitioner the rear lot shall

be patched and potholes filled. Given the use of this area and the commitment to install a new 10 foot tall fence, the area does not require landscaping.

No response required.

4. The petitioner, in its Application to the Village of Arlington Heights Plan Commission dated 3/13/15, states in the Petitioner's Responses to Development Committee's Recommendation, #7-8, that "if this variance is granted, Hillside anticipates transitioning all of its operations to the University Drive locations in or before December 2015." Staff concurs with this timeline and is of the expectation that the petitioner shall follow through with their statement to transition all operations.

Response: Petitioner once again respectfully requests additional guidance from the Village with regard to this Comment and similar comments made to Petitioner; specifically, Petitioner requests citation to the relevant VAH Code Section requiring information regarding an unrelated property for a land use variance. *See* Report of Proceedings of the Plat & Subdivision Committee (Oct. 22, 2014); Email to Latika Bhide (Oct. 23, 2014); Hillside's Application to Plan Commission Responses 6 and 7 (Mar. 13, 2015); Hillside's Responses to Round 1 Comments No. 23 (Sept. 16, 2015).

As noted in Hillside's Application, this anticipated timeline was provided for informational purposes only and was not intended to be a binding representation. *See* Hillside's Application Nos. 6-7 n. 4-5. While Hillside will fully transition operations to the University Drive sites, it cannot guarantee a date it will cease operations at 200 E. Palatine Road. The use of 200 E. Palatine Road is not relevant to Hillside's request for a variance at 25 E. University Drive, and Hillside objects to the inclusion of any conditions related to 200 E. Palatine Road in the variance for 25 E. University Drive. Notwithstanding the foregoing, the December 2015 timeline initially provided in March 2015 is no longer feasible. Hillside believes July 2016 is a more accurate timeframe.

5. Once operations transition from 200 E. Palatine Road to the University Drive sites, does the petitioner plan to demolish the existing structures at 200 E. Palatine Road and if so what is the timeline for completing demolition?

Response: Petitioner once again respectfully requests additional guidance from the Village with regard to this Comment and similar comments made to Petitioner; specifically, Petitioner requests citation to the relevant VAH Code Section requiring information regarding an unrelated property for a land use variance. *See* Report of Proceedings of the Plat & Subdivision Committee (Oct. 22, 2014); Email to Latika Bhide (Oct. 23, 2014); Hillside's Application to Plan Commission Responses 6 and 7 (Mar. 13, 2015); Hillside's Responses to Round 1 Comments No. 23 (Sept. 16, 2015). Moreover, as noted in Hillside's Application, Hillside is not the owner of 200 E. Palatine Road, but leases 200 E. Palatine Road from Balek Properties, LLC. *See* Hillside's Plan Commission Application Nos. 6-7.

6. Please revise the floor plan and label each of the bays by number to clearly delineate the bays. Also provide dimensions on the floor plan for a typical bay and the drive aisles.

Response: Please see attached Revised Floor Plan. At this time, Hillside anticipates 12 bays that will be approximately 25 feet by 15 feet each, with a drive aisle from the side garage and down the center.

7. Please detail the type of work that will be performed at the site such as body work, oil changes, transmission repairs, painting, etc to more clearly indicate operations.

Response: Hillside will not paint at 25 E. University Drive. Painting will occur at 120 W. University in Hillside's spray booth. Body work will include removing and installing body parts like fenders, bumpers, bumper covers, assemblies, mirrors, and wheels. All minor mechanical work such as tune-ups, brakes, and minor mechanical and electrical repair.

8. Will there be any sound mitigation upgrades to the building?

Response: Hillside does not anticipate any sound mitigation updates at this time.

9. This project will be scheduled for public hearing of the Plan Commission on October 28, 2015 subject to the Petitioner providing a revised site plan and providing responses to these comments.

No response required.

Engineering

11. Engineering's comment #2 from the first round was that the MWRD may need to be involved. The existing sanitary system (grease trap) would have to be evaluated to see if it met their criteria for automotive use.

Response: Hillside will cooperate with all necessary evaluations.

12. No new comments.

No response required.

Respectfully submitted,
James A. Balek, Jr.
Mark Balek

cc. Colleen J. Balek
Laura Luisi
Mark S. Dym

The site plan shows a 1-acre property with the following features and dimensions:

- Property Dimensions:** 113.45 feet (width) by 118 feet (depth).
- Building:** L-shaped structure with a main section (143.08 feet by 118 feet) and an addition (21.56 feet by 9.97 feet).
- Office Space/Bathrooms:** Located in the main building section.
- Garage:** Attached to the right side of the building, featuring a "Garage Door" and a "Loading Dock".
- Parking:** 12 parking spaces, numbered 1 through 12, arranged in two rows of six. Spaces 1-6 are on the left, and spaces 7-12 are on the right.
- Driveway:** A "CONCRETE DRIVEWAY" runs along the right side of the property, adjacent to a "BLACKTOP" area.
- Crash Posts:** Located at the driveway entrance and along the blacktop area.
- Landscaping:** Includes "Mixed perennials and condensed yews and shrubs" along the top boundary and "Existing trees" at the top and right corners.
- Other Features:** A "MANHOLE" is located near the top left, and a "CHAIN LINK GATE" is at the bottom right corner.



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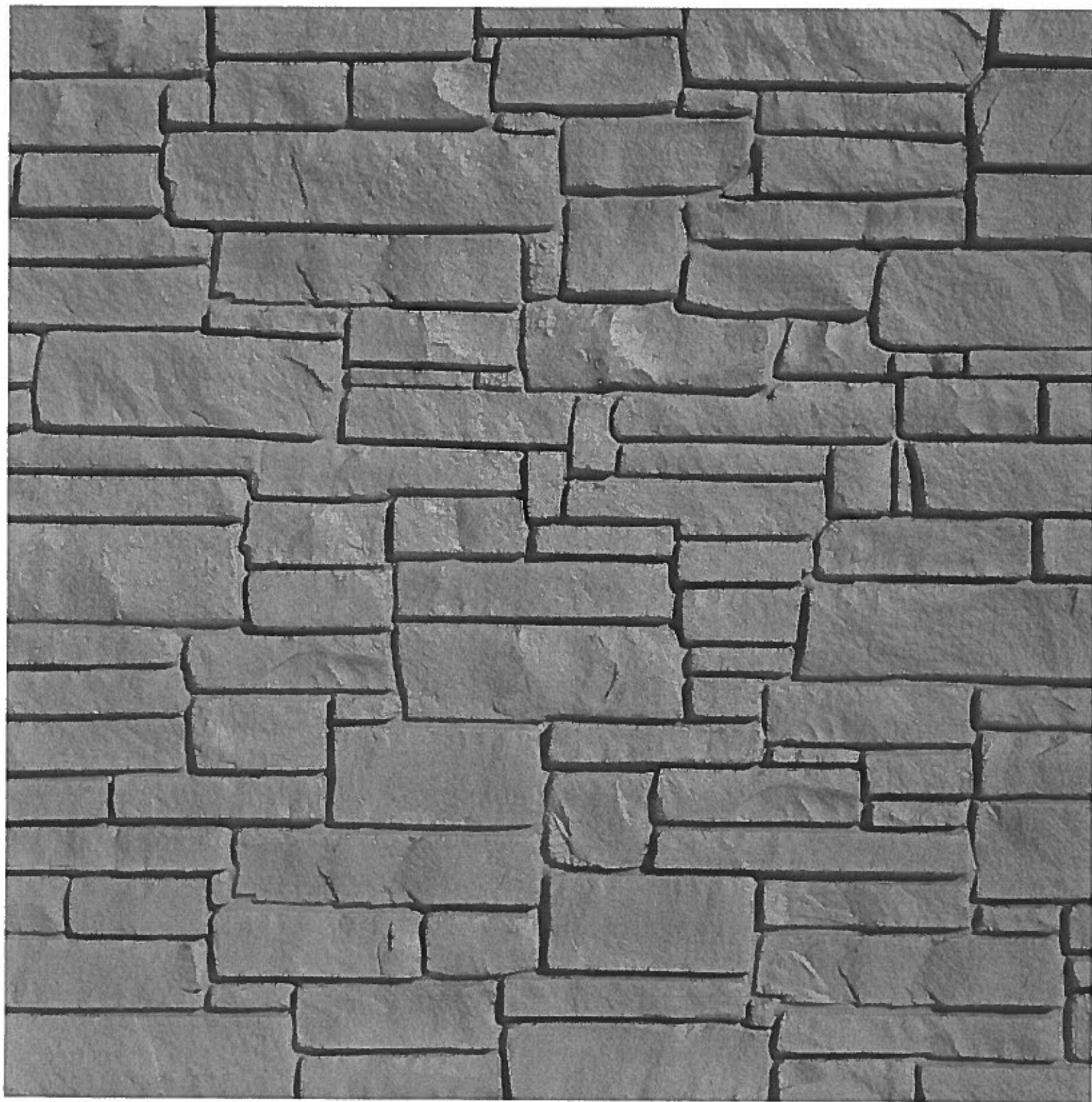
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PLAN COMMISSION PROJECT TIMELINE

Project Name: Hillside Auto
 PC Number: PC 15-004
 Location: 25 E University Drive
 Requested Action: Land Use Variation

	Date	# of Business Days
Plat and Sub Committee Meeting	10-22-14	
Awaiting Petitioner PC Application	3-25-15	5 months
PC Application Submittal Date	3-25-15	
1 st Round Department Comments	4-9-15	11 days
Petitioner's Response	9-16-15	114 days
2 nd Round Department Comments	10-2-15	12 days
Petitioners Response	10-9-15	5 days
PC Hearing*	10-28-15	155 days from application date
Village Board	11-16-15	12 days

Note:

* Legal notice; State Statute requires 15 to 30 days notice.



Item: EAB Tree Removal Contract Extension

Department: Public Works

BACKGROUND

On December 2, 2013, the Village awarded a contract to Clean Cut Tree Service of Grayslake, IL for EAB tree removal and restoration. Clean Cut was the lowest responsible bidder out of six bids received. Per Village policy, the original contract can be extended for up to three 1-year terms with Board approval. This will be the first requested extension.

Clean Cut has performed well and Staff recommends extending their contract for EAB related tree removals. Staff estimates there will be 500 ash removals in 2017 which will be removed by Village in-house crews. If for unseen reasons Village crews cannot remove all the needed ash trees, Clean Cut will serve as a contingency plan to aid in-house crews. There is not a budget line item for this in 2017, but is based on emergency participation with the vendor if needed.

Due to the change in the Village's fiscal year, Public Works would like to initially extend the contract for 13 months, until December 31, 2017 to realign the contract with the modified fiscal year. The contractor has offered to extend the contract without an increase in price. The bid for this contract is based on unit pricing. The annual contract amount will not exceed \$50,000.

RECOMMENDATION

It is recommended that the Village Board extend the contract with Clean Cut Tree Service of Grayslake, Illinois through December 31, 2017 for EAB Tree Removal.

Bid Section

Item:	EAB Tree Removal Contract Extension
Bid Opening Date:	December 2, 2013
Account Numbers:	435-7101-571.50-55 ST1320
Total Budget for Specific Item:	\$50,000
Bid Amount:	unit price



Item: Ash Tree Stump Removal and Restoration Contract Extension

Department: Public Works

BACKGROUND

On August 4, 2014, the Village awarded a contract to Flecks Landscaping of Wheeling, IL for ash tree stump removal and restoration. Flecks Landscaping was the lowest responsible bidder out of three bids received. The contract expires August 4, 2017. Per Village policy, the original contract can be extended for up to three 1-year terms with Board approval. This will be the first requested extension.

Flecks has performed well and staff recommends extending their contract for ash tree stump removal and restoration.

Due to the change in the Village's fiscal year, Public Works would like to extend the contract for 5 months, until December 31, 2017, to realign the contract with the modified fiscal year, and the end of the formal EAB Program. The contractor has offered to extend the contract without an increase in price. Budgeted funds of \$70,000 for this contract are available in Account No. 435-7101-571.50-55 ST1320.

RECOMMENDATION

It is recommended that the Village Board extend the contract with Flecks Landscaping of Wheeling, Illinois through December 31, 2017 for Ash Tree Stump Removal and Restoration.

Bid Section

Item:	Ash Tree Stump Removal and Restoration Contract Extension Year 4
Bid Opening Date:	August 4, 2014
Account Numbers:	435-7101-571.50-55 ST1320
Total Budget for Specific Item:	\$70,000
Bid Amount:	unit price per stump



Item: Well #11 Change Order

Department: Public Works

BACKGROUND

The approved 2016 Capital Projects Budget included \$291,700 for the rehabilitation of Well #11 located at 2700 N. Windsor Drive. This project is the last in our ongoing program to rehabilitate the six emergency wells located throughout the Village. The emergency wells are for use in the event of an interruption of our Lake Michigan water supply from the Northwest Water Commission.

On March 7, 2016, the Village Board awarded a contract to Municipal Well & Pump of Waupun, Wisconsin for \$248,840 for this rehabilitation work.

The project began in June 2016. Work proceeded without incident until the crew encountered a bridge that was spanning the shaft, creating a blockage at a depth of approximately 1056 feet. In November 2016, additional funds of \$19,000 were approved to attempt localized drilling to clear the obstruction. This attempt was unsuccessful.

With Board approval, Village Staff would like to authorize the following additional work: Lower a new 14" diameter casing into the existing 18" casing up to the point of the obstruction. Once in place, use the 14" casing to aggressively drill through the obstruction, without the risk of further damaging the existing 18" casing. Once the drilling is complete, a portion of the 14" casing will be welded into place to bridge any problem areas encountered. The estimated cost of this additional work is \$226,000.

Staff requested an independent opinion from Mr. Claus Dunkelberg of Burns and McDonnell Engineering. Mr. Dunkelberg agrees that this is the most viable option for the completion of the rehabilitation of the well.

Sufficient funds are available for this expenditure in the 2017 Water and Sewer Contingency Fund. Staff therefore recommends a \$226,000 transfer to the Well Rehabilitation Program to accommodate the overage.

RECOMMENDATION

It is therefore recommended that the Village Board approve Change Order #2 to Municipal Well & Pump of Waupun, Wisconsin for the additional rehabilitation work in the amount of \$226,000 and approve a budget transfer of \$226,000 from the Water and Sewer - Operating Contingency Account No. 505-9901-591.40-96 to the Deep Well Rehabilitation Program Account No. 505-9001-571.50-25 (WA 1102) to cover the additional costs.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Emergency Generator Upgrade and Replacement

Department: Public Works

BACKGROUND

The approved 2017 Capital Improvement Program included funding for Replacement of the two Emergency Generators at Booster Station #13 located at Nickol Knoll. This project is part of the Village's ongoing program to replace or rehabilitate the Village's aging electrical generator systems related to water and sewer services throughout the Village.

Bids for the work associated with the replacement of the two existing generators were solicited from qualified firms with extensive experience in this type work. The scope work includes the replacement of the two 500kW generators and associated switching hardware (installed in 1979). The bid establishes a not-to-exceed cost based upon several unit prices.

The Village received seven bids which were evaluated regarding each of the firm's understanding of the project and ability to perform the specified services. The following table summarizes the bids received:

<u>General Contractor</u>	<u>Base Bid</u>	<u>5-year Maintenance</u>	<u>Total Bid</u>
Courtesy Electric	\$640,530	\$20,300	\$660,830
Genco Industries	\$694,250	\$17,575	\$711,825
AMS Mechanical	\$722,525	\$19,322	\$741,847
Newcastle Electric	\$726,650	\$38,255	\$764,905
Argon Electric	\$773,500	\$18,000	\$791,500
Marc Kresmery Const.	\$821,900	\$20,000	\$841,900
MKD Electric	\$859,250	\$31,900	\$891,150

Staff and Burns & McDonnell (the Village's consulting engineer) interviewed the three lowest bidders and checked references. Based upon the discussions with references and bidders, Staff recommends that this contract be awarded to the lowest qualified bidder, Courtesy Electric of Chicago, Illinois. The bidder has been determined to be responsible and their bid meets specifications.

RECOMMENDATION

It is recommended that the Village Board award the contract for Emergency

Generator Upgrades and Replacement to Courtesy Electric of Chicago, Illinois for the not-to-exceed amount of \$660,830 and authorize Staff to execute a contract.

Bid Section

Item:	Emergency Generator Upgrade and Replacement
Bid Opening Date:	January 26, 2017
Account Numbers:	505-7201-561.50-15 (EQ 9902)
Total Budget for Specific Item:	\$815,300
Bid Amount:	\$660,830



Item: Ordinance - Planned Unit Development - Medical Office, 1519-1531 and a portion of 1625 S. Arlington Heights Road

Department: Planning/Legal

An Ordinance Amending Planned Unit Development Ordinance Number 13-065, Including Granting a Variation from Chapter 28 of the Arlington Heights Municipal Code, Amending the Zoning Ordinance of the Village of Arlington Heights, Granting Preliminary Approval of a Planned Unit Development and a Preliminary Plat of Subdivision
(Medical Office, 1519-1531 and a portion of 1625 S. Arlington Heights Road)

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Medical Office - 1519-1531 and portion of 1625 S. Arl. Hts. Rd.	Ordinance

AN ORDINANCE AMENDING
PLANNED UNIT DEVELOPMENT ORDINANCE NUMBER
13-063, INCLUDING GRANTING A VARIATION FROM CHAPTER
28 OF THE ARLINGTON HEIGHTS MUNICIPAL CODE,
AMENDING THE ZONING ORDINANCE
OF THE VILLAGE OF ARLINGTON HEIGHTS, GRANTING
PRELIMINARY APPROVAL OF A PLANNED UNIT DEVELOPMENT
AND A PRELIMINARY PLAT OF SUBDIVISION

WHEREAS, on December 14, 2016, pursuant to notice, the Plan Commission of the Village of Arlington Heights, in Petition Number 16-022, conducted a public hearing on a request for amendments to Planned Unit Development Ordinance Number 13-063, including a variation from Chapter 28 of the Municipal Code, for the property located at 1625 S. Arlington Heights Road, Arlington Heights, Illinois, and requests for rezoning to an O-T Office Transitional District, preliminary approval of a planned unit development and of a plat of subdivision at 1519-1531 S. Arlington Heights Road, Arlington Heights, Illinois and a portion of 1625 S. Arlington Heights Road; 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 Ordinance Number 13-063 is hereby amended to remove “Parcel 6” from the Autumn Leaves Planned Unit Development and to grant a variation from Chapter 28, Section 5.1-21.1b, Overlay Zoning District Council Trail/Arlington Heights Road, Conditions of Use – Building Setbacks, of the Arlington Heights Municipal Code to allow a reduction in the minimum side yard setback (north) from 100 feet to 47.5 feet for the existing Autumn Leaves facility.

SECTION TWO: That the Zoning Ordinance of the Village of Arlington Heights is hereby amended by classifying the following described property as an O-T Office Transitional District:

Tract A (commonly known as 1519 S. Arlington Heights Road)

Parcel 1: That part of the Northeast Quarter of the Southeast quarter of Section 9, and the Northwest quarter of the Southwest quarter of Section 10, all in Township 41 North, Range 11 East of the Third Principal Meridian, described as follows: commencing at the Southwest corner of the Northwest quarter of the Southwest quarter of said Section 10; running thence Northeasterly along the Westerly line of property conveyed by Emil Curtis and Doris Curtis to William Diehl and recorded as Document 9225797, said line being also described as running North 20 degrees East, a distance of 384.30 feet to a point of beginning; then Northeasterly along said line 85.35 feet; thence Northwesterly in a line that forms an angle of 79 degrees, 09 minutes, 20 seconds measured from the Southwest to the Northwest with the last described course a distance of 527.24 feet to the center of Arlington Heights Road; thence Southwesterly along the center line of said road 83.81 feet; thence Southeasterly along a straight line 512.57 feet to the place of beginning, in Cook County, Illinois;

and

Parcel 2: The South 16 feet of that part of the Northeast quarter of the Southeast quarter of Section 9, and the Northwest quarter of the Southwest quarter of Section 10, all in Township 41 North, Range 11 East of the Third Principal Meridian, described as follows: commencing at the Southwest corner of the Northwest quarter of the Southwest quarter of said Section 10; running thence Northeasterly along the Westerly line of property conveyed by Emil Curtis And Doris Curtis to William Diehl and recorded as Document 9225797, said line being also described as running North 20 degrees East a distance of 469.65 feet to a point of beginning; thence Northeasterly along said line 396.32 feet; thence Northwesterly in a line that forms an angle of 79 degrees, 03 minutes, 20 seconds measured from the Southwest to the Northwest with last described course a distance of 595.30 feet to the center of Arlington Heights Road; thence Southwesterly along the center line of said road 389.18 feet; thence Southeasterly along a straight line 527.24 feet to the place of beginning (except the Westerly 20 feet thereof dedicated for road), In Cook County, Illinois.

Tract B (commonly known as 1521 S. Arlington Heights Road):

That part of the Northeast quarter of the Southeast quarter of Section 9 and the Northwest quarter of the Southwest quarter of Section 10, all in Township 41 North, Range 11 East of the Third Principal Meridian, described as follows: commencing at the Southwest corner of the Northwest quarter of the Southwest quarter of said Section 10 and running thence Northeasterly along the Westerly line of property conveyed by Emil Curtis and Doris Curtis to William Diehl and recorded as Document 9225797, a distance of 384.30 feet; thence Northwesterly in a line that forms an angle of 100 degrees 56 minutes 40 seconds (measured from Northeast to Northwest) with the last described course, a distance of 203.70 feet to a place of beginning; thence continuing along said line 308.87 feet to the center of Arlington Heights Road; thence Southwesterly along the center line of said road 86.27 feet; thence Southeasterly parallel with the above described course which forms the Northerly boundary of this tract 293.78 feet; thence Northeasterly parallel with the aforesaid Westerly line of property conveyed by deed Document Number 9225797 a distance of 87.88 feet to the place of beginning, in Cook County, Illinois.

Tract C (commonly known as 1525 S. Arlington Heights Road):

That part of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 9, and the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 10, all in Township 41 North, Range 11 East of the Third Principal Meridian, described as follows; commencing at the Southwest corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 10 and running thence Northeasterly along the Westerly line of property conveyed by Emil Curtis and Doris Curtis to William Diehl and recorded as Document

9225795 a distance of 296.42 feet; thence Northwesterly in a line that forms an angle of 100 degrees 56 minutes 40 seconds (measured from Northeast to Northwest) with the last described course a distance of 203.70 feet to a place of beginning; thence continuing along said line 293.78 feet to the center of Arlington Heights Road; thence Southwesterly along the center line of said road 88.97 feet; thence Southeasterly parallel with the above described course which forms the Northerly boundary of this tract 278.21 feet; thence Northeasterly parallel with the aforesaid Westerly line of property conveyed by deed Document 9225797 a distance of 90.61 feet to the place of beginning, in Cook County, Illinois.

Tract D (commonly known as 1531 S. Arlington Heights Road):

That part of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 9 and the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 10, all in Township 41 North, Range 11, East of the Third Principal Meridian described as follows; commencing at the Southwest corner of the Northwest quarter of the Southwest quarter of said Section 10 and running thence Northeasterly along the Westerly line of property conveyed by Emil Curtis and Doris Curtis to William Diehl and recorded as Document 9225797, a distance of 205.81 feet; thence Northwesterly in a line that forms an angle of 100 degrees 56 minutes 40 seconds (measured from Northeast to Northwest) with the last described course a distance of 203.70 feet to a place of beginning; thence continuing along said line 278.21 feet to the center of Arlington Heights Road; thence Southwesterly along the center line of said road 91.95 feet; thence Southeasterly parallel with the above described course which forms the Northerly boundary of this tract 262.13 feet; thence Northeasterly parallel with the aforesaid Westerly line of property by deed recorded as Document 9225797, a distance of 93.63 feet to the place of beginning, in Cook County, Illinois.

Parcel 6:

That part of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 9 and the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 10, all in Township 41 North, Range 11, East of the Third Principal Meridian, described as follows: commencing at a point on the West line of said Section 10, that is 15.41 feet North of the Southwest corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 10 and running thence Northwesterly in a straight line that forms an angle of 76 degrees 00 minutes 00 seconds (measured from North to West) with the West line said Section 10, a distance of 442.50 feet to the center line of Arlington Heights Road; thence Northeasterly along the center line of said road, 95.20 feet; thence Southeasterly parallel to the first described course, a distance of 465.83 to a point on the Westerly line of the property conveyed by Emil Curtis and Doris Curtis to William Diehl and recorded as Document Number 9225797; thence Southwesterly along said line a distance of 96.95 feet to a point on a line first course extended; thence Northwesterly along said line 6.67 feet to the point of beginning, (except therefrom the Westerly 30 feet falling within Arlington Heights Road) in Cook County, Illinois.

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and commonly described as 1519-1531 S. Arlington Heights Road, Arlington Heights, Illinois, and also including a portion of 1625 S. Arlington Heights Road, Arlington Heights, Illinois (together the "Subject Property").

SECTION THREE: That the preliminary Planned Unit Development for the Subject Property is hereby approved to allow a medical office building, 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 have been prepared by Stephen Rankin Associates:

Base Building Site Plan, dated September 2, 2016 with revisions through November 30, 2016, consisting of sheet A00.01;

First Floor Plan, dated September 2, 2016, consisting of sheet A02.01;

Base Building Roof Plan, dated September 2, 2016 with revisions through November 7, 2016, consisting of sheet A02.02;

Base Building, Building Elevations, dated September 2, 2016 with revisions through November 7, 2016, consisting of sheet A04.01;

Site Plans and Building West Elevations, dated September 2, 2016 with revisions through November 7, 2016, consisting of sheet A04.02;

Base Building Phase I & II Trash Enclosure Details, dated September 2, 2016 with revisions through September 20, 2016, consisting of sheet A07.01;

The following plans have been prepared by Manhard Consulting Ltd.:

Title Sheet, dated August 31, 2016 with revisions through November 30, 2016, consisting sheet number 1;

Existing Conditions and Demolition Plan, dated August 31, 2016 with revisions through November 30, 2016, consisting of sheet number 2;

Soil Erosion and Sediment Control Plan, dated August 31, 2016 with revisions through November 30, 2016, consisting of sheet number 3;

Site Dimensional and Paving Plan, dated August 31, 2016 with revisions through November 30, 2016, consisting of sheet number 4;

Grading Plan, dated August 31, 2016 with revisions through November 30, 2016, consisting of sheet number 5;

Grading Details, dated August 31, 2016 with revisions through November 4, 2016, consisting of sheet number 6;

Utility Plan, dated August 31, 2016 with revisions through November 30, 2016, consisting of sheet number 7;

Plan and Profile, dated August 31, 2016 with revisions through November 4, 2016, consisting of sheet number 8;

Construction Details, dated August 31, 2016 with revisions through November 30, 2016, consisting of sheet numbers 9 through 11;

Construction Details, dated August 31, 2016 with revisions through October 19, 2016, consisting of sheet number 12;

Construction Details, dated August 31, 2016 with revisions through November 4, 2016, consisting of sheet number 13;

IDOT Cross Sections, dated August 31, 2016, consisting of sheet number 14;

Construction Specifications, dated August 31, 2016 with revisions through November 4, 2016, consisting of sheet number 15;

Storm Trap Details, dated August 31, 2016, consisting of sheet number 16;

The following plans have been prepared by Manhard Consulting Ltd.:

Fire Truck Turn 1, dated July 13, 2016 with revisions through November 30, 2016, consisting of sheet number 1;
Fire Truck Turn 2, dated July 13, 2016 with revisions through November 30, 2016, consisting of sheet number 2;
Fire Truck Turn 3, dated July 13, 2016 with revisions through November 30, 2016, consisting of sheet number 3;
Fire Truck Turn 4, dated July 13, 2016 with revisions through November 30, 2016, consisting of sheet number 4;
Fire Truck Turn 5, dated November 28, 2016, consisting of sheet number 5;
Fire Truck Turn 6, dated November 28, 2016, consisting of sheet number 6;
Fire Truck Turn-Future Cul-de-Sac, November 23, 2016, consisting of sheet number 7;

The following plan has been prepared by LSI Industries:

Lighting Proposal, dated November 2, 2016 with revisions through November 10, 2016, consisting of sheet number 1;

The following plans dated November 30, 2016, have been prepared by TESKA, Landscape Architects:

Existing Tree Removal Plan, consisting of sheet L1;
Overall Site Landscape Plan, consisting of sheets L2 and L3;

copies of which are on file with the Village Clerk and available for public inspection.

SECTION FOUR: That a preliminary plat of subdivision for Arlington Heights Medical Subdivision prepared by Manhard Consulting, consisting of three sheets and dated September 1, 2016 with revisions through November 29, 2016, is hereby approved.

SECTION FIVE: That the amendments to Ordinance Number 13-063 including the variation from Chapter 28 of the Arlington Heights Municipal Code, rezoning, preliminary approval of the planned unit development, preliminary plat of subdivision granted by this Ordinance are subject to the following conditions, to which the Petitioner has agreed:

1. The Petitioner shall receive final plat of subdivision and final planned unit development approval.
2. Illinois Department of Transportation review and approval of the proposed site access onto South Arlington Heights Road.
3. The Petitioner shall comply with all Design Commission conditions of approval.
4. The Petitioner shall comply with Section 11.6-1. Off-Street Loading – Location, of the Zoning Regulations of the Arlington Heights Municipal Code, and provide a code-compliant screen around the southern loading berth.

5. As part of the Final Planned Unit Development approval, the Petitioner shall revise the landscape plan to address the landscape comments as summarized within the Staff report.

6. As part of the Final Planned Unit Development approval, the subject property owner shall enter into an Estoppel Agreement with the Village, which agreement shall state that the Petitioner will not object to the establishment of a Special Assessment for construction of the cul-de-sac.

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

SECTION SIX: That the approval of the preliminary Planned Unit Development granted in SECTION THREE of this Ordinance shall continue in effect for a period of twelve months from the approval of this Ordinance, during which period the Petitioner must submit to the Village the materials required by the Zoning Ordinance for final approval of the Planned Unit Development.

SECTION SEVEN: That the approval of the preliminary Plat of Subdivision granted in SECTION FOUR of this Ordinance authorizes the submission of detailed plans for the proposed subdivision and detailed plans and specifications for the public improvements therein; this approval of the preliminary plat shall be effective for a period no longer than twelve months, unless extended by the President and Board of Trustees during that period.

SECTION EIGHT: 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 Recorder of Cook County.

AYES:

NAYS:

PASSED AND APPROVED this 6th day of February, 2016.

Village President

ATTEST:

Village Clerk

PUD Medical Office – 1519 S. Arlington Heights Road